



Lake Jackson

Texas City

Port Arthur

Corpus Christi

Lake Charles



WELCOME TO
CEDAR GROVE RV RESORT
*New Customers - Please call before
we can help you
*Must have access code to enter
*Gate closes after each vehicle.

4419

We Build Neighborhoods







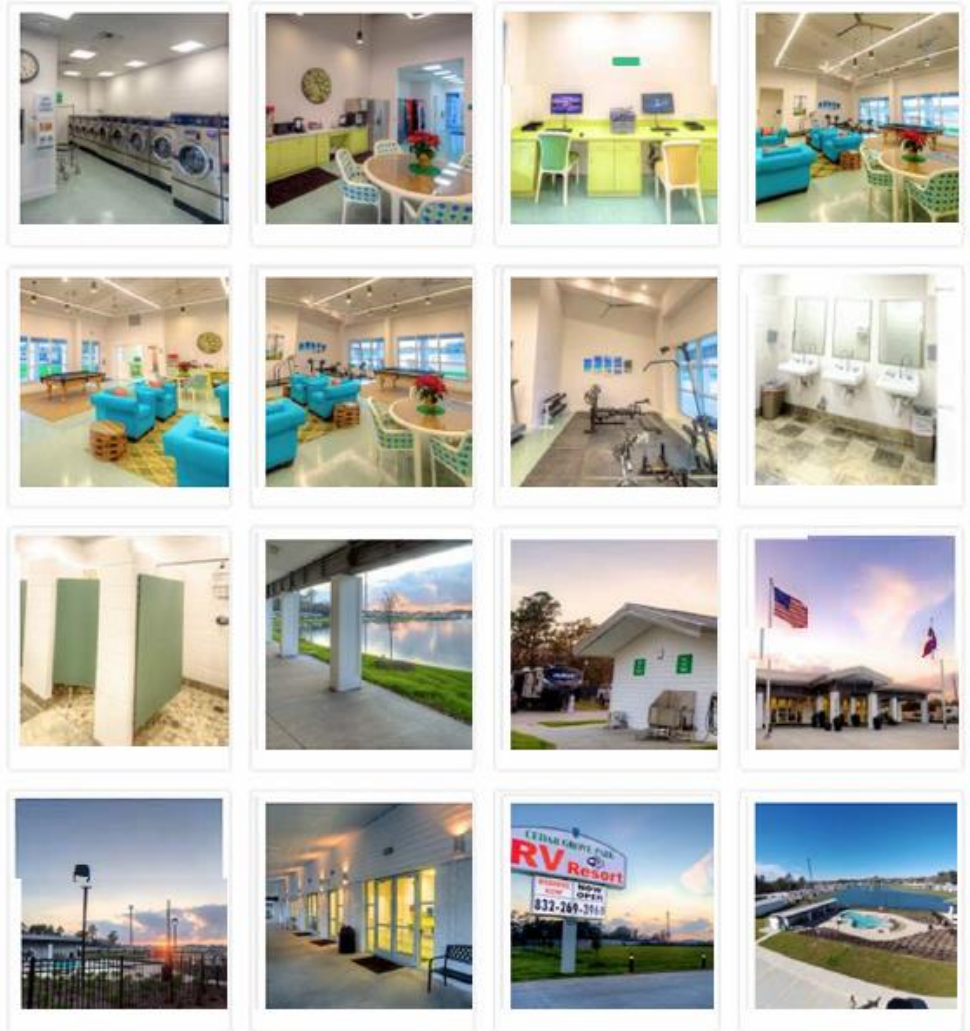






Amenities

- ➔ Free WiFi Park Wide
- ➔ Luxury Grilling & Kitchen Area
- ➔ Pristine Restroom and Shower Facilities
- ➔ Completely Fenced & Gated
- ➔ 21,000 Gallon Swimming Pool
- ➔ Professional Laundry Facilities
- ➔ Free Cable TV
- ➔ All Concrete Pads
- ➔ Full Hookups At Every Site
- ➔ Free Business Center/Computer Room
- ➔ Propane Filling Station
- ➔ Property Monitored by 15+ Security Cameras
- ➔ Resident Managers Available 24/7
- ➔ Catch and Release Fishing
- ➔ Mosquito Controlled
- ➔ Recreation Room with TV, Pool Table & Exercise Equipment
- ➔ Golf Cart Rental
- ➔ Complimentary Dog Washing Station
- ➔ Free Air Station













