

**PRICE
REDUCED**

FOR SALE



~~\$~~1,399,000.00

RIVER BLUFF RESORT

14725 NW 1st PKWY
OKEECHOBEE FL 34972



PROPERTY
INFORMATION



Address

14725 NW 1st PKWY Okeechobee FL 34972

Lot Dimensions

3.63 Acres

Use Code

MOBILE HOME (0200)

Units

17

Year Built

1960-2020

Taxes (2024/2025)

\$13,642.00

NOI \$107,900.68

CAP RATE 7.71%

PROPERTY SERVICES

Picnic Tables



Parking



Lodging



Outdoor Grills



Marina Rental



Wi-Fi Area



RV for rental



Public Bathrooms with showers



11 Docks

Boat Ramp



2 Acres of Recreation Area



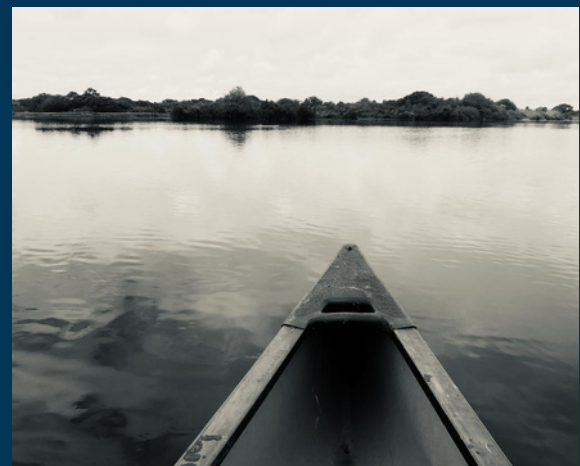
Playground Area



PROPERTY FINANCIALS

| FINANCIALS | | | | |
|-----------------------------------|--------------------|---------------------|-----------|---------------------|
| | ACTUAL | | PROJECTED | |
| | | | | |
| Price | | \$1,399,000.00 | | \$1,399,000.00 |
| INCOME | Monthly | Annually | | Monthly |
| House Lodge | \$1,380.00 | \$16,560.00 | | \$2,000.00 |
| House Bass | \$1,600.00 | \$19,200.00 | | \$2,000.00 |
| House Cottage | \$1,400.00 | \$16,800.00 | | \$1,900.00 |
| Land 1 | | | | \$450.00 |
| Land 2 | | | | \$450.00 |
| Land 3 | \$425.00 | \$5,100.00 | | \$450.00 |
| 4- Mobile Home | \$990.00 | \$11,880.00 | | \$1,500.00 |
| Land 5 | \$333.33 | \$3,999.96 | | \$450.00 |
| 6- Mobile Home | \$1,000.00 | \$12,000.00 | | \$1,500.00 |
| 7- Mobile Home | \$1,000.00 | \$12,000.00 | | \$1,500.00 |
| Land 8 | \$333.33 | \$3,999.96 | | \$450.00 |
| Land 9 | \$450.00 | \$5,400.00 | | \$450.00 |
| 10- Mobile Home | \$1,000.00 | \$12,000.00 | | \$1,500.00 |
| 11- Mobile Home | \$1,100.00 | \$13,200.00 | | \$1,500.00 |
| 12- Mobile Home | \$1,000.00 | \$12,000.00 | | \$1,500.00 |
| Boat House | \$333.33 | \$3,999.96 | | \$450.00 |
| Office | | | | |
| Marine Ramp rental full day | | | | \$250.00 |
| truck parking rental half day | | | | \$250.00 |
| GROSS INCOME ANNUAL | \$12,344.99 | \$148,139.88 | | \$222,600.00 |
| EXPENSES | Monthly | Annually | | |
| Insurance | | \$5,500.00 | | \$5,500.00 |
| Taxes | | \$13,642.00 | | \$30,998.00 |
| Management and Landscaping | \$800.00 | \$9,600.00 | | \$9,600.00 |
| Local Lighthouse | \$50.00 | \$600.00 | | \$600.00 |
| FPL | \$150.00 | \$1,800.00 | | \$1,800.00 |
| Lumen- Cable/Internet | \$305.71 | \$3,668.52 | | \$3,668.52 |
| Water Treatment- once a year | | \$300.00 | | \$300.00 |
| Water Treatment Supplies- 45 days | \$280.00 | \$3,360.00 | | \$3,360.00 |
| Pest Control every two months | \$200.00 | \$1,200.00 | | \$1,200.00 |
| Waste Management | \$47.39 | \$568.68 | | \$568.68 |
| Total Expenses | \$1,833.10 | \$40,239.20 | | \$57,595.20 |
| NET OPERATING INCOME | \$10,511.89 | \$107,900.68 | | \$165,004.80 |
| CAP RATE | | 7.71% | | 11.79% |

