



Property Description

This offering presents a rare opportunity to acquire a ****12-lot mobile home park**** located in Lake City, Florida - one of North Florida's most reliable and in-demand affordable housing markets. The property offers a balanced mix of tenant-owned homes, rent-to-own contracts, and park-owned units, enabling predictable cash flow with built-in upside through unit renovations and rate optimization.

The park is fully licensed, operating smoothly and supported by ****recent infrastructure upgrades****, including a newly improved drain field and septic system, significantly reducing near-term capital expenditure risk. A current survey is available for buyer review.

This asset is ideal for both first-time operators entering the mobile home park segment and experienced investors seeking a ****low-maintenance, partially value-add park**** in a growth market.

Property Highlights

- Stabilized Property with Strong Operational Fundamentals

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OFFERING SUMMARY

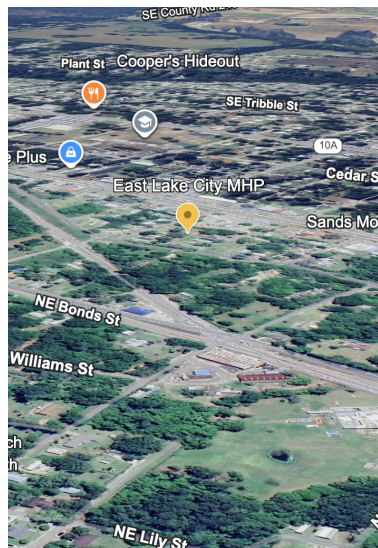
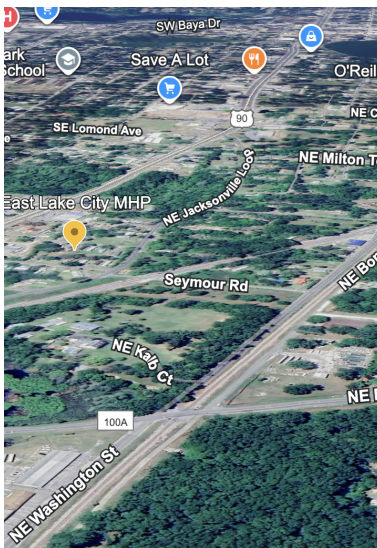
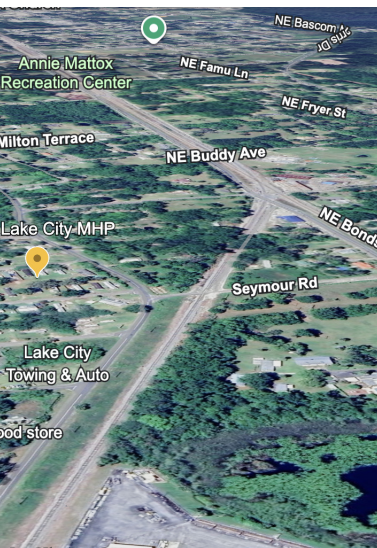
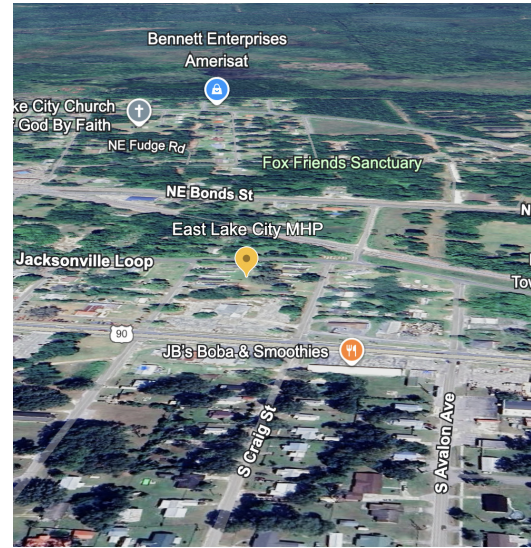
Sale Price:	\$950,000
Number of Units:	12
Lot Size:	1.74 Acres
Building Size:	12,408 SF
NOI:	\$89,988.00
Cap Rate:	9.47%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	414	1,473
Total Population	411	1,141	3,821
Average HH Income	\$43,961	\$48,567	\$57,895

1910 SW 18th Court Building 100
 Ocala, FL 34471
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MULTIFAMILY PROPERTY FOR SALE

