



GREAT ESCAPES RV RESORTS



RV PARK INDUSTRY OVERVIEW AND DEMAND

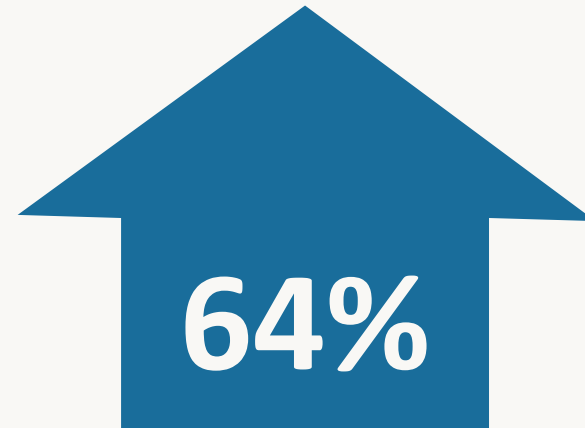


CONSUMER PROFILES AND DATA



U.S. ownership of RVs has reached record levels. Approximately **10 million** households now own an RV.

In 2017, **74%** of RV park vacationers traveled **150 miles** or less for their camping vacation.

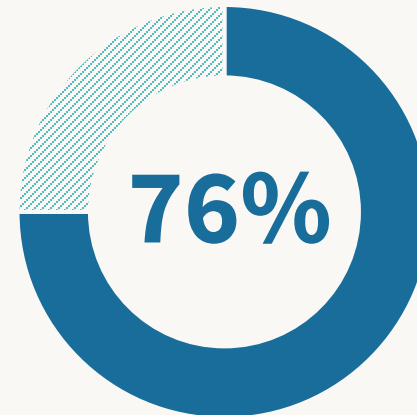


growth in campers who camp 3+ times per year

CONSUMER PROFILES AND DATA



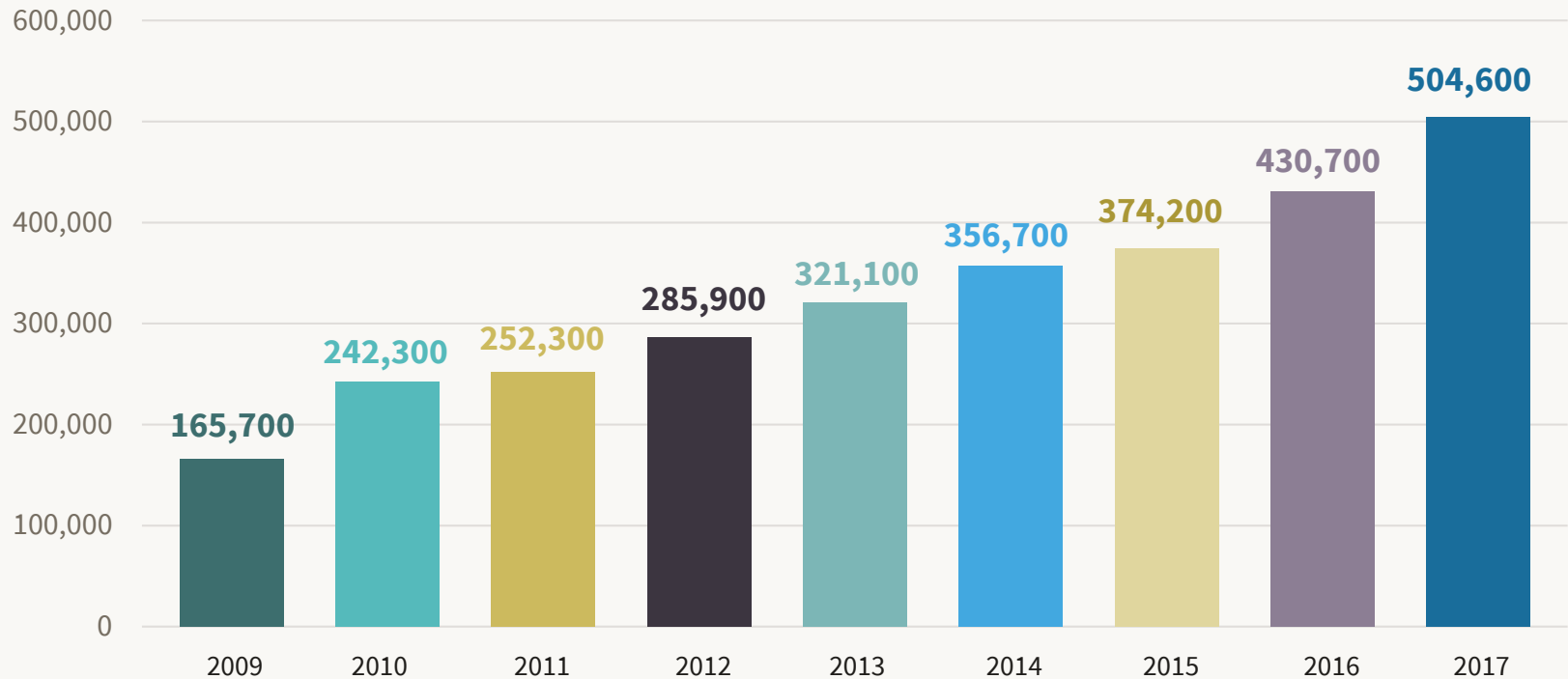
growth in annual camping households from 2014 – 2017
(32M to 39M)