Walmart Supercenter

Farm to Market Road 365



Community RV Resort
Port Arthur

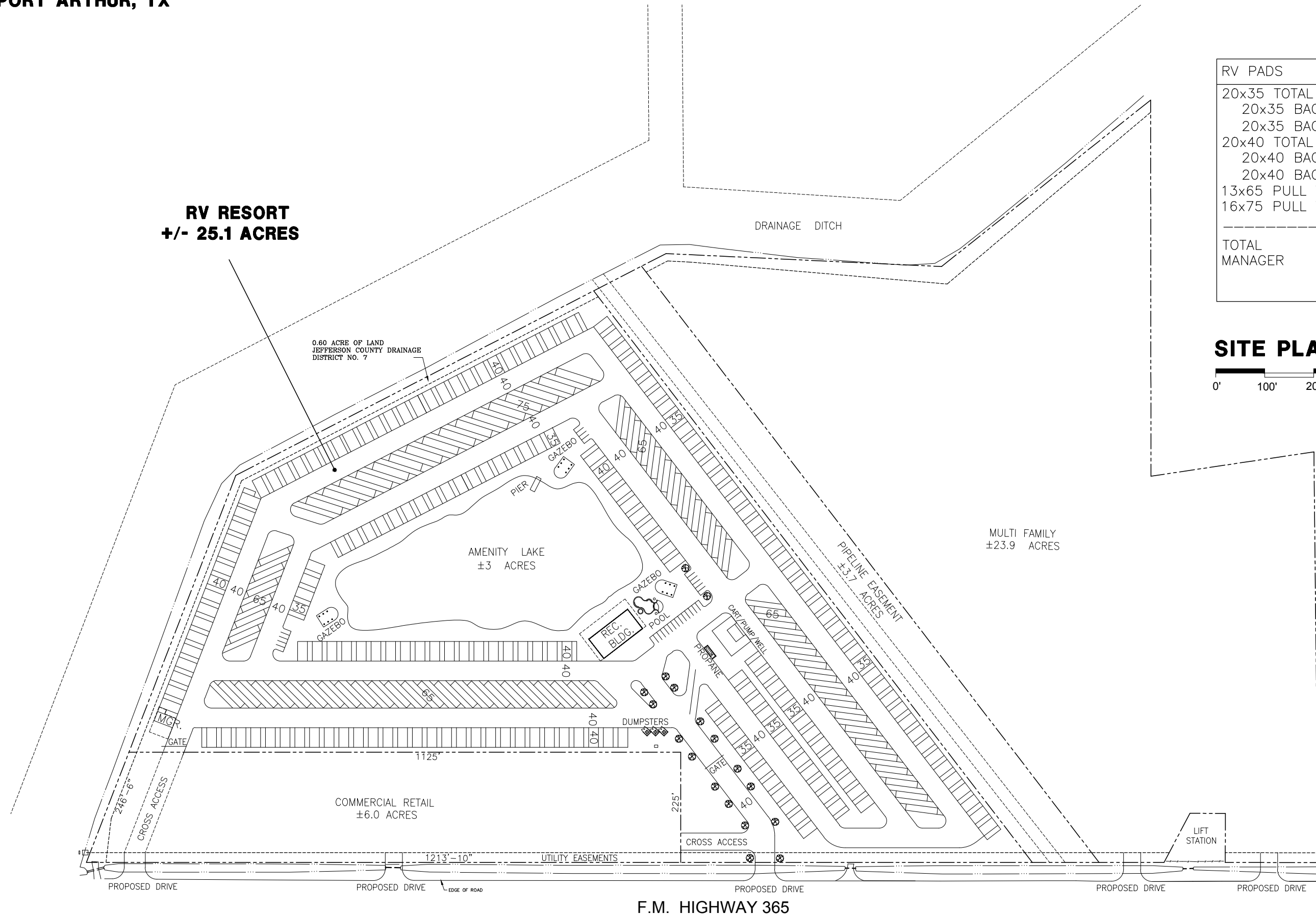
Tractor Supply Co.

COMMUNITY RV RESORT
F.M. HIGHWAY 365
PORT ARTHUR, TX

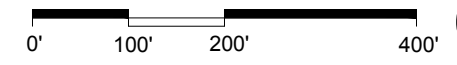
OSBORN & VANE ARCHITECTS
 19065 21 OCT 2019
 REV. 25 NOV 2019
 REV. 31 JAN 2020

RV PADS	TOTAL
20x35 TOTAL	101
20x35 BACK IN	80
20x35 BACK IN (LAKE)	21
20x40 TOTAL	99
20x40 BACK IN	70
20x40 BACK IN (LAKE)	29
13x65 PULL THRU	56
16x75 PULL THRU	16
<hr/>	
TOTAL	272
MANAGER	1

RV RESORT
+/- 25.1 ACRES



SITE PLAN



F.M. HIGHWAY 365

Bayou Grove Park

A Development District

Of Port Arthur, Texas



Port Arthur

8 Refineries and Companies
\$32.2 Billion to be Invested
20,000 plus Contract Jobs

Refineries and Companies	Budget	Contract Jobs
Exxon Mobil Refinery	\$1.5 Billion	1,850
Port Arthur LNG	\$5.6 Billion	TBA
Chevron Phillips	\$5.8 Billion	3,500
Golden Pass LNG	\$10 Billion	9,000
American Ethane Export Facility	\$1.5 Billion	1,000
Motiva (Proposed)	\$6.6 Billion	4,300
Deepening of Sabine/Neches Waterway	\$1.2 Billion	TBA
Port of Beaumont	\$28.5 Million	TBA
Total Expansion Budget	\$32.2 Billion	19,650

Community RV Resorts - Port Arthur Proximity to Industrial Expansion Southeast Texas