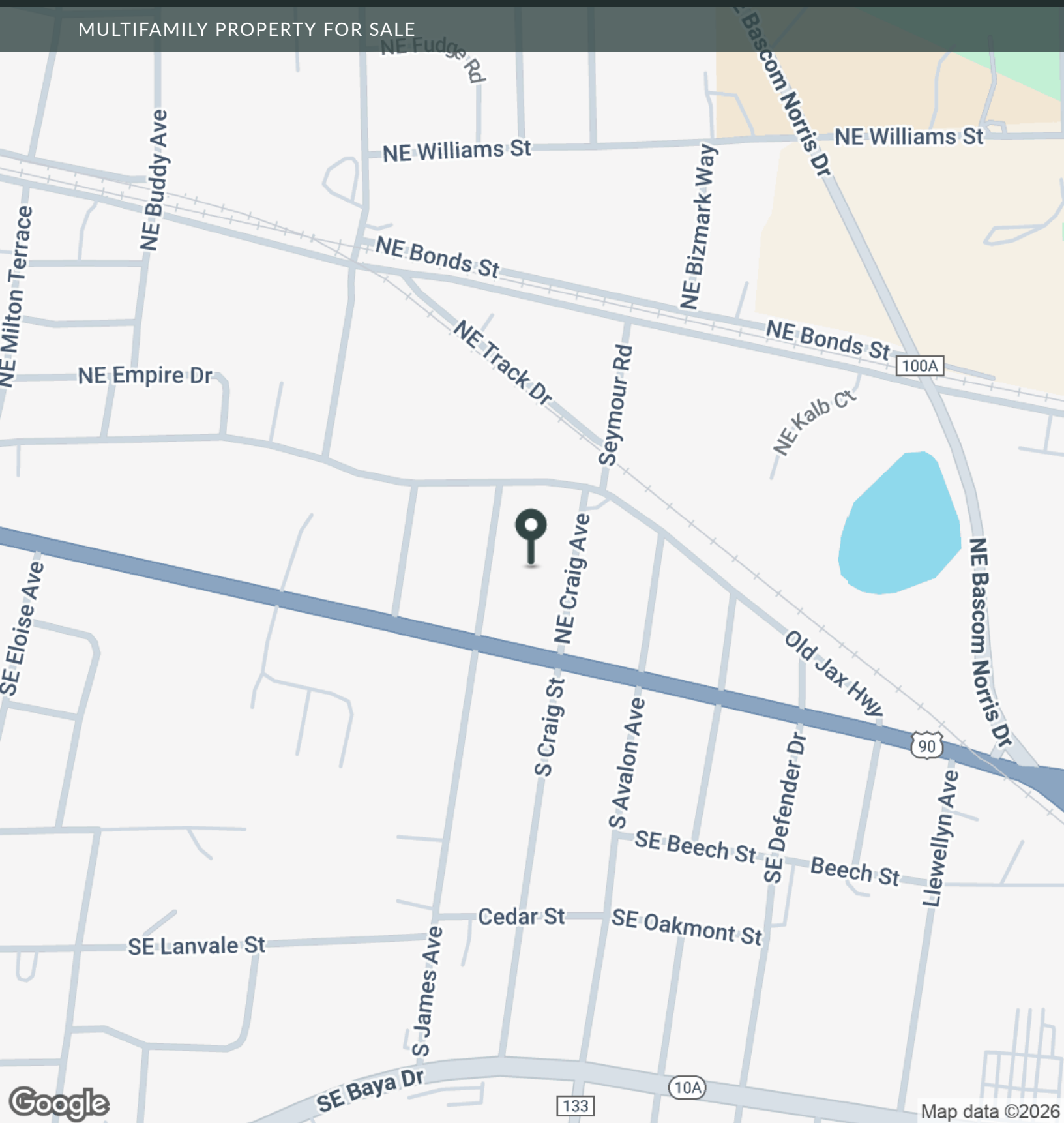


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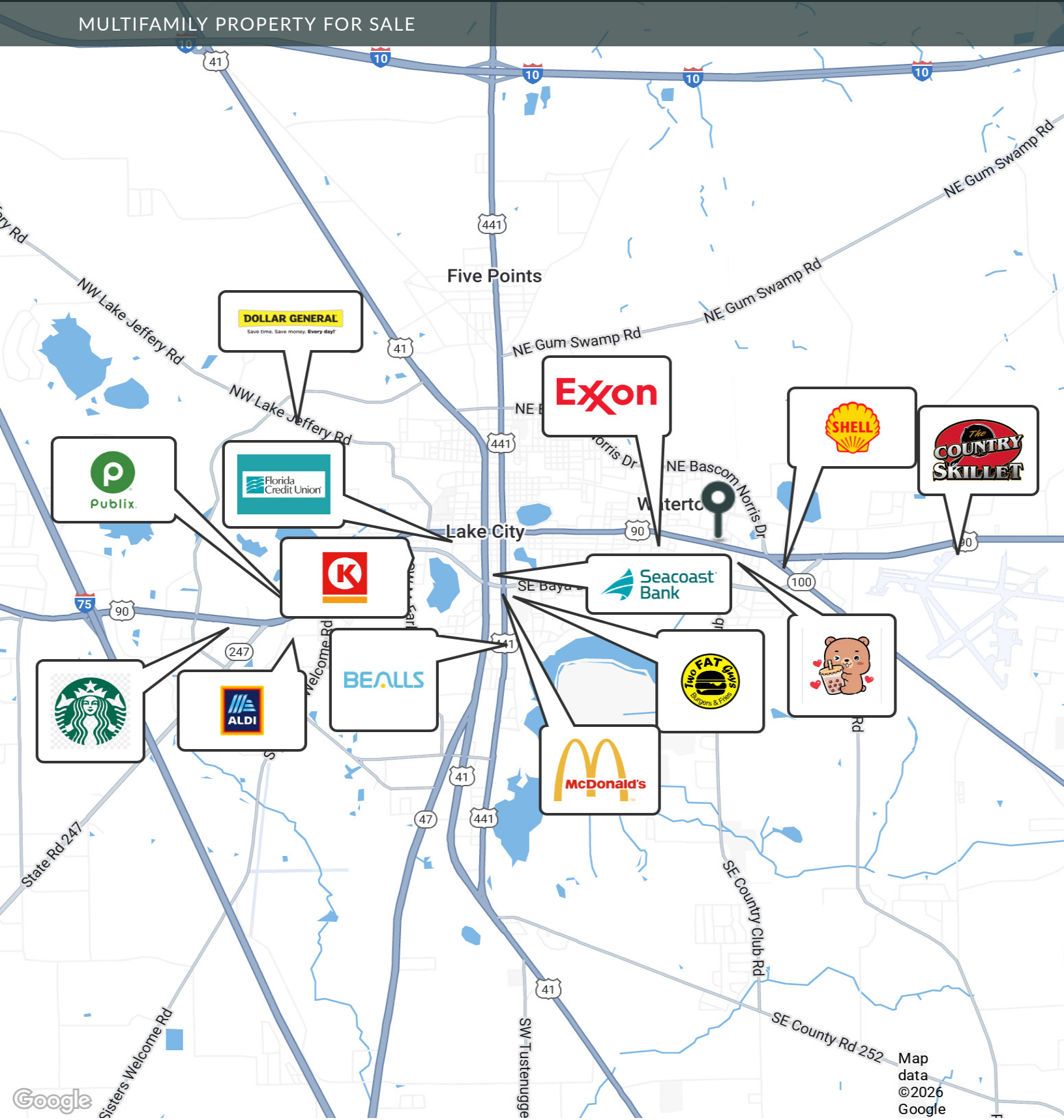


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MULTIFAMILY PROPERTY FOR SALE

Building Name	East Lake City MHP
Property Type	Multifamily
Property Subtype	Mobile Home Park
APN	33-3S-17-06500-001
Building Size	12,408 SF
Lot Size	1.74 Acres
Year Built	1997
Number of Floors	1
Number of Buildings	12

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- Stabilized Property with Strong Operational Fundamentals
- Balanced Unit Composition
- Infrastructure Improvements Completed
- Prime Affordable Housing Market

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East Lake City MHP 170 NE Craig Ave, Lake City, FL 32055