of campers are Millennials & Gen X

Online searches for “RV Parks” have doubled over the past 10 years.

HISTORICAL RV SALES DATA



Texas remains the top destination for RV shipments, receiving 9.5% of total RV wholesale shipments.

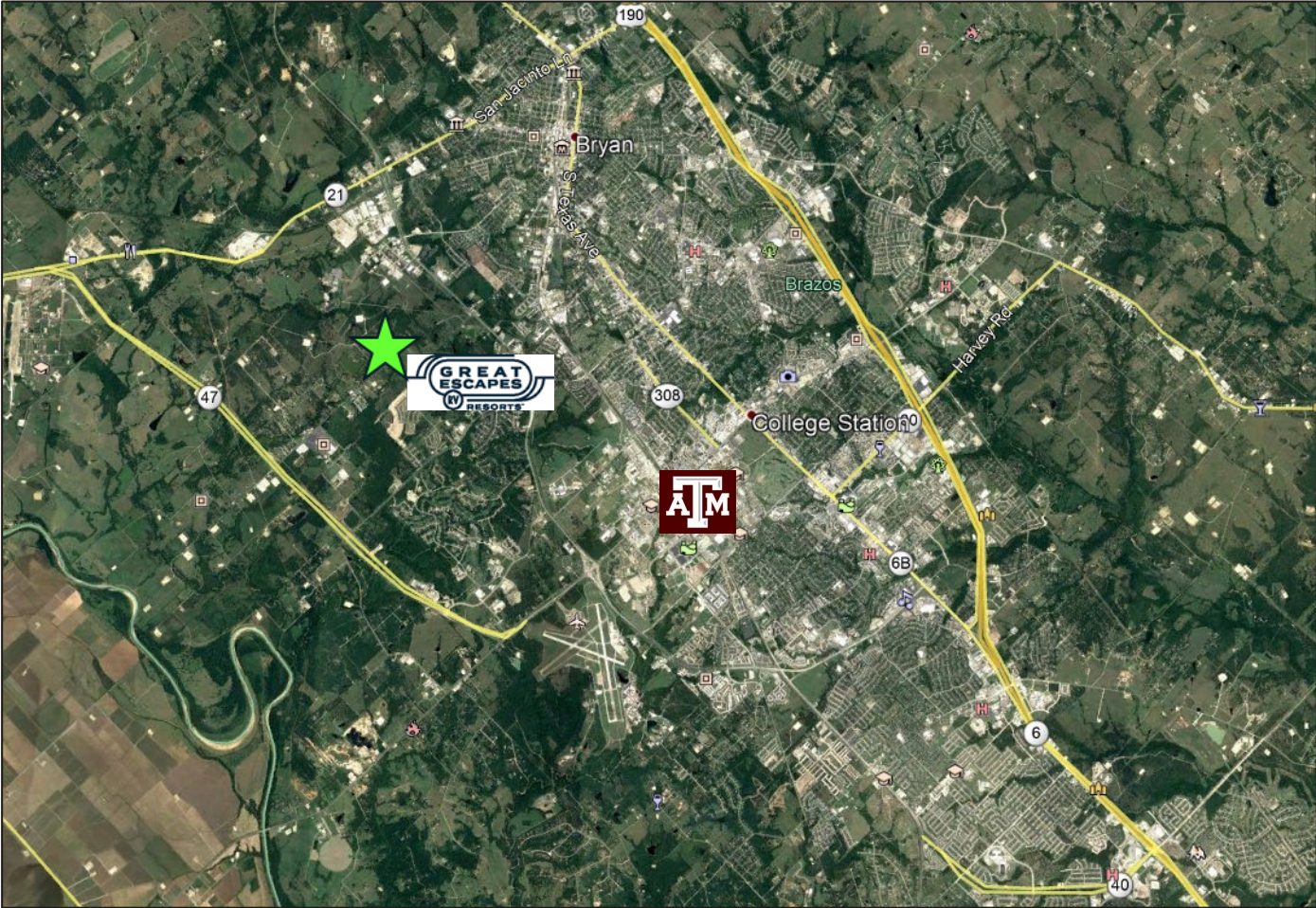


GREAT ESCAPES RV RESORT

BRYAN, TX



GREAT ESCAPES RV RESORT BRYAN, TX



GREAT ESCAPES RV RESORT BRYAN, TX

CONTINUED



Property Highlights:

- 4600 Leonard Rd, Bryan, TX
- Lot: 87.63 Acres
- 4.5 units per acre
- Abundant greenspace that will be incorporated into the RV Resort

Location Highlights:

- Close proximity to Texas A&M University and Kyle Field
- Easy access to Bryan and College Station employment centers

Site Highlights:

- Concept A – 375+ RV Spaces and Park Models
- High-End Tailgating/Event Pavilion, Multiple Lakes, Clubhouse, Individual Bath Houses, Walking Trails, Dog Park, Pickleball and Sports Courts, 2 Resort-Style Pools



GREAT ESCAPES RV RESORT BRYAN, TX

CONTINUED



Operations

- In-house property management team
- Local managers immersed in the surrounding community
- Numerous part time “work campers”
- Cleaning and grounds keeping staff

Security

- After hours security guard
- Cameras located throughout the property
- Cameras accessible by on-site managers and off-site property management team at all times
- Gated entrance with required guest & visitor registration



