

# Multifamily Opportunity - 10 Homes Value Add

1025 W Socrum Loop Rd & 711 and 713 Nashville Road, Lakeland, FL

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## PROPERTY SUMMARY



## Offering Summary

|                         |                                                                                   |
|-------------------------|-----------------------------------------------------------------------------------|
| <b>Sale Price:</b>      | <b>780,000</b>                                                                    |
| <b>Number of Units:</b> | 10 (9 Mobile homes and 1 SFH)                                                     |
| <b>Parcel ID's -</b>    | 23-27-12-000000-033120,<br>23-28-22-093500-007240<br>and 007230.                  |
| <b>Addresses:</b>       | 1025 W. Socrum Loop<br>Lakeland, FL & 711 & 713<br>Nashville Road, Lakeland<br>FL |
| <b>Lot Size:</b>        | 1.65 Acres                                                                        |
| <b>City:</b>            | Lakeland                                                                          |
| <b>County:</b>          | Polk                                                                              |
| <b>State:</b>           | Florida                                                                           |

## Property Overview

We are pleased to present this value-add multifamily portfolio opportunity in Lakeland, Florida, consisting of nine mobile homes and one single-family home across two properties in North and Central Lakeland.

(Property 1 - W Socrum Loop) - This north Lakeland property features a 7 unit mobile home park, all homes are park owned. Several units have been completely renovated, providing an opportunity to capture additional rental income.

The property is conveniently located just minutes from the busy US 98 corridor, offering easy access to major retailers, national restaurants, Lakeland Square Mall, and numerous other commercial amenities. Interstate 4 is approximately 12 minutes away,

(Property 2 - Nashville Rd) - This central Lakeland property consists of 2 mobile homes and 1 single-family home. The 3-bedroom/1-bath single-family home has been completely renovated and is currently available for lease.

Nashville Road is situated within the established George Jenkins Road/New Tampa Highway area, surrounded by a mix of residential neighborhoods, retail centers, employment destinations, and major commercial users, including Publix's distribution operations.

The portfolio offers significant upside through rental-rate growth. The current rent roll generates approximately \$75,900 in annual rental income. Based on conservative market rents, filling the 3 remaining vacant units could add approximately \$40,000 in annual rental revenue, bringing projected gross rental income to approximately \$116,000 annually, with further upside possible as existing rents are increased.

Current operating expenses are approximately \$40,000 annually, providing an investor with an opportunity to improve both income and overall portfolio performance through strategic lease-up and continued value-add improvements.



## COMPLETE HIGHLIGHTS



## Property Highlights

- Excellent multifamily portfolio opportunity with upside. Two separate properties, one in North Lakeland and one in Central Lakeland. 10 homes in total with 9 mobile homes and 1 single family home (newly renovated).
- The North Lakeland mobile home has 7 units. 2 vacancies currently. This is a state registered park "McCoy's Place 53-54-00292.
- All titles have been RP'd, Retired to the Park. The homes cannot be sold or relocated, but CAN be replaced.
- Recently re-zoned to LCC, multifamily allowed under the Live Local Act.
- Well and septic are available at this park.
- Nashville Rd consists of 2 mobile homes and 1 single family home, which has been completely renovated and is ready to lease.
- 2 septic tanks at the location with a new drain field lines added recently.
- Survey available for this property. Titles for mobile homes also available.
- Property management currently in place for \$57 per unit per month.
- All Tenants pay their own electric. Water is paid for by the Landlord and is included in the rent.
- Landlord carries General Liability insurance only.
- Leases available to review.

## RENT ROLL

| Suite                      | Bedrooms | Bathrooms | Rent            | Market Rent      |
|----------------------------|----------|-----------|-----------------|------------------|
| 1025 # 1 VACANT            | 1        | 1         | -               | \$11,400         |
| 1025 # 2 \$775//Month      | 1        | 1         | \$9,300         | \$11,400         |
| 1025 # 3 \$875/Month       | 2        | 1         | \$10,500        | \$13,200         |
| 1025 # 4 \$1000/mth        | 2        | 2         | \$12,000        | \$14,400         |
| 1025 # 5 \$700/mth         | 1        | 1.5       | \$8,400         | \$12,500         |
| 1025 # 6 \$975/Month       | 2        | 2         | \$11,700        | \$14,400         |
| 1025 # 7 \$925/Month       | 2        | 1         | -               | \$13,200         |
| Nashville # 1 \$1000/Month | 2        | 1         | \$12,000        | \$13,200         |
| Nashville # 2 \$1000/Month | 2        | 1         | \$12,000        | \$13,200         |
| 713 Nashville SFH - VACANT | 3        | 1         | -               | \$15,600         |
| <b>Totals</b>              |          |           | <b>\$75,900</b> | <b>\$132,500</b> |