Exxon Mobil

15.8 Miles
(\$1.5 Billion)

Chevron

17 Miles
(\$5.8 Billion)

Motiva

4.5 Miles
(\$6.6 Billion)

Chenier

(Louisiana)
4.5 Miles

Sempra

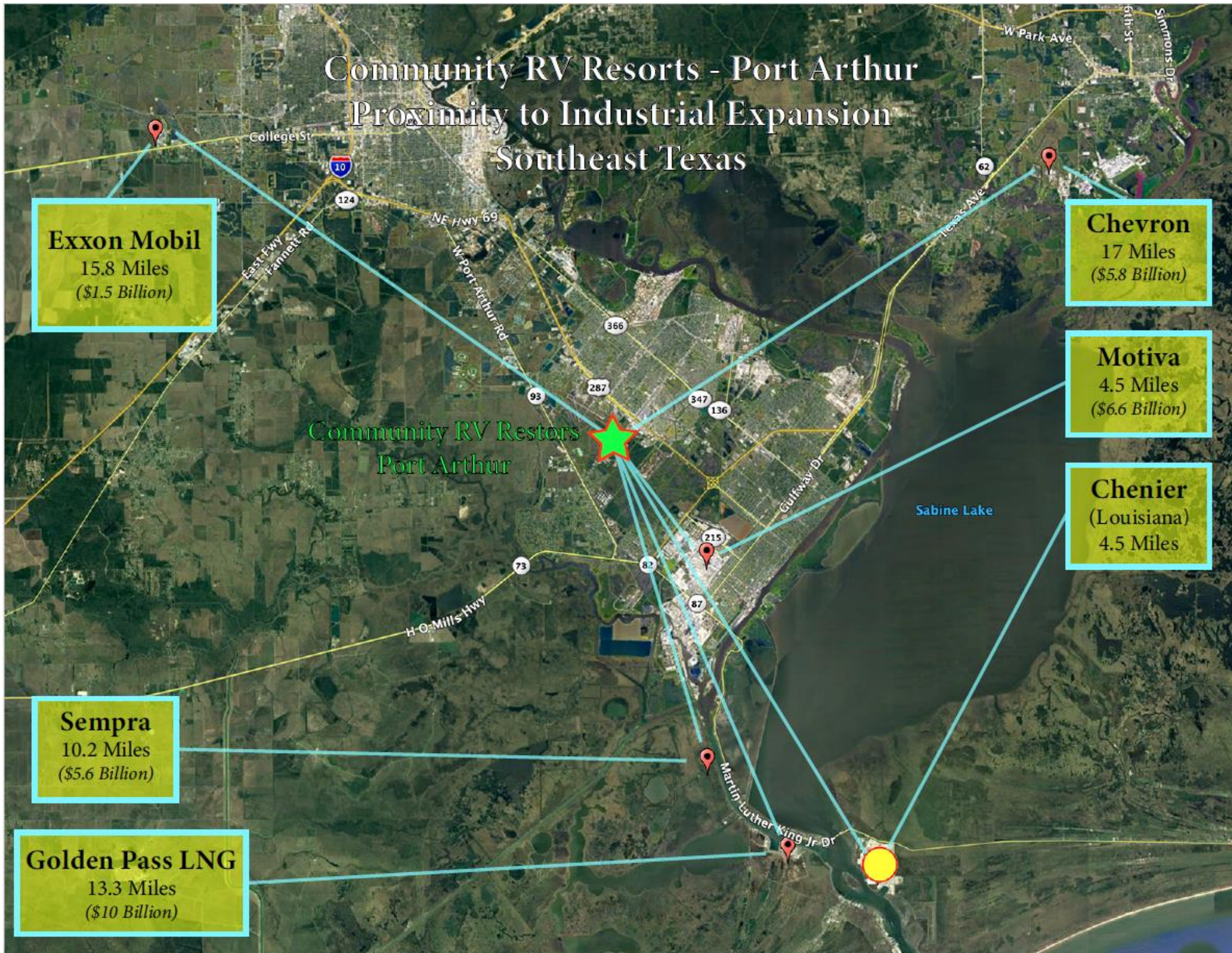
10.2 Miles
(\$5.6 Billion)

Golden Pass LNG

13.3 Miles
(\$10 Billion)

Community RV Resorts
Port Arthur

Sabine Lake



Community RV Resorts - Port Arthur 8 +/- Acres Highway 365, Port Arthur, Texas

Access RV Park
70 Spaced

Community RV Resorts
Port Arthur, TX
58 +/- Acres

RV Park
(Under construction)
125 Spaces / 12 Acres

Port Arthur
RV Park
134 Spaces

Golden Triangle
RV Park
(Under Construction)
137 Spaces

Waterview
RV Resorts
76 Spaces

Pleasure Island
RV Park
54 Spaces

5 mile radius from the intersection of Highway 73 and Highway 82



**RV Parks Within 5-Mile Radius of
Highway 73 & Highway 82
Port Arthur, Texas**

Facility	Size	# of Spaces	Rent
Access RV Park 2565 95th Street Port Arthur, Texas https://www.accessrbpark.com	5.9 Ac	70 Spaces	\$614 - \$634 / month
Port Arthur RV Resort 2950 Highway 365 Port Arthur, Texas https://portarthurrv.com	19.16 Ac	134 Spaces	\$599 - \$649 / month
Waterview RV Resorts 150 Pleasure Pier Port Arthur, Texas		76 Spaces	\$475 - \$525 / month
Pleasure Island RV Park 540 South Spoil Levee Road Port Arthur, Texas	8.02 Ac	54 Spaces	\$505 - \$525 / month
Golden Triangle RV Park (Under Construction) Highway 73 & West Port Arthur Rd. Port Arthur, Texas https://usarvresorts.com	11 Ac	137 Spaces	TBD
RV Park (Under Construction) Highway 365 (Across from Total Safety). Port Arthur, Texas	12 Ac	125 Spaces	TBD

