



1073 OLD LAKEPORT RD · LAKEPORT · FL · 33471



OFFERING MEMORANDUM

AMENITY-RICH 55+ LAKEFRONT RV RESORT IN A PREMIER LAKE OKEECHOBEE DESTINATION

CBRE



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EXECUTIVE SUMMARY

THE OFFERING

CBRE's National MH & RV Specialty practice is pleased to present Aruba RV Resort, a quality 55+ RV resort in the Okeechobee, FL area offered individually or as part of the three-property Okeechobee RV Portfolio. The Okeechobee Lake is the 8th-largest freshwater lake in the U.S. and the largest in Florida, spanning ~730 square miles. Okeechobee is nationally renowned for Largemouth Bass fishing, drawing anglers, boaters, and outdoor enthusiasts from across the country year-round.

Aruba RV Resort comprises 138 full hookup RV sites at approximately 90% occupancy, with a high concentration of extended-stay tenants residing longer than six months. The park is served by municipal water and municipal sewer, with sub-metered electric.

Aruba RV Resort is the most amenity-rich property in the portfolio, offering an extensive facility set tailored to an active 55+ senior community. The park stands out in the submarket with a full recreational lineup including an indoor spa, game room, and shuffleboard – amenities that drive resident satisfaction and long-term occupancy stability. The park is referenced by Okeechobee County's official tourism site as featuring individual mini-piers per site providing direct lake access – a highly differentiated feature in the market. Storage and boat slips adding meaningful ancillary revenue streams.

The Lake Okeechobee Scenic Trail (109-mile trail atop the Herbert Hoover Dike), airboat tours, hunting, and ecotourism create diverse year-round visitor traffic. Okeechobee County actively promotes the area as a premier RV destination.

Please do not visit or contact anyone in the community without approval from the listing brokers.



OFFERING OVERVIEW

ARUBA RV RESORT

Address	1073 Old Lakeport Rd, Lakeport, FL 33471
County	Glades County
Acres	~12.75 Acres
Total Units	138
Community Type	55+
Occupancy	~90%

UTILITIES

Service	Provider/Type	Paid By	Tenant Billing
Water	Public	Park	Sub-Metered
Sewer	Private	Park	N/A
Electric	Public	Park	Sub-Metered
Trash	Local	Park	N/A



FINANCIALS



\$7,000,000
ASKING PRICE

[A] Assumes Feb 2026 Rent Roll | 10% increase market stabilized

[B] Owner Pro-Forma | 3% Increase

[1] Unless otherwise noted, market stabilized assumes 3% increase to account for inflation

[2] T3 Annualized

[3] Owner Pro-Forma | 3% Increase

[4] \$50 per Site

[5] Industry Normal

[6] 2% of Gross Income

[7] Existing Management

[8] \$350 per Site

[9] 4% of Gross Income

[10] 2025 Tax Bill | 10% Increase

GROSS INCOME	T3 Apr 2026	Current Normalized	Market Stabilized	
Monthly Rent	\$141,438	\$565,752	\$622,327	A
Seasonal Rent		\$109,800	\$120,780	
Water	\$7,338	\$29,353	\$30,233	B
Electric	\$27,308	\$109,233	\$112,510	
Storage Income	\$2,662	\$10,647	\$11,712	
Dock Rental Income	\$589	\$2,356	\$2,592	
Transient & Hotel Income	\$2,479	\$9,917	\$10,909	
Other	\$2,309	\$9,238	\$9,238	
GROSS INCOME	\$184,124	\$846,295	\$920,300	
EXPENSES				
Utilities	\$38,373	\$168,493	\$173,547	1
Internet	\$3,598	\$14,391	\$14,822	2
Water/Well	\$9,597	\$38,387	\$39,538	3
Sewer (WWTP Maintenance)		\$15,000	\$15,450	3
Trash	\$3,716	\$14,863	\$15,308	3
Electric	\$19,907	\$79,628	\$82,016	3
Propane	\$1,556	\$6,225	\$6,412	3
Advertising	\$2,703	\$6,900	\$7,107	4
Legal & Accounting		\$2,500	\$2,575	5
Bank Charges & Interest		\$16,926	\$16,926	6
Insurance	\$12,170	\$21,258	\$21,896	3
Licenses & Dues	\$688	\$1,500	\$1,545	3
Office	\$2,023	\$1,000	\$1,030	
Other	\$3,652			
Manager (Onsite)		\$45,200	\$46,556	7
Maintenance & Repair	\$11,890	\$48,300	\$49,749	8
Maintenance & Repair (Labor)	\$8,340	\$30,000	\$30,900	3
Professional Management	\$11,300	\$33,852	\$36,812	9
Tax Real Estate / Property		\$38,282	\$42,110	10
TOTAL EXPENSE	\$91,140	\$414,210	\$430,753	
Expense Ratio	49%	49%	47%	
NET OPERATING INCOME	\$92,984	\$432,085	\$489,547	



