<!doctype html>

<html lang="en">

<head>

<meta charset="utf-8">

<meta name="viewport" content="width=device-width, initial-scale=1">

<title>Nix • RV Park Investor & JV Partner</title>

<meta name="description" content="One‑page profile for Nix — who I am, my buy box, and how to reach me.">

<style>

:root {

--bg: #0b0d10;

--panel: #12161b;

--muted: #8aa0b2;

--text: #e7edf3;

--accent: #7cc3ff;

--accent-2: #9ef6c5;

--maxw: 980px;

}

\* { box-sizing: border-box; }

html, body { height: 100%; }

body {

margin: 0;

font: 16px/1.6 system-ui, -apple-system, Segoe UI, Roboto, Ubuntu, Cantarell, Noto Sans, Helvetica, Arial, "Apple Color Emoji", "Segoe UI Emoji";

color: var(--text);

background: radial-gradient(1200px 800px at 20% -10%, #15202b 0%, var(--bg) 40%), var(--bg);

}

a { color: var(--accent); text-decoration: none; }

a:hover { text-decoration: underline; }

.wrap { max-width: var(--maxw); margin: 0 auto; padding: 24px; }

header { padding: 24px 0 8px; }

.badge { display: inline-block; padding: 6px 10px; border-radius: 999px; background: #0f141a; border: 1px solid #1e2730; color: var(--muted); font-size: 12px; letter-spacing: .02em; }

h1 { margin: 10px 0 8px; font-weight: 800; line-height: 1.1; font-size: clamp(28px, 4.6vw, 46px); }

.sub { color: var(--muted); font-size: 15px; max-width: 60ch; }

.cta { display: flex; flex-wrap: wrap; gap: 12px; margin: 18px 0 8px; }

.btn {

display: inline-flex; align-items: center; justify-content: center;

padding: 12px 16px; border-radius: 14px; border: 1px solid #243140;

background: linear-gradient(180deg, #17202a, #0f151b);

color: var(--text); font-weight: 600; text-decoration: none;

transition: transform .06s ease, box-shadow .2s ease;

box-shadow: 0 4px 20px rgba(0,0,0,.25);

}

.btn:hover { transform: translateY(-1px); box-shadow: 0 6px 26px rgba(0,0,0,.3); }

.btn.alt { background: linear-gradient(180deg, #102319, #0b1510); border-color: #213328; }

.grid { display: grid; gap: 16px; grid-template-columns: 1fr; margin: 28px 0; }

@media (min-width: 860px) { .grid { grid-template-columns: 1.2fr .8fr; } }

section.card { background: rgba(18,22,27,.72); border: 1px solid #1e2834; border-radius: 20px; padding: 20px; }

section.card h2 { margin: 0 0 8px; font-size: 20px; letter-spacing: .02em; }

section.card p, section.card li, section.card dd { color: #c8d6e2; }

ul.clean { padding-left: 18px; margin: 10px 0 0; }

li + li { margin-top: 6px; }

.kv { display: grid; grid-template-columns: 140px 1fr; gap: 6px 12px; font-size: 15px; }

.kv dt { color: var(--muted); }

.kv dd { margin: 0; }

footer { opacity: .9; color: var(--muted); font-size: 13px; padding: 18px 0 36px; }

.pill { display: inline-block; padding: 6px 10px; border-radius: 999px; background: #0d1720; border: 1px solid #152532; color: #c2e7ff; font-size: 12px; margin-right: 8px; }

</style>

</head>

<body>

<div class="wrap">

<header>

<span class="badge">RV Park • Outdoor Hospitality • Creative Finance</span>

<h1>Nix — RV Park Investor & JV Partner</h1>

<p class="sub">I help acquire and operate value‑add RV parks and outdoor stays across VA, NC, TN, GA, and SC. I’m hands‑on, numbers‑driven, and partnership‑friendly.</p>

<div class="cta">

<a class="btn" href="#contact">Contact</a>

<a class="btn alt" href="#buybox">My Buy Box</a>

</div>

</header>

<div class="grid">

<section class="card" id="about">

<h2>Who I Am</h2>

<p>Founder‑operator with field experience in property ops, turnarounds, and guest‑first systems. Comfortable with on‑site launches, vendor wrangling, and clean books.</p>

<dl class="kv" style="margin-top:10px;">

<dt>Based</dt><dd>Western North Carolina (mobile)</dd>

<dt>Focus</dt><dd>Value‑add RV parks, cabin/glamping hybrids, small‑to‑mid parks</dd>

<dt>Edge</dt><dd>Creative finance structuring, boots‑on‑the‑ground execution</dd>

<dt>Target States</dt><dd>VA • NC • TN • GA • SC</dd>

</dl>

</section>

<section class="card" id="quick">

<h2>Quick Stats</h2>

<p>

<span class="pill">Hands‑on ops</span>

<span class="pill">JV‑friendly</span>

<span class="pill">Off‑market outreach</span>

<span class="pill">Win‑win deal design</span>

</p>

<p style="margin-top:8px;">Open to on‑site launch roles during stabilization.</p>

</section>

</div>

<section class="card" id="buybox">

<h2>Buy Box</h2>

<ul class="clean">

<li>Asset: RV park or RV + cabins/glamping hybrid; mom‑and‑pop preferred.</li>

<li>Size: 25–100 pads (flexible with strong upside).</li>

<li>Geography: VA, NC, TN, GA, SC; outdoor‑recreation corridors near trails/rivers.</li>

<li>Condition: Light‑to‑heavy value‑add welcome; infrastructure uplift OK (pads, septic, power).</li>

<li>Deal Structure: Creative finance, sub‑to/assumable, seller finance, JV with sweat equity.</li>

<li>Timeline: Ready to evaluate immediately; winter closings acceptable.</li>

</ul>

</section>

<section class="card" id="criteria" aria-label="Underwriting Snapshot">

<h2>Numbers I Like</h2>

<ul class="clean">

<li>In‑place occupancy with seasonal upside or provable demand drivers.</li>

<li>Path to 20%+ NOI lift via fundamentals: pricing, length‑of‑stay mix, add‑on revenue, ops cleanup.</li>

<li>Room for cap‑ex that directly impacts ADR (average daily rate) and occupancy.</li>

</ul>

</section>

<section class="card" id="contact">

<h2>Reach Me</h2>

<p>Interested in selling, partnering, or co‑investing? Email and include a quick snapshot: location, pads, utilities, seasonality, asking terms.</p>

<dl class="kv" style="margin-top:10px;">

<dt>Email</dt><dd><a href="mailto:hello@example.com">hello@example.com</a></dd>

<dt>Phone</dt><dd><a href="tel:+15551234567">+1 (555) 123‑4567</a></dd>

<dt>Social</dt><dd><a href="#">LinkedIn</a> • <a href="#">YouTube</a></dd>

</dl>

</section>

<footer>

© <span id="y"></span> Nix. Outdoor hospitality with health, harmony, and good numbers.

</footer>

</div>

<script>document.getElementById('y').textContent = new Date().getFullYear();</script>

</body>

</html>