



Waterfront RV Park 6070 US Highway 441 SE, Okeechobee, FL

Property Information

Asking Price	\$695,000	County	Okeechobee County
Property type	Multi family	Subdivision	GREAT LAKES
Total units	61	Construction	CBS
Total bedrooms	0	Roof	
Total bathrooms	2	Water source	Well
Building size	0 sq. ft.	Water disposal	Septic
Lot size	2.64 acres	Heating	
Year built	(unknown)	Cooling	

Property Description

CORRECTIONS MADE DISCOUNTED INVESTMENT PROPERTY. Beautiful waterfront mobile home and RV park!!! Only \$11,583 per pad!!! Insane cashflow, 23%+ net proforma return with 80% average occupancy!! CLEAN ENVIRONMENTAL REPORT IS AVAILABLE!!! Property consists of 60 rental pads and a single family house. Separate electric meters. Well and septic system in place. Boat parking available and can be rented for additional income. All parks in the area have 100% occupancy at \$400+/month on each lot. This park will generate \$299,400+ with all units rented at \$400+/month. Additional \$10,000 to \$20,000 can be generated from slip rentals. Very inexpensive property to own and operate as pads do not need maintenance. Beautiful view. Priced at a discount



Property Financial Summary

Asking price	\$695,000
Estimated rehab	\$100,000
Total investment	\$795,000

Type	Proforma
After repair value	\$1,350,000
Potential profit	\$555,000

Gross income (annually)	\$309,000
Operating expenses (annually)	\$61,046
Net income (annually)	\$247,954
Gross return	38.87%

Gross income (monthly)	\$25,750
Operating expenses (monthly)	\$5,087
Net income (monthly)	\$20,663
Net return	31.19%