## INCOME & EXPENSES

### Income Summary

|                     |                 |
|---------------------|-----------------|
| Rents               | \$58,500        |
| Vacancy Cost        | \$0             |
| <b>Gross Income</b> | <b>\$75,900</b> |

### Multifamily Opportunity Lakeland - 10 Homes 2 Locations

### Expenses Summary

|                                                    |                 |
|----------------------------------------------------|-----------------|
| Property Taxes - 711 & 713 Nashville               | \$4,459         |
| Property Taxes - 1025 W Socrum                     | \$6,415         |
| Property Management Fees (\$57 per unit per month) | \$6,840         |
| Trash Pick Up - W Socrum Loop                      | \$3,276         |
| General Liability Insurance                        | \$3,000         |
| Water Bill & Water Pump                            | \$1,920         |
| Lawn Maintenance - W Socrum Loop (\$390/Month)     | \$4,680         |
| Lawn Maintenance - Nashville (\$180/Month)         | \$2,160         |
| <b>Operating Expenses</b>                          | <b>\$36,482</b> |

|                             |                 |
|-----------------------------|-----------------|
| <b>Net Operating Income</b> | <b>\$39,418</b> |
|-----------------------------|-----------------|

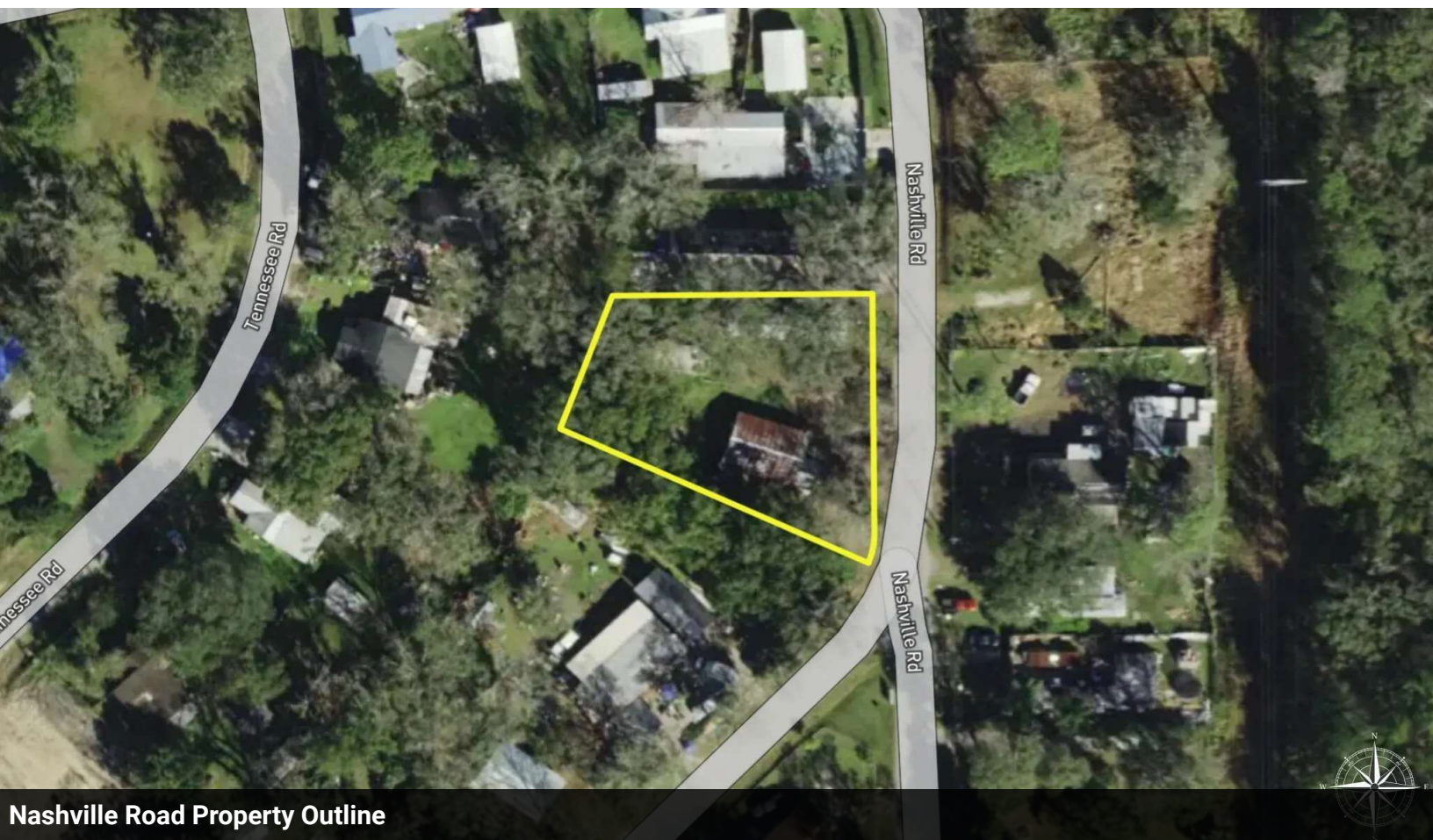
### Multifamily Opportunity Lakeland - 10 Homes 2 Locations



