

FOR SALE

\$2,400,000

Peace River RV & Mobile Home Park | Punta Gorda, Florida

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**9% CAP
Rate &
Growing**

Rare Punta Gorda Mobile Home Park Investment Opportunity

The overall property is made up of several parcels and even includes its own island adding extra income value!

- 36 Mobile Home / RV Units
- Duplex (2 sides) + Single Family House
- Public Restroom Facility (2 CBS)
- Storage Units – Additional Income
- On-Site Office Room
- Well Room – 9 Separate Septic Tanks
- Community Boat Ramp
- Private Island – Fish & Camp
- 4 Fishing Docks on Island
- Electricity & Water to Island
- Laundry Income
- No Flood Zone
- Just 7 Miles from I-75

NOI (2026 @ 85%)
\$256,129

Monthly Income
\$25,180

Full Occ. Monthly
\$30,130

Occupancy Rate
85%

Total Units
39 Units



Island Bridge to Fish & Camp Retreat



WHY THIS INVESTMENT STANDS OUT

- ✓ 17 Ft Above Sea Level
- ✓ No Flood Zone
- ✓ Island Camping Upside
- ✓ Below-Market Rents
- ✓ Stabilizing Occupancy
- ✓ Multiple Income Streams

Savannah Zarris | Savvy Realtors

Sellstate Vision Realty

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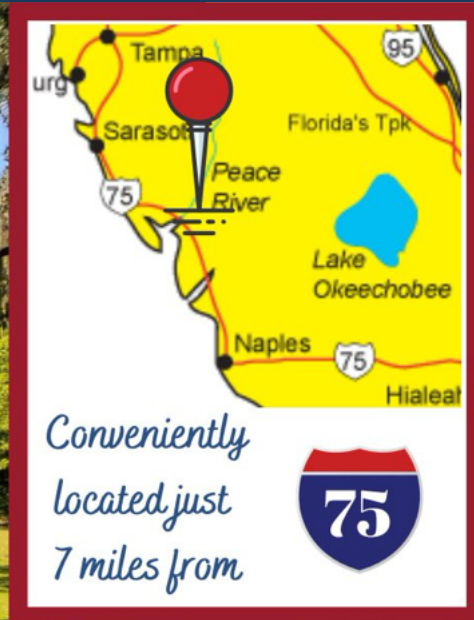
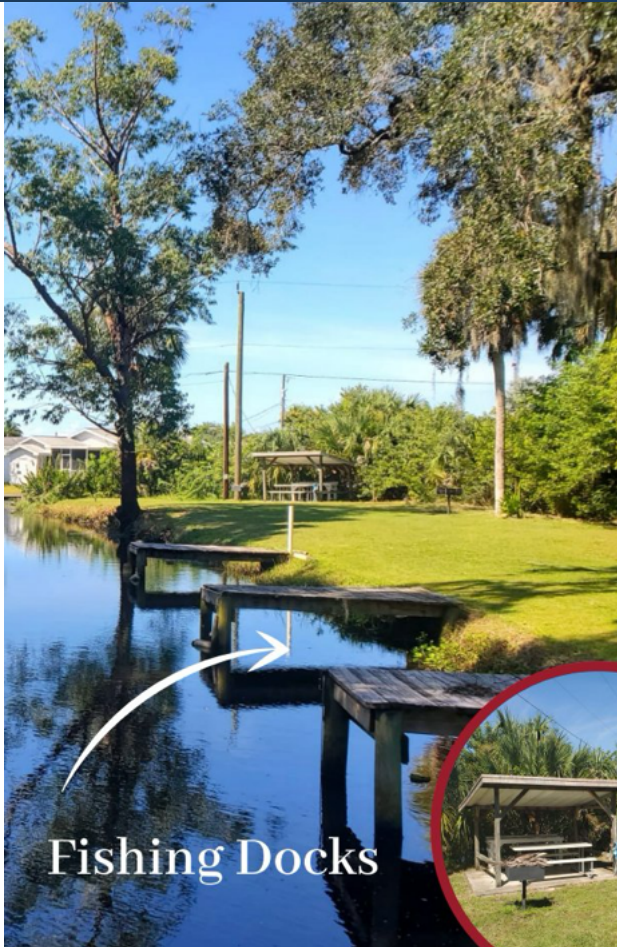
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Fishing Docks

Boat Ramp

Fishing Docks • Community Boat Ramp • Just 7 Miles from I-75

Location & Access

- Punta Gorda, Florida
- Just 7 miles from I-75
- Easy access from US-17
- Minutes to downtown Punta Gorda
- Near shopping, dining & medical
- 17 feet above sea level
- Zero flood zone designation
- No flood insurance required

Income Opportunity

- 2026 NOI: \$256,129 (at 85% occ.)
- Full occupancy monthly: \$30,130
- Current monthly income: \$25,180
- Laundry income: \$1,561/yr
- Storage rental income (Units 6 & 7)
- Island campsite potential (4 sites)
- Below-market rents — upside on renewal
- Boat ramp & dock fee potential

ISLAND OPPORTUNITY — UNTAPPED INCOME POTENTIAL

The community island already has electricity and water connected, plus 4 fishing docks and public restrooms (2 showers + 2 toilets per side). With minimal investment — a small gazebo and a couple of outdoor BBQs — this island becomes a branded short-term camping and fishing retreat destination, generating weekend campsite income. A truly unique asset that sets this park apart from any comparable investment.

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