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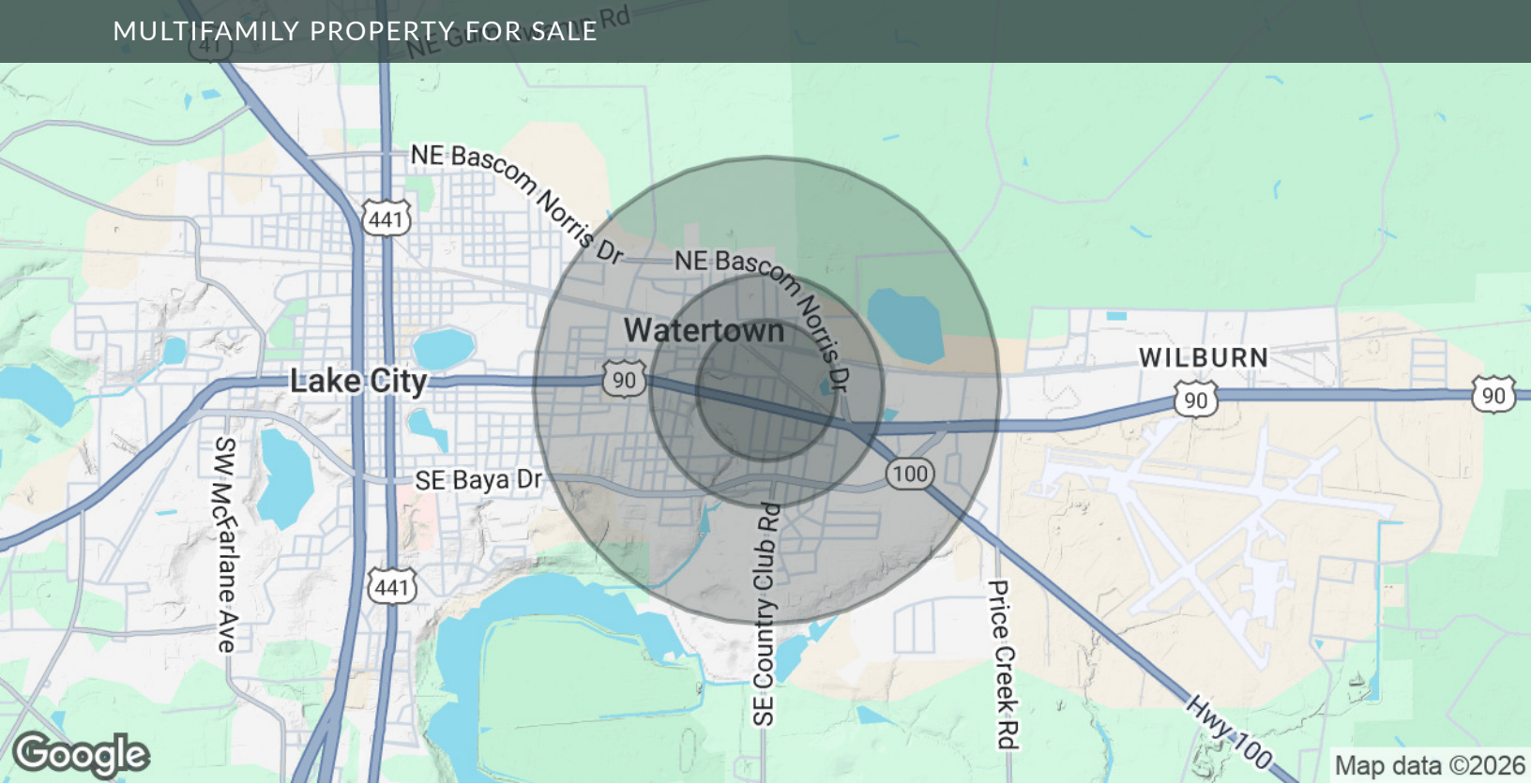
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	411	1,141	3,821
Average Age	40	40	42
Average Age (Male)	39	40	41
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	414	1,473
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$43,961	\$48,567	\$57,895
Average House Value	\$153,824	\$160,718	\$173,377