Totals **596 Space**





RV Parks in Jefferson & Orange County

Port Arthur, Texas

Facility	Rent	# of Spaces	Website
Thunder Lake RV Park			https://thunderlakervpark.wixsite.com/tlrvpark
Smith Lake RV Park	\$400-\$425/mo	72	https://m.facebook.com/smithlakervparkvidor/
Pine Haven RV Park			https://pinehavenrv.com
Texas Star RV Park	\$400-\$450/mo	50	http://www.texastarv.com
East Lucas RV Park	\$442-\$502/mo		http://eastlucasrvpark.net
Boomtown USA RV Park	\$450-\$515/mo	100	https://www.boomtownusarvresort.com
Sleepy Hollow RV Park	\$400-\$450/mo		https://sleepyhollowrvpark.business.site
Beaumont RV Park & Marina	\$525/mo	100	https://www.beaumontrvmarina.com
Spindletop RV Park	\$450-\$475/mo	42	http://spindletoprvpark.com
Mobile Manor RV Park		42	www.mobilemanorrv.com
Lucas Gusher RV Park	\$575/mo	140	https://lucasgusherrv.com
NEW RV Park (Under Construction)			
Gulf Coast RV Resort	\$595/mo	125	http://www.gulfcoastrvresort.com
Hidden Lake RV Park	\$575-\$675/mo	70	http://hiddenlakervparktx.com
Acadian RV Park		50	http://www.acadianrv.com
Diamond M RV Park		50	https://www.diamondmrvpark.com
AAA RV Park		55	https://aaarvtexas.com/
LaBelle RV Park	\$450-\$485/mo	96	http://www.labellerv.com
Access RV Park		70	www.accessrvpark.com
NEW RV Park (Under Construction)		125	
Port Arthur RV Resort	\$599-\$649/mo	134	https://portarthurrv.com
NEW Grand Pines (Under Construction)		100	
NEW Golden Triangle RV Park (Under Construction)		137	
Pleasure Island RV Park			
Waterview RV Resort	\$475-\$525/mo	76	
Oak Leaf RV Park	\$400/mo	80	
Cypress Lake RV Park			http://cypresslakerv.com
Country Livin' RV Park	\$375-\$425/mo	64	http://countrylivinrvpark.net
Orange Texas RV Park	\$450/mo	150	http://oragetexasrvresort.com
Town & Country RV Park	\$425/mo		
Hook Up RV Park		44	

Total Spaces

1972

Major Dining and Retail Community RV Resorts - Port Arthur 2 and 5 Mile Radius

- Sonic
- Hamburger Depot
- Subway
- Domino's Pizza
- Dollar General
- Little Caesar's
- Church's Chicken
- Luke's Icehouse

- McDonald's
- Wienerschnitzel
- Burger King
- Wataburger
- Dollar General
- Sherwin Williams
- Market Basket

