Business PLAN 2026
EXECUTIVE SUMMARY

steadfasthavencommunities.com

Operator-led acquisition of an established RV park, campground, or hybrid community in the Southeast.

Summary Overview

TARGET RAISE	$150,000
FINANCING STRATEGY	Investor equity plus SBA 7(a), subject to lender approval
TARGET PURCHASE RANGE	$900,000–$1.3 million
STAGE	Acquisition search and lender/investor development

Steadfast Haven Communities was formed to acquire and operate an established RV park, campground, hybrid property in the Southeast. We are seeking $150,000 from investors to help fund the planned equity contribution and transaction reserve for our first acquisition.

We are looking for a property that already has customers, revenue, and usable infrastructure but would benefit from more consistent management. Depending on the property, that may mean improving online booking, pricing, maintenance, customer communication, expense tracking, or financial reporting.

We expect to use SBA 7(a) financing for the acquisition, subject to lender approval and the qualifications of the property. Our immediate goal is straightforward: buy one sound business, operate it well, and build a track record before considering additional properties.

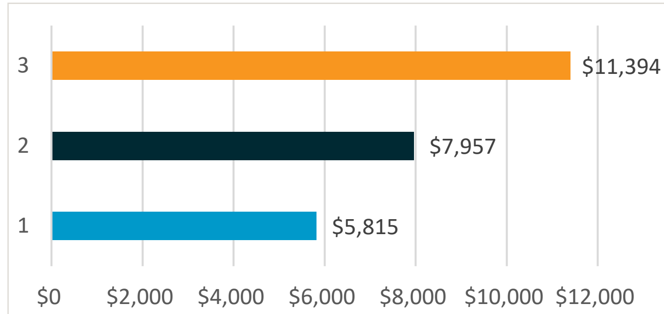
Buy a good property. Run it well. Build from there.

Financial Highlights

Illustrative Investor Return for $10,000 Equity Contribution toward a $1.25M SBA-Financed Acquisition | Modeled in July 2026

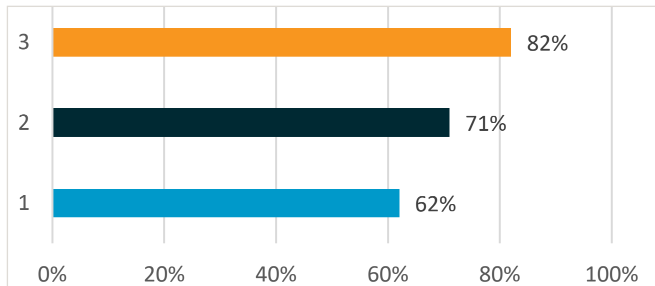
Potential Annual Investor Cash Flow ($10,000 equity)

Scenario	NOI	Cash Flow	Investor/yr (8%)
1. No Changes	$185,977	$72,685	$5,815
2. Low Growth	$212,758	$99,466	$7,957
3. High Growth	$255,718	$142,427	$11,394



Potential Investor Return: 5-year Cash Flow + Year 5 Sale Proceeds

Scenario	Total Cash	Return	Annualized
1. No Changes	$112,649	11.3x	62%
2. Low Growth	$147,054	14.7x	71%
3. High Growth	$202,246	20.2x	82%



Key assumptions: $1.25M acquisition | 10% equity ($125,000) | 90% SBA 7(a) at 9% over 25 years
Annual debt service ~$113,292 | $10,000 investor = 8%of equity | Year 5 exit at 8.5% cap rate,
6% selling costs, ~$1.01M remaining loan balance.
RV park: 52 spaces, $371,954 base revenue | Growth scenarios reflect operational improvements, not market forecasts.

This summary is a screening model for discussion only. It is not a financial projection, offering, or guarantee of any return. All investments involve risk, including the potential loss of principal. Actual returns will depend on the specific property, financing terms, operating performance, and exit timing. Final investment terms will be defined in the operating agreement.

Where We Stand

01 Acquisition strategy, target markets, screening criteria, website, business plan, pitch deck, and initial investor outreach. ✓ ***Completed***

02 SBA lender discussions, property sourcing, broker relationships, and early review of potential opportunities. ➔ ***In Progress***

03 Select a property that meets the financial, physical, legal, market, and financing screens. ✚ ***Next Step***

04 Complete inspections and due diligence, finalize the loan and investor terms, and prepare the transition plan. ✓ ***Before Closing***

Contact us!

Web: steadfasthavencommunities.com