INVESTMENT HIGHLIGHTS



STABLE CASH FLOW W/
LONG TERM TENANTS



AMENITY-RICH 55+ COMMUNITY
WITH DIRECT LAKE ACCESS



HIGH DEMAND
RV MARKET



MARKET OVERVIEW

OKEECHOBEE, FL OVERVIEW

Okeechobee, Florida benefits from a central inland location on the northern rim of Lake Okeechobee, with strong east-west and north-south connectivity via US 98, US 441, and State Road 70, which link efficiently to I 95, the Florida Turnpike, and major Atlantic ports and metros. This transportation framework supports logistics, trucking, and distribution activity, and is complemented by nearby CSX rail frontage and access to the Okeechobee County Airport for regional aviation needs. The area's long-standing agricultural base is now augmented by emerging industrial, energy, and manufacturing operations, positioning Okeechobee as a growing small-market hub that can serve both Florida's coasts and broader domestic and international markets.

Monthly rates in the submarket cluster around \$375-\$500, with electric typically billed separately above that floor. Daily rates range \$30-\$50 depending on hook-ups and season. High season (Nov-Apr) drives peak occupancy and rate premiums. The 55+ segment commands a stable, loyal tenant base with longer average stays and lower turnover versus all-age parks.





AREA OVERVIEW

DEMOGRAPHICS MAP

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population			
2025 Population - Current Year Estimate	218	1,007	1,626
2030 Population - Five Year Projection	235	1,078	1,703
2020-2025 Annual Population Growth Rate	4.85%	2.71%	1.47%
2025-2030 Annual Population Growth Rate	1.51%	1.37%	0.93%
Households			
2025 Households - Current Year Estimate	94	506	552
2030 Households - Five Year Projection	102	549	596
2020-2025 Compound Annual Household Growth Rate	0.00%	1.13%	1.07%
2025-2030 Annual Household Growth Rate	1.65%	1.64%	1.55%
Household Income			
2025 Average Household Income	\$53,486	\$51,027	\$55,741
2030 Average Household Income	\$56,923	\$54,968	\$60,257
Housing Units			
2025 Housing Units	135	982	1,067
2025 Vacant Housing Units	41	476	515
Place of Work			
2025 Businesses	6	29	34
2025 Employees	28	138	216