- Sonic Drive In
- Pizza Inn
- Subway
- Dollar General

HEB

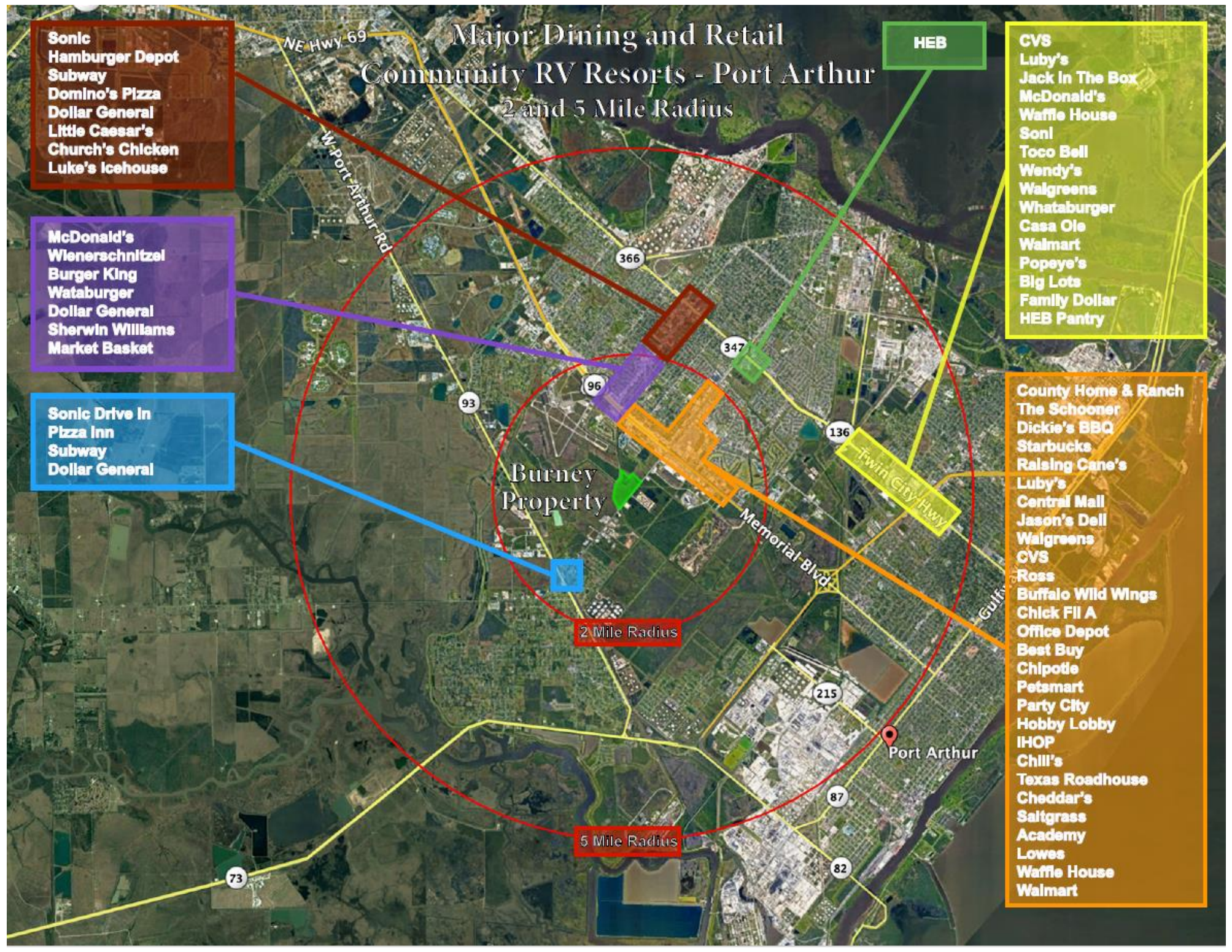
- CVS
- Luby's
- Jack In The Box
- McDonald's
- Waffle House
- Soni
- Toco Bell
- Wendy's
- Walgreens
- Whataburger
- Casa Ole
- Walmart
- Popeye's
- Big Lots
- Family Dollar
- HEB Pantry

Burney Property

2 Mile Radius

5 Mile Radius

- County Home & Ranch
- The Schooner
- Dickie's BBQ
- Starbucks
- Raising Cane's
- Luby's
- Central Mall
- Jason's Dell
- Walgreens
- CVS
- Ross
- Buffalo Wild Wings
- Chick Fil A
- Office Depot
- Best Buy
- Chipotle
- Petsmart
- Party City
- Hobby Lobby
- IHOP
- Chill's
- Texas Roadhouse
- Cheddar's
- Saltgrass
- Academy
- Lowe's
- Waffle House
- Walmart



Refineries and Plants Port Arthur, TX



COMMUNITY RV - PORT ARTHUR

265 SITES

GROSS INCOME							
YEARS			1	2	3	4	5
RV SITES TOTAL	265		265	265	265	265	265
LAKESIDE STANDARD (30X35)	60	RENT RATE PER MONTH PER SITE	\$750	\$788	\$827	\$868	\$912
LAKESIDE PREMIUM (30X40)	28	RENT RATE PER MONTH PER SITE	\$770	\$809	\$849	\$891	\$936
PULL THRU SITE (65')	40	RENT RATE PER MONTH PER SITE	\$880	\$924	\$970	\$1,019	\$1,070
PULL THRU SITES (75')	16	RENT RATE PER MONTH PER SITE	\$895	\$940	\$987	\$1,036	\$1,088
BACKIN STANDARD (30X35)	39	RENT RATE PER MONTH PER SITE	\$710	\$746	\$783	\$822	\$863
BACKIN PREMIUM (30X40)	82	RENT RATE PER MONTH PER SITE	\$725	\$761	\$799	\$839	\$881
		BLENDED RATE PER MONTH	\$767	\$805	\$845	\$888	\$932
OCCUPANCY %			0.81	0.90	0.90	0.90	0.90
NUMBER OF RENTED RV SITES			215	239	239	239	239
PROPANE (NET)		PER MONTH	\$2,500	\$2,625	\$2,756	\$2,894	\$3,039
ELECTRICAL (NET)		PER MONTH	\$8,000	\$8,400	\$8,820	\$9,261	\$9,724
LAUNDRY (NET)		PER MONTH	\$7,500	\$7,875	\$8,269	\$8,682	\$9,116
		ANNUAL INCREASE		5.00%	5.00%	5.00%	5.00%
GROSS INCOME FROM RV SITES			\$2,191,298	\$2,531,315	\$2,657,881	\$2,790,775	\$2,930,313

