

What We're Buying Right Now

VYLAIRE acquires cash-flowing commercial real estate across 46 states. Every submission is reviewed by our acquisitions lead, backed by proprietary underwriting tools that let us return a first-pass response within 48 business hours.

RV PARKS & RESORTS *(Primary Focus)*

- [+] Park size: 50+ sites with full hookups (water, sewer, 30/50A electric)
- [+] Location: within 30-45 min of national parks, lakes, ski resorts, or tourism drivers
- [+] Income streams: multiple revenue lines (store, fuel, equipment rentals)
- [+] Risk: no flood zones, no major foundation work, no active industrial corridors

MOBILE HOME COMMUNITIES *(Income Anchor)*

- [+] Park size: 10-100 pads, TOH preferred, some POH acceptable
- [+] Utilities: city water and sewer strongly preferred
- [+] Location: A or B tier neighborhoods within 45 min of growing metros
- [+] Value-add: below-market rents with room for operational improvements

HOSPITALITY CONVERSIONS *(Value-Add Play)*

- [+] Key count: 60-150 guest keys, interior or exterior corridors
- [+] Conversion model: floor plans suitable for Senior Co-Living adaptive reuse
- [+] Location: walkable to hospitals, transit, and daily retail
- [+] Market focus: priority on AZ, TX, GA, and VA markets

STORAGE & LOGISTICS *(Synergy Play)*

- [+] Asset types: self-storage, mini-warehouse, boat & RV storage
- [+] Adjacent retail: fuel stations, highway convenience, active travel corridors
- [+] Occupancy: stabilized or value-add with clear path to 80%+ occupancy
- [+] Location: secondary markets with population growth and strong traffic

ACQUISITION SCREENING CRITERIA

10%+

CAP rate

12%+

Cash-on-cash

70%+

Occupancy

46

States reviewed

DEAL BREAKERS

We do not currently underwrite assets located in California, Florida, Louisiana, or New York due to local insurance market conditions, climate exposure, and regulatory considerations.

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