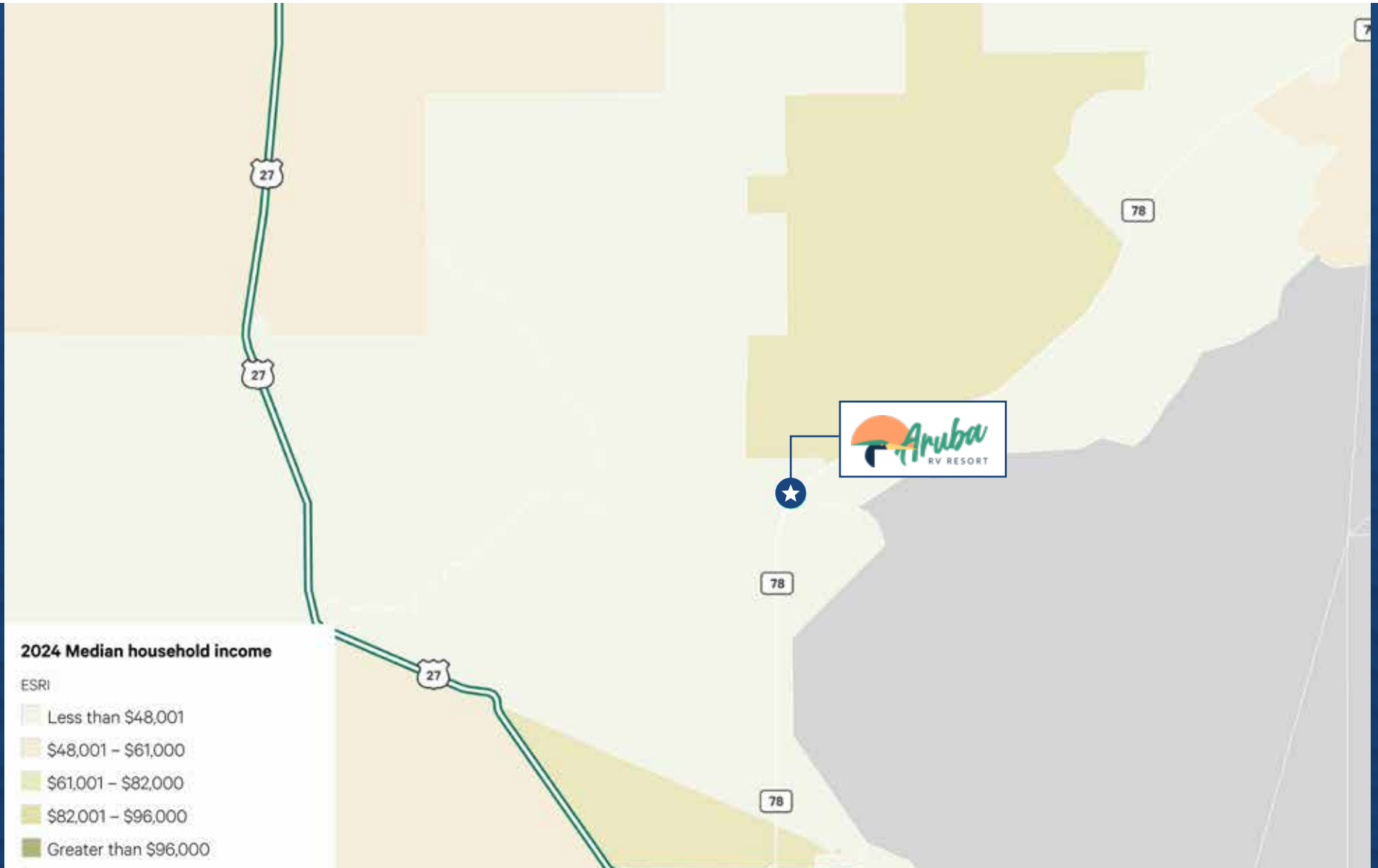
Source: ESRI





AREA OVERVIEW

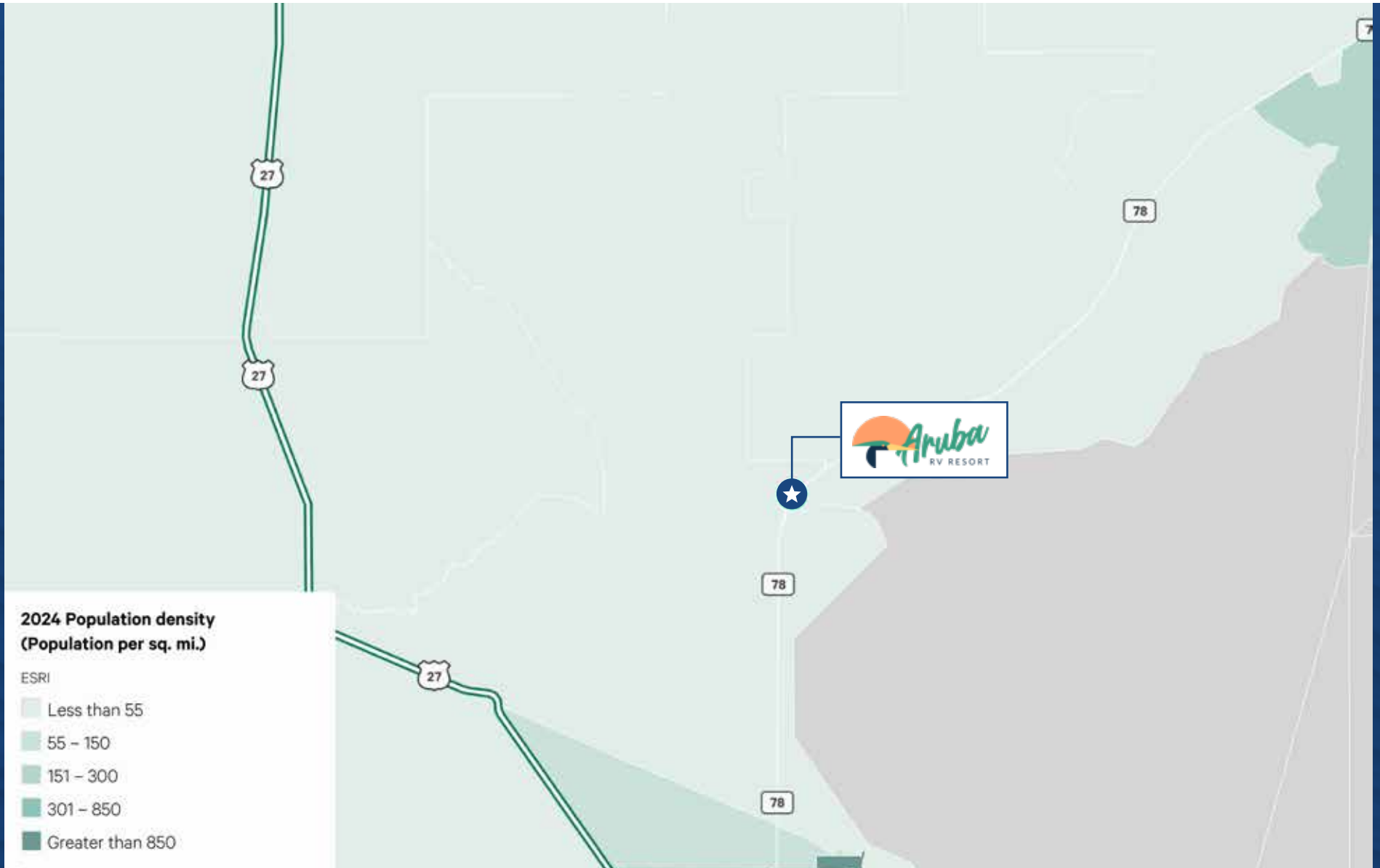
HOUSEHOLD INCOME MAP





AREA OVERVIEW

POPULATION MAP



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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