EXPENSES							
BOOKKEEPING/TAX PREP/LEGAL/B	\$2,000 PER MONTH + 5% INCREASES		\$24,000	\$25,200	\$26,460	\$27,783	\$29,172
CABLE TV + INTERNET + WIFI	\$5,000 PER MONTH + 5% INCREASES		\$60,000	\$63,000	\$66,150	\$69,458	\$72,930
CREDIT CARD PROCESSING	\$3,000 PER MONTH + 5% INCREASES		\$36,000	\$37,800	\$39,690	\$41,675	\$43,758
ADVERTISING	\$2,000 PER MONTH + 5% INCREASES		\$24,000	\$25,200	\$26,460	\$27,783	\$29,172
ELECTRIC - REIMBURSED BY TENANT			\$0	\$0	\$0	\$0	\$0
ELECTRIC - COMMON AREA	\$2,000 PER MONTH + 10% INCREASES		\$24,000	\$26,400	\$29,040	\$31,944	\$35,138
INSURANCE	\$1,000 PER MONTH + 5% INCREASES		\$12,000	\$12,600	\$13,230	\$13,892	\$14,586
LANDSCAPING	\$18,000 PER YEAR + 5% INCREASES		\$18,000	\$18,900	\$19,845	\$20,837	\$21,879
MAINTENANCE & REPAIRS EXPEN	\$2,000 PER MONTH + 5% INCREASES		\$24,000	\$25,200	\$26,460	\$27,783	\$29,172
MAJOR REPAIRS RESERVE	\$2,000 PER MONTH + 5% INCREASES		\$24,000	\$25,200	\$26,460	\$27,783	\$29,172
OFFICE EXPENSES / COMPUTER-I	\$1,000 PER MONTH + 5% INCREASES		\$12,000	\$12,600	\$13,230	\$13,892	\$14,586
MANAGER PAYROLL, INCL EMPLO	\$15,000 PER MONTH + 5% INCREASES		\$180,000	\$189,000	\$198,450	\$208,373	\$218,791
TELEPHONE	\$300 PER MONTH + 5% INCREASES		\$3,600	\$3,780	\$3,969	\$4,167	\$4,376
TRASH	\$1,500 PER MONTH + 5% INCREASES		\$18,000	\$18,900	\$19,845	\$20,837	\$21,879
WATER & SEWER	\$2,000 PER MONTH + 5% INCREASES		\$24,000	\$25,200	\$26,460	\$27,783	\$29,172
TAXES	\$100,000 PER YEAR + 5.0% INCREASES		\$100,000	\$105,000	\$110,250	\$115,763	\$121,551
MANAGEMENT FEE	\$5,000 PER MONTH + 5% INCREASES		\$60,000	\$63,000	\$66,150	\$69,458	\$72,930
MISC & CONTINGENCY	\$3,000 PER MONTH + 5% INCREASES		\$36,000	\$37,800	\$39,690	\$41,675	\$43,758
TOTAL EXPENSES			\$679,600	\$714,780	\$751,839	\$790,883	\$832,024

EXPENSES AS A % OF GROSS INCOME	31%	28%	28%	28%	28%
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NET OPERATING INCOME (NOI)	\$1,511,698	\$1,816,535	\$1,906,042	\$1,999,892	\$2,098,289
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COMMUNITY RV - PORT ARTHUR

FINANCIAL ANALYSIS - ESTIMATES

TOTAL ACQUISITION COST \$17,000,000

LOAN & EQUITY

LOAN @ 7.50% @ 30 YR AMORT 70% \$11,900,000
 EQUITY 30% \$5,100,000

NOI BY YEAR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
NOI - ANNUAL	\$1,511,698	\$1,816,535	\$1,906,042	\$1,999,892	\$2,098,289
LESS: NOTE PMT @7.5% INTEREST, 30 YEAR AMORT. 6.25% YR 2, THEN 5.5% THEREAFTER	(\$998,478)	(\$879,244)	(\$810,803)	(\$810,803)	(\$810,803)
DISTRIBUTABLE NOI	\$513,220	\$937,291	\$1,095,239	\$1,189,089	\$1,287,486

ANNUAL DISTRIBUTIONS TO INVESTOR PARTNER:

10% PEF DISTRIBUIONS TO INVESTOR	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000
PLUS ADDITIONAL DISTRIBUTION OF 50% OF NOI AFTER PREFERENTIAL DISTRIBUTION	\$1,610	\$213,645	\$292,619	\$339,544	\$388,743
ANNUAL DISTRIBUTIONS TO INVESTOR PARTNER	\$511,610	\$723,645	\$802,619	\$849,544	\$898,743
ANNUAL CASH ON CASH RETURN TO INVESTOR PTR	10%	14%	16%	17%	18%

ANNUAL DISTRIBUTIONS TO OPERATING PARTNERS \$1,610 \$213,645 \$292,619 \$339,544 \$388,743

IF SALE AT END OF 5 YEARS AT 10% CAP RATE **\$20,982,890**

DISTRIBUTIONS TO INVESTOR PARTNER

CASH RECEIVED ON SALE AFTER RETURN OF INVESTMENT					\$2,391,445
CASH RECEIVED EACH YEAR FROM CASH FLOW	\$511,610	\$723,645	\$802,619	\$849,544	\$898,743
CASH RECEIVED BY YEAR	\$511,610	\$723,645	\$802,619	\$849,544	\$3,290,188
TOTAL CUMMULATIVE CASH RECEIVED	\$511,610	\$1,235,255	\$2,037,875	\$2,887,419	\$6,177,607