## PROPERTY OUTLINES



Socrum Loop Property Outline



Nashville Road Property Outline

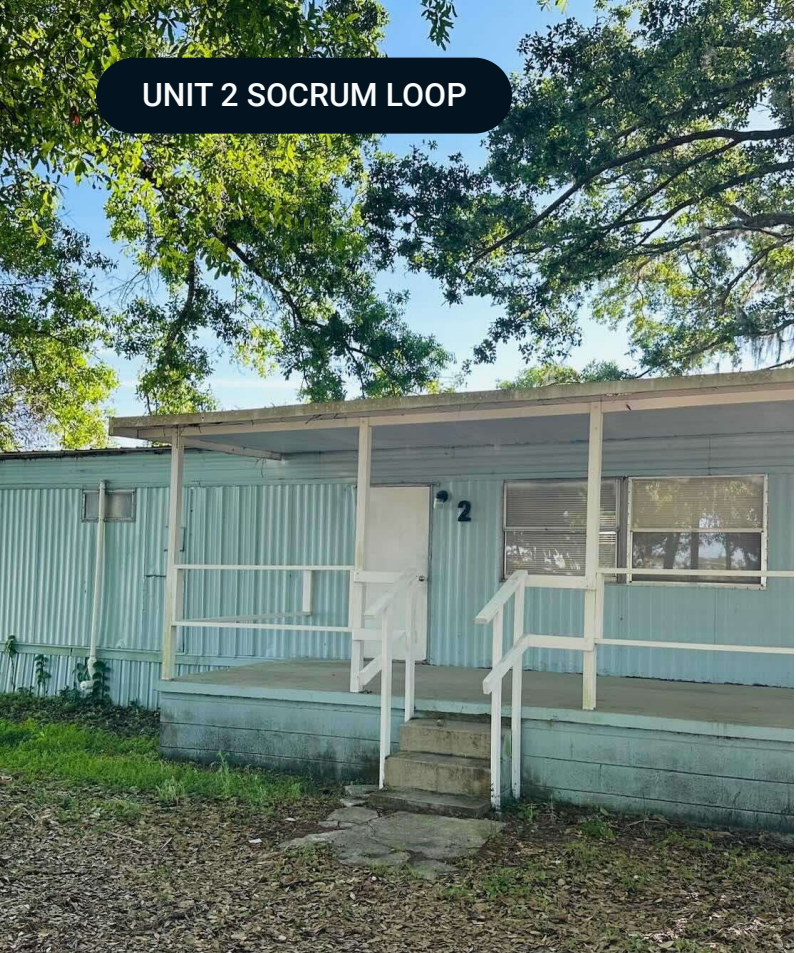


1025 W SOCRUM LOOP PHOTOS





UNIT 2 SOCRUM LOOP





UNIT 3 SOCRUM LOOP





UNIT 6 SOCRUM LOOP





UNIT 7 SOCRUM LOOP

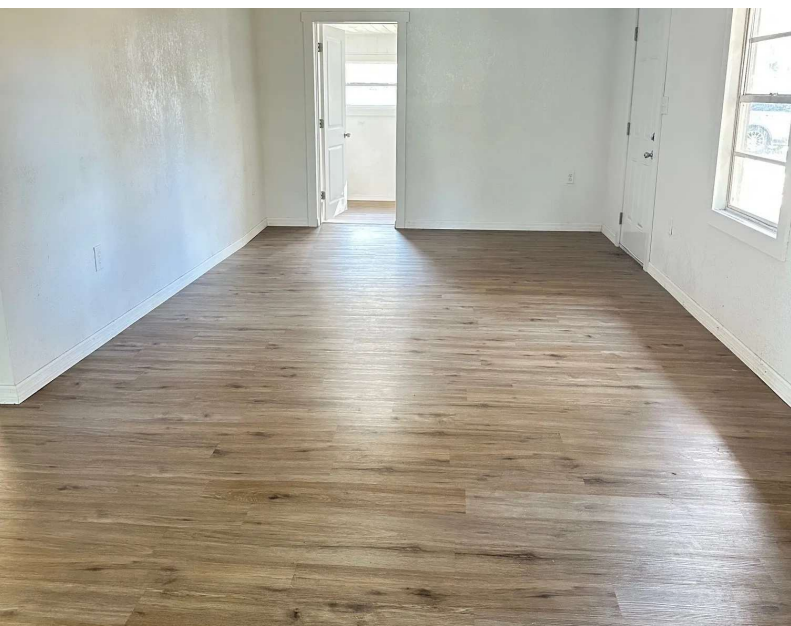








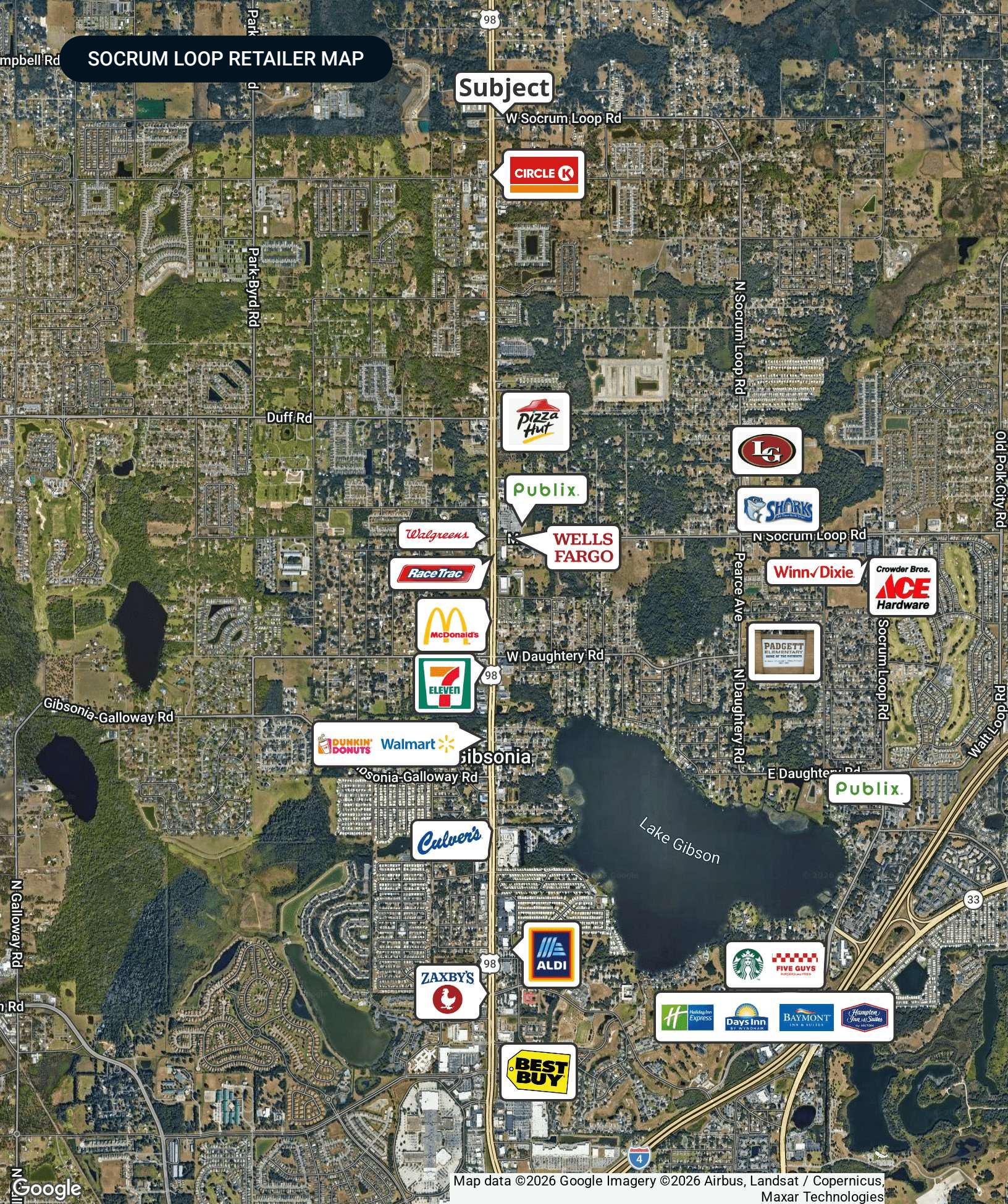