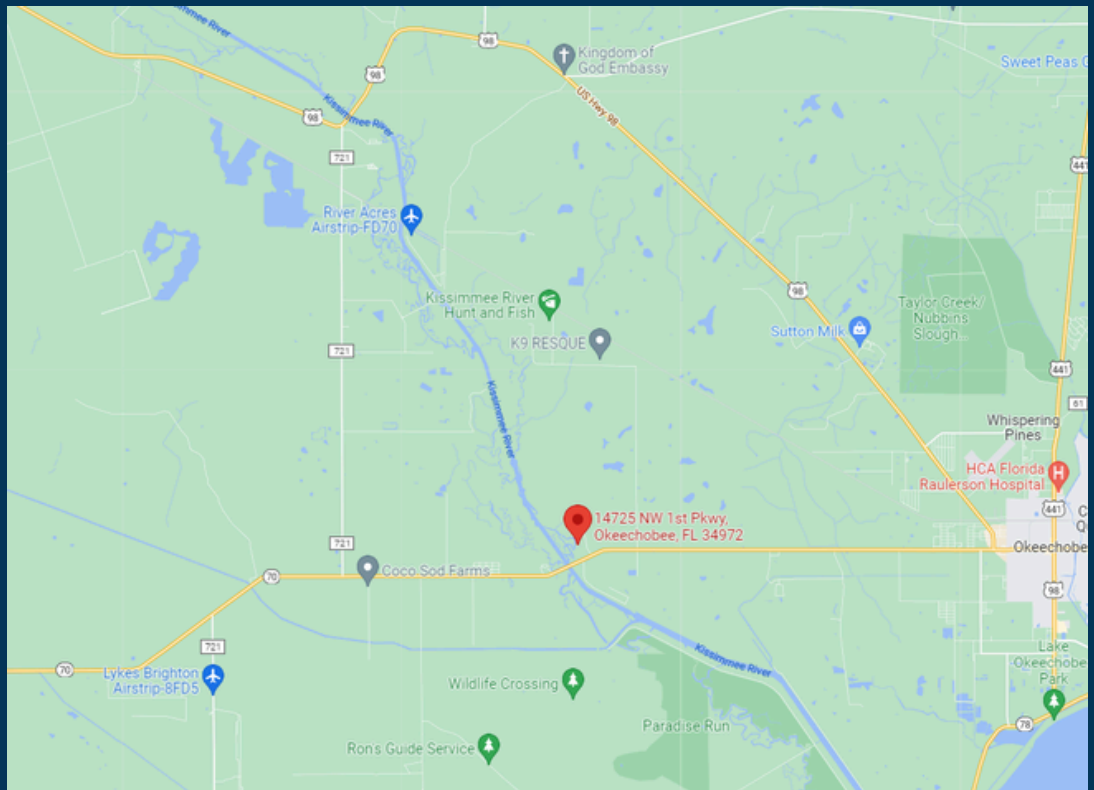
