

Exhibit A

LONE STAR LODGING INVESTMENT PACKAGE:

This versatile, multi-income investment property offers a rare blend of apartments, RV spaces, bunkhouses, and commercial improvements, creating a stable and diversified portfolio across two prime locations in Haskell, Texas. Centrally positioned with convenient access to town amenities, the property attracts a wide range of tenants and delivers strong, consistent performance across all unit types.

The portfolio is thoughtfully divided between two sites:

- 400 N 1st Street — Just Off the Square:

This location includes the commercial building, four additional apartments, and dedicated parking areas. Its proximity to the historic square enhances visibility, accessibility, and long-term commercial appeal.

- 500 S 7th Street — Off Business 277 S:

This site features the eight RV spaces, two quadruplex buildings with a total of eight fully furnished, all-bills-paid units, and two two-bedroom bunkhouses. The layout supports efficient management and provides a strong mix of residential and RV-based income streams.

Together, these assets create multiple income sources and reduce vacancy risk, appealing to both seasoned investors and owner-operators. The property demonstrates a healthy return on investment, supported by strong occupancy, furnished units, and steady rental demand. With its combination of residential, RV, and commercial components across two strategic locations, this offering stands out as a unique opportunity to acquire a well-performing, multi-stream income property with proven ROI and long-term growth potential.

PROPERTY DETAIL:

500 S 7th, Haskell, TX 79521 (.72 Acres)

- RV Park
 - 8 Pads
- Quadruplex Building One:
 - 4 units, three -2 bedroom & one 1-bedroom, fully furnished
 - 1985 year built / 2920 s/f with attached 480 s/f carport
- Quadruplex Building Two:
 - 4 units, four 2-bedroom, fully furnished
 - 1985 year built / 2920 s/f with attached 480 s/f carport
- Bunkhouse Building Three:
 - 2 units -2 bedroom, fully furnished
 - 2010 year built / 1440 s/f, 226 s/f storage building

400 N 1st St, Haskell, TX 79521 (30 X 140 Lot)

- Commercial Building
 - 400 N 1st Suite A, updated commercial space, y/r 1950, 1710 s/f
 - 400 N 1st Suite B, second story, storage only y/b 1950, 1710 s/f
 - 101 N Ave D, 1-bedroom apartment, fully furnished (600 s/f)
 - 103 N Ave D, 2-bedroom apartment, fully furnished (645 s/f)
 - 105 N Ave D, 1-bedroom apartment fully furnished (600 s/f)
 - 107 N Ave D, 2-bedroom apartment fully furnished (645 s/f)
 - Apartments fully furnished
 - 6 units- Total S/F 12,750
 - Parking Lot - 8 Spaces

Income Breakdown

1. RV Park — 8 spots @ \$550/mo include water, sewer, trash, and electricity.

- Monthly: \$4,400
- Annual: \$52,800

2. Two Quadruplex Buildings — 8 units total, fully furnished and include water, sewer, trash, and electricity. Building 1:

Three 2-bedroom/1 bath @\$1,600 per/month,
One 1-bedroom/1 bath @ \$1,000 per month

Building 2

Four 2-bedroom / 1 bath @ \$1,750 per month

- Monthly: \$12,800
- Annual: \$153,600

3. Bunkhouse — 2 units, fully furnished, and includes water, sewer, trash, and electricity.

Two 2-bedroom / 1 bath @ \$2,000 per month

- Monthly: \$4,000
- Annual: \$48,000

4. Apartments - 4 units, fully furnished, and include water, sewer, trash, and electricity.

Two 1-bedroom / 1 bath @ \$1,600

Two 2-bedroom / 1 bath @ \$1,750

- Monthly: \$6,700
- Annual: \$80,400

FINANCIALS:

Gross Scheduled Income:

\$27,900 per month

\$334,800 annually

Operating Expenses:

\$93,200 annually

Net Operating Income (NOI):

\$241,600 annually