Demographics data derived from AlphaMap

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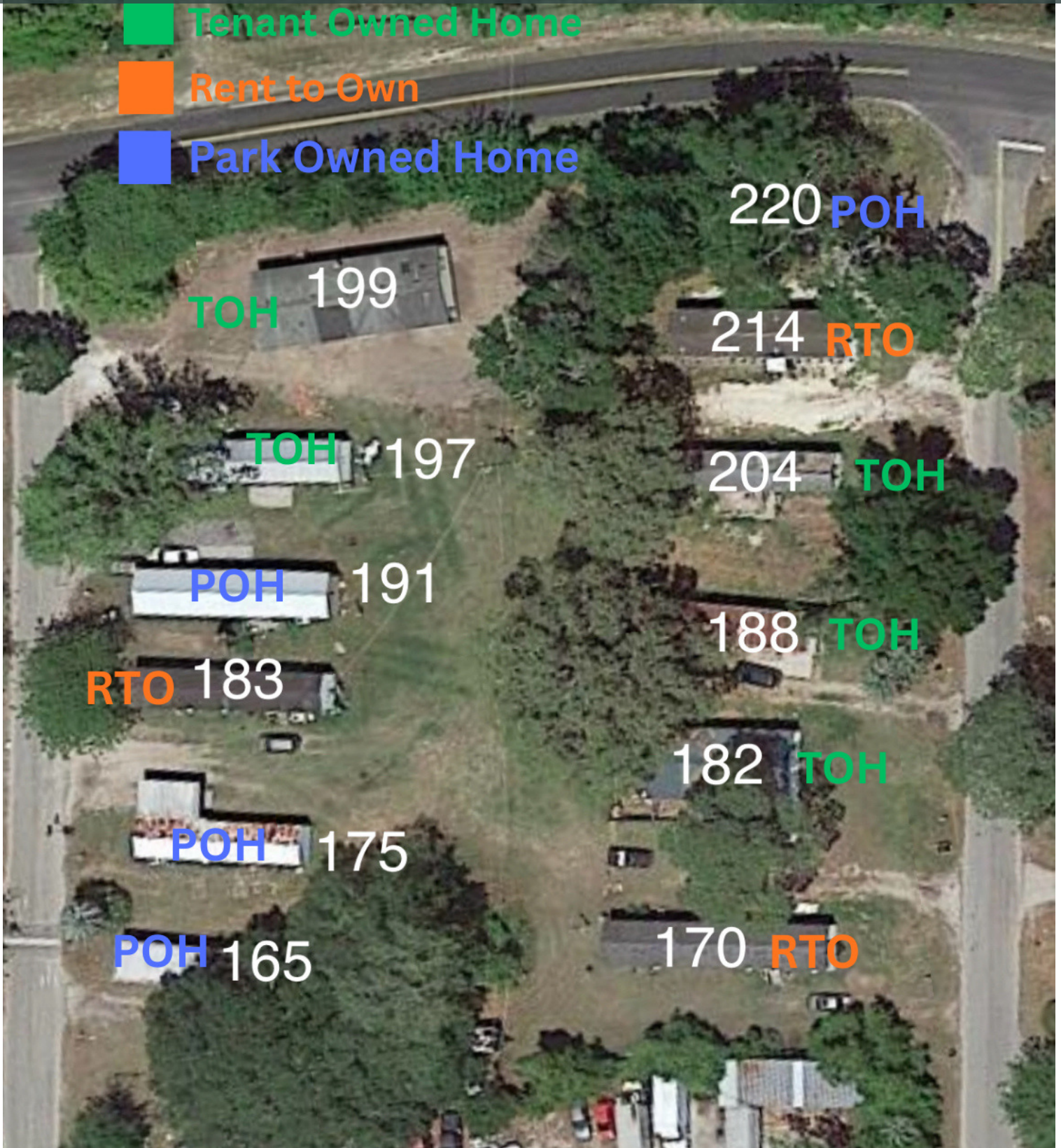


MULTIFAMILY PROPERTY FOR SALE

 **Tenant Owned Home**

 **Rent to Own**

 **Park Owned Home**



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MULTIFAMILY PROPERTY FOR SALE

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
-	-	-	1,152 SF	\$1,100	\$0.95	-	-
-	-	-	924 SF	\$1,100	\$1.19	-	-
-	-	-	924 SF	\$1,200	\$1.30	-	-
-	-	-	1,024 SF	\$1,200	\$1.17	-	-
-	-	-	924 SF	\$700	\$0.76	-	-
-	-	-	924 SF	\$700	\$0.76	-	-
-	-	-	806 SF	\$700	\$0.87	-	-
-	-	-	975 SF	\$725	\$0.74	-	-
-	-	-	900 SF	-	-	-	-
-	-	-	1,715 SF	\$1,100	\$0.64	-	-
-	-	-	1,216 SF	\$700	\$0.58	-	-
-	-	-	924 SF	-	-	-	-
TOTALS			12,408 SF	\$9,225	\$8.96	\$0	\$0.00
AVERAGES			1,034 SF	\$923	\$0.90		

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Professional Background

Thomas is a Commercial Real Estate Broker whose current deal flow includes; Large Land Transactions, Warehouse and Industrial Development, Multi-Family Apartment Entitlement and Development, RV/MH and Truck Storage Facilities, Risk Management & Real Estate solutions for generational funds and family offices as well as raising Capital for future projects. Thomas is the person who people go to when they need creative solutions and someone with a very large bandwidth to solve problems and give options quickly. Our tag line of “Changing the Game in Real Estate” is for specific reason. As a former strategic consultant and serial entrepreneur. His lifestyle has been curated in order to be the most efficient, effective and resourceful member of his field. Thomas absolutely loves what he does for a living and in one conversation you will see effort put forth and the track record he brings to the table. Thomas has strategically built a network of principals, real estate investment trusts and PE funds in order to maximize the calories that he burns. Thomas tends to connect people at the highest level just for sole excitement of creating opportunities that did not exist before.

Memberships

Ocala Business Leaders, Ocala Chamber of Commerce, Belleview Chamber of Commerce, Lake 100, Realtors Association, Oxford Commercial Exchange,

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