## NASHVILLE SFH RENOVATIONS





# SOCRUM LOOP RETAILER MAP

Subject



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



**NASHVILLE RD RETAILER MAP**

Map showing various retail locations in Nashville, TN, including:

- Hardee's
- Wendy's
- Lakeland
- Save a Lot
- Subway
- CITGO
- Subject
- Wendy's
- Lakeland
- Save a Lot
- Subway
- CITGO
- Subject
- Wendy's
- Lakeland
- Save a Lot
- Subway
- CITGO
- Subject





## Lakeland

### POLK COUNTY

**Founded** 1885

**Population** 117,606 (2023)

**Area** 74.4 sq mi

**Website** [lakelandgov.net](http://lakelandgov.net)

**Major Employers**

- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

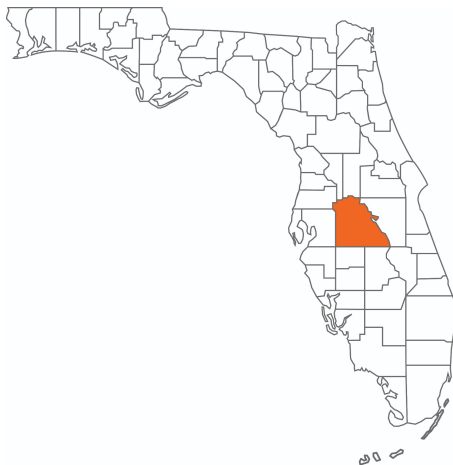
Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.





