



**FAQ BIG BASS LODGE AND RV PARK + SFH (5) 1069 MARINA LN & CRAMER LN MOORE HAVEN 33471**

**Do you have more questions ?**

Call or email ilya 305894664 [io305894664@gmail.com](mailto:io305894664@gmail.com)

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**Property addresses:**

**[1069 Marine Ln Moore Haven 33471](#)**

**[East side of Cramer Ln Moore Haven 33471](#)**

**Photos:**

<https://tours.swift-pix.com/CGNxEq32qgoEMAU8SRW>

**Walkthrough Videos (there are two streets involved and also video of the room in 9 unit building (can be expanded 11 see below):**

Walkthrough Marine Ln: <https://youtu.be/kWRM1iu66Og>

Walkthrough Cramer Ln: <https://youtu.be/APCYLx4OIEU>

Building unit #7 walkthrough: <https://youtube.com/shorts/QMy29ALxXQA?feature=share>

Marketing Long Reel: <https://youtu.be/koT8lxuMgCc>

Marketing Short Reel: <https://youtube.com/shorts/oReRsGxW89A>

Here is the list of common questions and answers, it is up to the Buyer or their agent to verify the information below during the due diligence period:

1. Current revenue/income stream ?

**Answer:**

Monthly revenue: \$20,700

Monthly expenses: \$5,254

Monthly income: \$15,446

Annual income: \$185,352

**Note:** Place is rented at capacity, which can be expanded, see below for details

2. What is exactly included in the sale ?

**Answer:**

2.1 Marine Ln CBS Building with 9 1 bed 1 bath units. Can be expanded to 11 units total. Plus a common laundry room.

Each room rented: 1 through 5 \$1000 per month; 6-7-8-8b \$1200 per month

2.2 Marine Ln Frame (former office) 1/1

Rented at: \$1350

2.3 Marine Ln Frame Brick Front 2/1

Rented at:\$1500

2.4 Marine Ln 4 RV Spots

Rented at: \$650 per spot

2.5 Cramer Ln Frame Blue SFH 2/1

Rented at: \$1500

2.6 Cramer Ln CBS White SFH 3/1

Rented at: \$1650

2.7 Cramer Ln CBS Gray/Brown SFH 1/1

Rented at: \$1000

2.8 Cramer Ln 1 RV Spot with ability to expand

Rented at: \$650

2.9 Two (2) carports

2.10 Gazebo

2.11 Dock and walkway by the canal

3. Which utilities are available on site ?

**Answer:** municipal water and septic, electricity by Glades Electric.

4. What are current bills/expenses to run the place (monthly)?

**Answers:**

4.1 Electric ~\$2000

4.2 Water ~\$1000

4.3 Insurance ~\$600

4.4 Taxes ~1250 (might change after the purchase)

4.5 Manager lives on the premises and pays no rent (RV)

4.6 Landscaping \$300 per month during summer, \$150 per month during winter

4.7 Garbage \$150 per month (dumpster)

4.8 Licenses,certificates form the State ~\$350 per year

5. Does it mean there are no separate electric/water meters ?

**Answer:** Yes

6. Are there potential ways to improve the income stream ?

**Answer:** Yes, quite a few actually:

6.1 Main building can be expanded from current 9 to 11 units, the park on Marine Ln is limited to 15 units between the building and other structures;  
6.2 Cramer Ln has empty spaces, either add extra SFHs/little houses/container homes/manufactured homes or RVs spots (3-4);

7. Can you share the survey or site plan ?

**Answer: TBA**

8. What is owned by the Seller and what is owned by renters ?

**Answer: All buildings. Renters owned RVs.**

9. Can we see details about the parcels included in the sale ?

**Answer: Sure, see links below at the property appraiser website below.**

### **9.1 Marine Ln:**

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=4&PageID=6422&Q=1341374554&KeyValue=A23-40-32-U02-0000-0050>

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=1&PageID=6419&Q=251489588&KeyValue=A23-40-32-U02-0000-0050>

### **9.2 Cramer Ln:**

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=4&PageID=6422&KeyValue=A23-40-32-U03-0000-0180>

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=4&PageID=6422&KeyValue=A23-40-32-U03-0000-0230>

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=4&PageID=6422&KeyValue=A23-40-32-U03-0000-0230>

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=4&PageID=6422&KeyValue=A23-40-32-U03-0000-0240>

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=4&PageID=6422&KeyValue=A23-40-32-U03-0000-0250>

<https://qpublic.schneidercorp.com/Application.aspx?AppID=818&LayerID=14562&PageTypeID=1&PageID=6419&Q=1685108528&KeyValue=A23-40-32-U03-0000-0250>

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