



# ROCKIN' RIVER LODGE FRIO RIVER



# Improvements & Description

8 BEDROOMS | 8.5 BATHROOMS | SLEEPS 32 | 6,200 SQ. FT.

EXCEPTIONAL INVESTMENT OPPORTUNITY IN THE HEART OF THE TEXAS HILL COUNTRY.

ROCKIN' RIVER LODGE IS A PREMIER INCOME-PRODUCING RETREAT LOCATED IN THE DESIRABLE MOUNTAIN VALLEY SUBDIVISION, JUST A SHORT WALK FROM THE FRIO VALLEY RANCH GOLF COURSE AND HOUSE PASTURE CATTLE CO.

DESIGNED SPECIFICALLY FOR GROUP ACCOMMODATIONS, THE PROPERTY FEATURES EIGHT PRIVATE SUITES, EACH COMPLETE WITH ITS OWN KITCHEN, LIVING AREA, AND EN-SUITE BATH, ALONG WITH A SPACIOUS CENTRAL LODGE PERFECT FOR GATHERINGS, EVENTS, AND SHARED DINING.

GUESTS ENJOY AN IMPRESSIVE ARRAY OF RESORT-STYLE AMENITIES, INCLUDING:

RESORT POOL & HOT TUB

SAND VOLLEYBALL COURT

PICKLEBALL COURT

BASKETBALL COURT

FIRE PIT GATHERING AREA

OUTDOOR TVS, EXPANSIVE OUTDOOR SEATING AND ENTERTAINMENT SPACES

WITH A PROVEN STRONG ROI AND CONSISTENT YEAR-ROUND RENTAL PERFORMANCE, ROCKIN' RIVER LODGE IS AN IDEAL TURNKEY INVESTMENT FOR RETREATS, FAMILY REUNIONS, CORPORATE GATHERINGS, AND LARGE GROUP RENTALS.

A RARE OPPORTUNITY TO OWN ONE OF THE PREMIER GROUP LODGING PROPERTIES IN THE FRIO RIVER AREA.

830-486-8329 FOR MORE INFORMATION

# *Income*

**2022 INCOME WAS \$145,000**

**2023 INCOME WAS \$128,000**

**2024 GROSS INCOME - \$166,282.40**

**COMMISSIONS TO FRIO COUNTRY -\$33,256**

**INSURANCE – \$13,149.00**

**TAXES \$13,586**

**(TOTAL UTILITIES INCLUDED ARE WATER, PROPANE, ELECTRICITY, WIFI ) - \$19,462.00**

**2025 GROSS INCOME \$149,675.00**

**COMMISSIONS TO FRIO COUNTRY -\$28,361**

**INSURANCE - \$16,588**

**TAXES \$14,779**

**(TOTAL UTILITIES INCLUDED ARE WATER, PROPANE, ELECTRICITY, WIFI ) \$23,728**

**2026 (ON THE BOOKS SO FAR) \$98,992 (AS OF MARCH. GETTING AN UPDATED RENT ROLL)**

**IMPROVEMENTS SINCE THEY PURCHASED THE PROPERTY ARE OVER \$60,000:**

**PICKLEBALL/BASKETBALL COMBO COURT & PAVILION, NEW TV'S**

**, SONOS SURROUND SOUND, NEW POOL PUMPS, FIBER OPTIC AND NEW AC UNITS.**



# Rockin' River Lodge