IRR ANNUAL RETURN, INCLUDING SALE **20%**

COMMUNITY RV - PORT ARTHUR

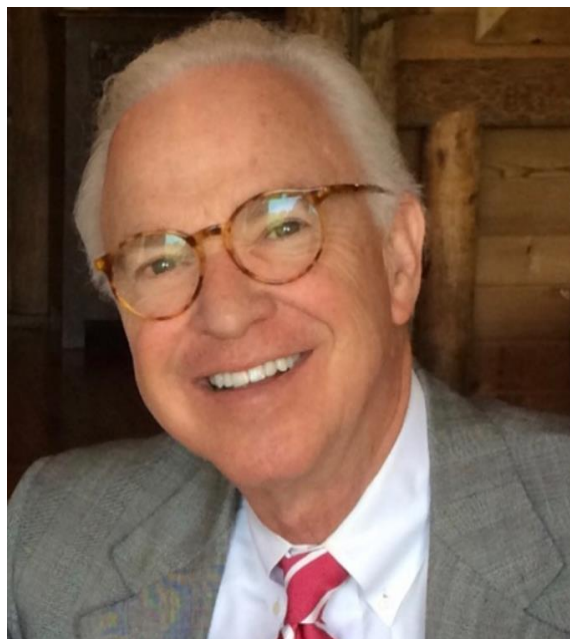
CALCULATION OF BREAKEVEN OCCUPANCY

PROJECTED FINANCIAL RESULTS:

	YR 1	YR 2	YR 3	YR 4	YR 5
OCCUPANCY %	0.81	0.90	0.90	0.90	0.90
NUMBER OF RENTED RV SITES	215	239	239	239	239
BLENDED AVERAGE RENT RATE PER SITE	\$767	\$805	\$845	\$888	\$932
GROSS INCOME FROM RV SITES	\$2,191,298	\$2,531,315	\$2,657,881	\$2,790,775	\$2,930,313
TOTAL EXPENSES	\$679,600	\$714,780	\$751,839	\$790,883	\$832,024
EXPENSES AS A % OF GROSS INCOME	31%	28%	28%	28%	28%
NET OPERATING INCOME (NOI)	\$1,511,698	\$1,816,535	\$1,906,042	\$1,999,892	\$2,098,289
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DISTRIBUTABLE NOI	\$513,220	\$937,291	\$1,095,239	\$1,189,089	\$1,287,486

BREAKEVEN OCCUPANCY PERCENTAGE

	YR 1	YR 2	YR 3	YR 4	YR 5
TOTAL EXPENSES	\$679,600	\$714,780	\$751,839	\$790,883	\$832,024
ADD: NOTE PMT @7.5% INTEREST, 30 YEAR AMORT.,VAR	\$998,478	\$879,244	\$810,803	\$810,803	\$810,803
TOTAL EXPENSES + NOTE PMT	\$1,678,078	\$1,594,024	\$1,562,642	\$1,601,686	\$1,642,827
GROSS POTENTIAL MAXIMUM RENT	\$2,438,640	\$2,560,572	\$2,688,601	\$2,823,031	\$2,964,182
BREAKEVEN % OCCUPANCY	69%	62%	58%	57%	55%



RESUME OF MICHAEL BELL & COMMUNITY RV RESORTS

"It really does matter who's leading the group and who's overseeing the project from beginning to end." Michael Bell

CPA – PEAT MARWICK MITCHELL, THEN MICHAEL BELL & CO, CPAs

After graduating from the University of Oklahoma, and immediately passing the CPA exam on the first sitting, Michael went to work for Peat, Marwick, Mitchell, and Co. (KPMG), one of the big eight CPA firms. Shortly thereafter, he moved to Houston, and after a few jobs with some local CPA firms, Michael started his own firm, and ran it for nearly 20 years.

INVESTING IN REAL ESTATE RENTAL PROPERTIES – APARTMENTS & RV COMMUNITIES

Working with real estate and investor clients, Michael advised and helped prepare numerous clients—owners of shopping centers, and apartment buildings—structure investment projects by writing and preparing memorandums and security statements. The people he met were clients that had an interest in investing, and he paid attention to what was important to them. He began to realize he had the skill and passion to help others by transferring his CPA skills to real estate, and he made the decision to sell the CPA firm and purchase a few apartment buildings and RV communities. Eg residential rental investment properties.

He learned about the RV business starting with three RV properties. "It was a good learning experience because they were old 'country parks' and, they needed a lot of work, and it was hands-on management," said Michael. "It was exactly what I needed to progress and learn the business."

BUSINESS MODEL – HIGH END RV COMMUNITIES: GATED ENTRY, 4 ACRE LAKE, 265 SITES, CLUBHOUSE

Michael's first resort style high end RV community was built in Baytown four years ago, and it's been very successful. In fact, when he and his team finished building it, their investment was about \$11 million. Then four and a half years later, they sold it for \$19 million. So, now they have a proof of concept—if we build it correctly and manage it correctly, it will sell and make the investors a lot of money. So, the investors will get a nice payday."