GREAT ESCAPES RV RESORT BRYAN, TX

CONTINUED



Noise

- Quiet Hours typically from 10:00 pm to 6:00 am.
- Limiting times on trash pick up.

Traffic

- 0.98 trips / acre between peak hours of 4-6 pm on weekdays ~ 86 trips /day
- 0.48 trips / acre between peak hours of 7-9 am on weekdays ~ 42 trips /day





GREAT ESCAPES RV RESORTS

PARK MODEL EXAMPLES



GREAT ESCAPES RV RESORTS PARK MODEL EXAMPLES



GREAT ESCAPES RV RESORTS PARK MODEL EXAMPLES

CONTINUED



GREAT ESCAPES RV RESORTS PARK MODEL EXAMPLES

CONTINUED





GREAT ESCAPES RV RESORTS DESIGN



GREAT ESCAPES RV RESORTS DESIGN



WHO WE ARE NOT:



GREAT ESCAPES RV RESORTS DESIGN



WHO WE ARE:





ABOUT THE JENKINS ORGANIZATION



OVERVIEW



TJO has created a unique platform that has been very successful in creating value within communities in the self storage industry for the past 25 years

- Solely owned and operated by Ricky Jenkins since 1989
- \$300 million+ owned portfolio, consisting primarily of self storage assets
- \$500 million+ management portfolio
- Family owned and operated
- Purchased first RV park asset in February, 2019 (KOA Colorado Springs)
- Management team has extensive RV park management experience
- Vertical integration – TJO affiliates provide asset management, deal sourcing, property management and development services
- Family owned and operated
- Visit us online www.jenkinsorg.com