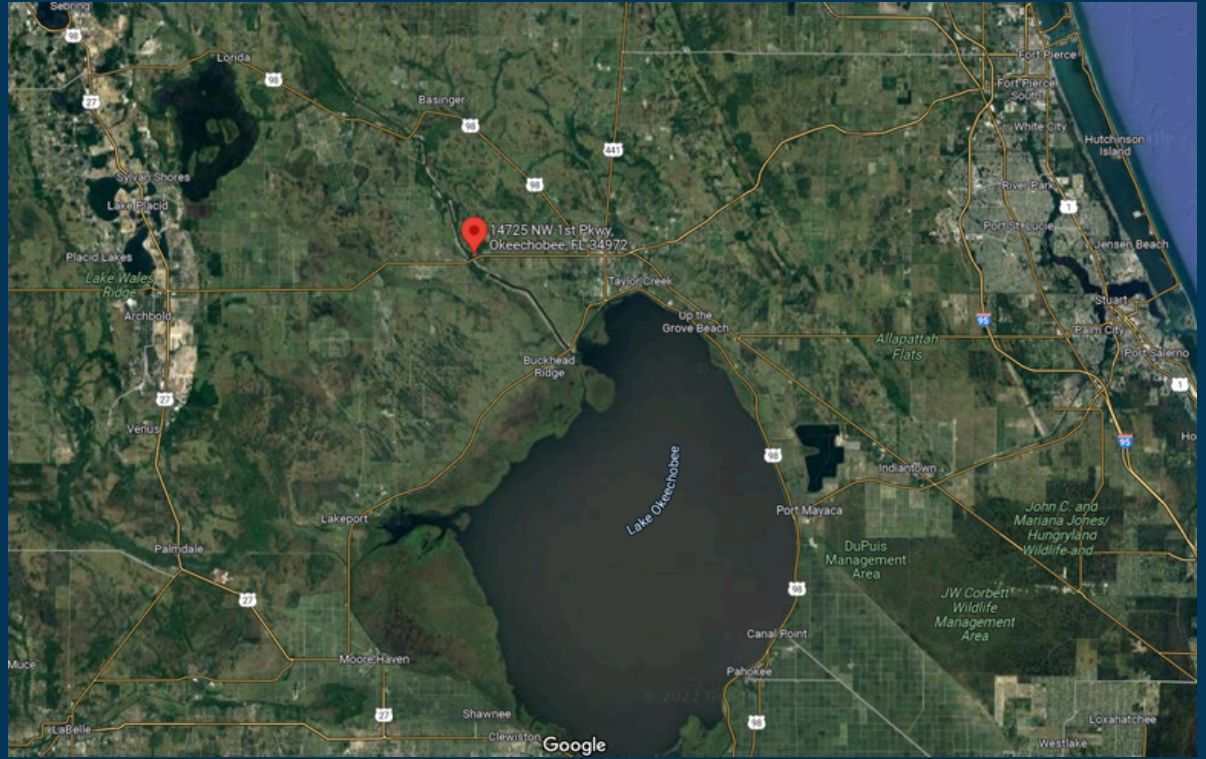
PROPERTY PHOTOS