Currently, Michael and his team are in the process of building 10 high-end RV communities along the Texas-Louisiana Gulf Coast... from Brownsville to Lake Charles—that's a total investment of \$170 million. "We have to start with three, because you have to get three of them on the ground, up and running before the big investors will come in and say, 'Okay, you've got proof of concept.' You can do it. If you can do these three, we'll loan you the money to do the next seven in one lump sum which would be about \$120 million."

THE RESIDENT EXPERIENCE CREATES THE SUCCESS

"The highest priority we have is resident experience, absolutely the highest priority because our residents, they get to vote," said Michael. "If they like what we're doing, they vote to stay. If they don't like what we're doing, they vote to move, and they can move at the end of the month.

OUR COMPANY IS A TEAM

"I'm leading a great team," said Michael. "Along with me is partner Jim Nance. He's been a developer for 40 years. He had a successful development rental property and management company in North Carolina."

Also on our team is Dennis Sanders, with 25 years as a member of the Army special forces, and 25 years as a general contractor in the southwestern US, and Michelle Sanders, a CPA with 30 years experience.

HIGHEST PRIORITY

Best practices in business and the importance of treating stakeholders, employees and clients with utmost respect.

James K Nance Jr

9510 Bayou Brook

Houston, TX 77063

Jknance44@gmail.com * 713.677.3500



James (Jim) has been an innovative and dynamic leader in commercial real estate for 42 years. Jim has served as a principal with the overall planning, development, financing, construction, leasing, property management and disposition of over \$300M in assets.

Professional Experience

Houston, TX (1970s-80s)

- **First Mortgage Company of Texas**, Senior Vice President Commercial Lending Department. Collaborated in the original financing of the Galleria in Houston.
- **Pilgrim Enterprises**, Executive Vice President of commercial development, focusing on mini warehouse development in multiple cities.
- **Wallace and Nance**, Principal. Provided advice on real estate matters to pension funds, including Trammell Crow and other commercial real estate developers.
- **Nance & Associates**, Principal. Developed commercial real estate specializing in luxury apartments, master planned mixed-use parks, office buildings, and property management.

North Carolina (1980s-2013)

- **Nance & Associates**. Continued with the development of luxury apartments in NC and Ohio. Developed mixed-use developments (shopping centers, medical parks, business parks and residential enclaves) throughout Eastern and Coastal NC. Constructed 10 Dollar Generals in NC and Virginia.

Houston, TX (2013-present)

- **Willis Nance Investments**. Researched and evaluated investment opportunities.
- Ongoing management and consultancy of assets in North Carolina
- Mortgage consultancy with Jones Lang LaSalle

Education

Grew up in Houston and graduated from Lamar High School. Attended Rice University and graduated from the University of Texas – Austin with a degree in history and economics.

Interests

Involved with various board positions reflecting personal, professional and community interests. Most recently, serve as a mentor at the University of Houston's Bauer College of Business Wolff Center for Entrepreneurship and revision Houston, a program for at-risk youth. Maintain active membership and involvement at Second Baptist Church.



Executive Biography Douglas D. Shanda

“Innovation by the team should be a constant. If we are not innovating, we will be left behind.”
– Douglas D. Shanda

As Senior Vice President of Operations for Cheniere Energy Inc., Douglas Shanda drives continuous operational excellence, profitability, organizational efficiency and growth. With over twenty-two years in the power, chemical, petrochemical, refining and LNG industries, Douglas believes that developing employee performance and enriching cross-functional teams will result in safe and reliable operations. He directs efforts in financial and operational excellence reaching and surpassing strategic corporate goals. As a member of the senior executive leadership team at Cheniere Energy, Douglas is performance driven, championing safety with quality and leads by example.

Prior to joining Cheniere, Douglas served as Senior Project Engineer, Technical Manager and Plant Manager of the PERU LNG liquefaction plant where he oversaw the management of the facility including production, marine, maintenance, technical services, EHS, security and administration. He has worked as Director of Technical Services with accountability in the development of operations, budget, business and systems processes and planning. He has worked as Project Manager on major chemical, petrochemical and power projects. His work and early career centered on electrical, instrumental and control engineering. Douglas has a B.S. degree in Electrical Engineering from Iowa State University. He serves as board member for INGAA and as a Director on the board for The Alley Theatre. Douglas resides in Houston, Texas with his family.

Ddshanda69@gmail.com

(713) 315-0340

Fred H Virani

fhvirani@gmail.com * 832-528-3971

*"Success is a possible outcome of positive attitude,
determination and commitment to the right approach."*



**Fred has been involved in RV Park ownership and management for over 10 years. He currently manages and oversees RV Parks and mobile homes, as well as, has business affiliations and ownership. He has previous business experience with Montessori schools, assisted living facilities, townhomes, shopping centers and land development.

**Fred is currently working on development of 6 acres in the Wallis town center and serves as General Partner. He is also a General Partner of Rooster Ridge Townhomes in Princeton, Texas in land acquisition and paper lots.

**A graduate in mechanical engineering, Fred began work in a Sugar Mill and refrigeration and air-conditioning industries overseas.

**Fred currently holds Director Management Position in numerous syndicates.

**Fred served as a review board member of the Galveston County Appraisal district, Director of HOA of Autumn Lake and South Park Place, and Head of notable elite Community Church in Clear Lake.