## Polk County

### FLORIDA

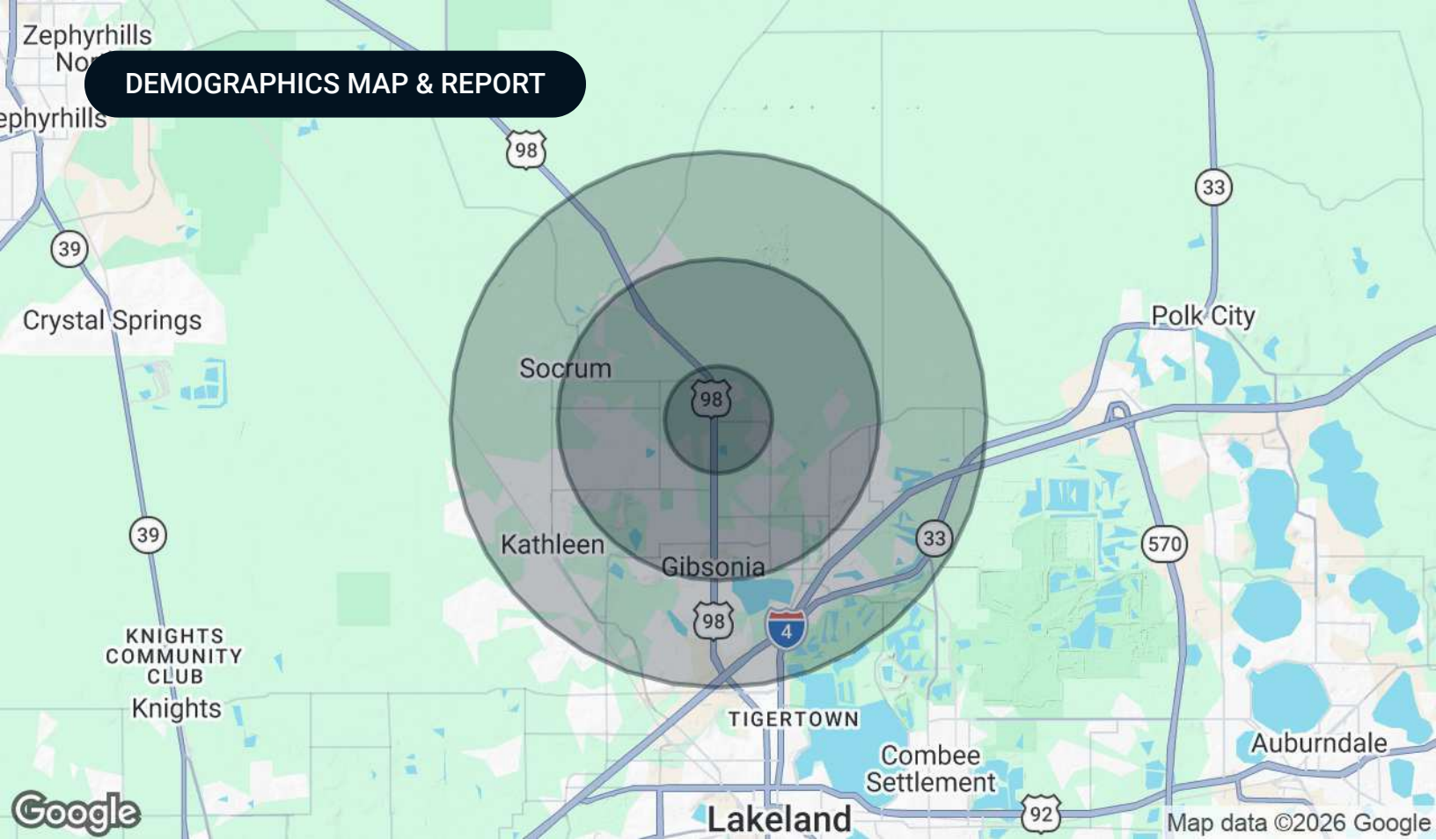


|                    |               |                   |                 |
|--------------------|---------------|-------------------|-----------------|
| <b>Founded</b>     | 1861          | <b>Density</b>    | 386.5 (2019)    |
| <b>County Seat</b> | Bartow        | <b>Population</b> | 775,084 (2023)  |
| <b>Area</b>        | 1,875 sq. mi. | <b>Website</b>    | polk-county.net |

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



## DEMOGRAPHICS MAP & REPORT



### Population

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 3,752  | 37,924  | 88,254  |
| Average Age          | 39     | 44      | 43      |
| Average Age (Male)   | 39     | 43      | 42      |
| Average Age (Female) | 40     | 44      | 44      |

### Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,330     | 14,277    | 34,300    |
| # of Persons per HH | 2.8       | 2.7       | 2.6       |
| Average HH Income   | \$77,607  | \$86,598  | \$86,449  |
| Average House Value | \$292,992 | \$296,505 | \$281,766 |

2020 American Community Survey (ACS)





### Craig Morby

Senior Advisor

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## Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.





### Eric Ammon, CCIM

Senior Advisor

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## Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## Memberships

Certified Commercial Investment Member





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