PROPERTY LOCATION



PROPERTY LOCATION



THE NEIGHBORHOOD

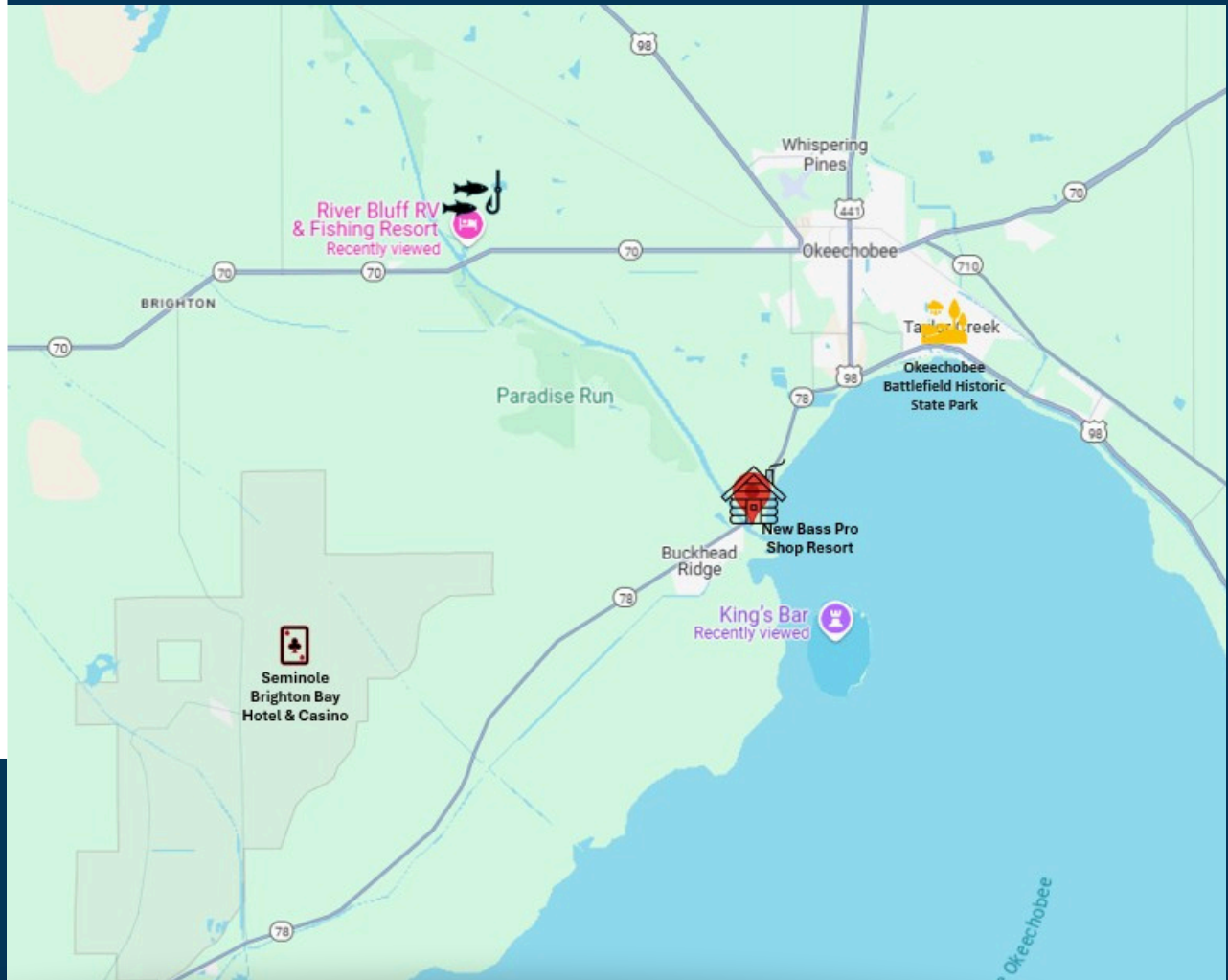


If you're looking for a friendly, rural, small town community with a forward-thinking attitude, you'll feel right at home here in Okeechobee!

Okeechobee is known as the "Speckled Perch Capital of the World" so it is only fitting that we hold an annual event in honor of this title. The Speckled Perch Festival, sponsored by the Okeechobee Main Street, is our largest festival of the year and is held in March. Each year this downtown event attracts thousands of out of town visitors and locals alike. It's kicked off by a parade that wraps around Flagler Park. Hundreds of craft and food vendors are scattered about, the most popular being the Seminole booths with their colorful jackets and crafts for sale as well as their delicious pumpkin bread. There's also the Okeechobee Cattlemen's Rodeo and the Okeechobee County Fair going on at the Agri-Center.

The location makes Okeechobee the Gateway to South Florida with convenient access to both coasts and all of Central Florida.

THE NEIGHBORHOOD



CONTACT US

JACKELINE LONDONO
BROKER

PHONE: 305-345-3738

EMAIL:

VIP@MORGANWHITNEY.COM

MORGAN WHITNEY INC

350 LINCOLN RD SUITE 352

MIAMI BEACH FL 33139

T: 888-335-8585

WWW.MORGANWHITNEY.COM

