

OFFERING MEMORANDUM



Sunnyvale Mobile Home Park 15 Occupied Lots, w/3 potential additional lots

12158 SE 84TH AVE
BELLEVIEW FL 34420-4704

\$1,585,000

PRESENTED BY

Erin Freel, CCIM
813.478.1735
erin@erinfreel.com

Joel Bockoras
352.216.1986
joel@bockoras.com



www.BoydRealEstateGroup.com

SECTION I: MARKETING CONTACTS & OFFER SUBMISSION

PROPERTY VISITATION

Prospective purchasers can windshield the property without bothering any of the residents. Property tours can be conducted with at least 48 hours' notice in which the prospective purchaser may have the opportunity to access a few units.

DO NOT DISTURB the community's ongoing operations, staff, or residents.

ASKING PRICE
\$1,585,000.00

Co-brokerage Commission: 3%

Offer Submission:

Offers should be presented in the form of a non-binding LOI and sent to **Erin Freel** at erin@erinfreel.com and **Joel Bockoras** at joel@bockoras.com.

Terms in the LOI should include:

- Offer Price
- Earnest Money Deposit(s)
- Due Diligence & Closing Period
- Description of Purchaser Qualifications
- Proof of Funds

LISTING BROKER

Erin Freel, Boyd Real Estate

CCIM, Broker Associate
1720 SE 16th Ave. #200
Ocala, FL 34471
P: (813) 478-1735
E: erin@erinfreel.com



Fewer than 10 percent of commercial real estate professionals are CCIMs, or Commercial Certified Investment Members, and that 10 percent averages 42 percent more transactions annually than typical brokerage specialists.



SECTION II:
PROPERTY DESCRIPTION

Now available: Sunnyvale Mobile Home Park in Marion County, Florida. This neat and well-maintained, **15 lot, fully-occupied park** is not to be missed. Attractively priced with many value-added features. In this offering there are 11 park-owned homes (POH's), 1 duplex with two well-equipped 1,200 SF units, and two stand alone efficiency units. Additionally, there is a lot in the front that has homesite potential and 2 additional mobile home sites approved by Marion County Health Department. **Current NOI is \$122,850 with a 7.7% CAP.** With increased rents and rental of the owner's side of duplex, the NOI is \$184,800 with a 9.2% CAP. Sunnyvale is 8.37 acres, on well and septic and located in Belleview, Florida which is the center of the Ocala Metro, named the 10th safest place to live, 6th fastest growing and 16th best place to retire by US News and World Report.



SECTION III: INVESTMENT HIGHLIGHTS

- **15 Occupied Lots, 3 potential additional lots (2 mobile, 1 home)**
 - 1 (2 unit) 2,400 SF duplex with pool (1,200 SF per unit)
 - 2 efficiencies
 - 1 (.59 acre) home site lot in front, east side of property to be approved
 - 2 additional mobile home sites approved by Marion County Health Department
 - 8.37 acres total
 - 100% occupied, over half the rents are below market rate
 - Well and Septic, Garbage is Dumpster service
 - One of the neatest, most well-maintained parks in the Central Florida area
 - NOI to date is \$122,850 with 7.7% CAP. With increased rents: NOI 147,150 with 9.2% CAP
 - Location: Ocala Metro ranked #2 growth city by U-haul January 2024
 - US News and World Report #10 Safest Places to Live, #6 Fastest Growing Metros and #16 Best Places to Retire

INVENTORY THAT CONVEYS

All the lawn care implements (weed eater, blower, chainsaw, roto-rooter, lawnmower) including a 60 inch zero-turn with low hours

Golf cart

53 foot reefer unit for storage

27 foot camper with 30 amp with septic/water hook up under a covered pole barn

3 bay garage

One bay high bay pole barn

Garage and a half workshop



SECTION IV: FINANCIALS

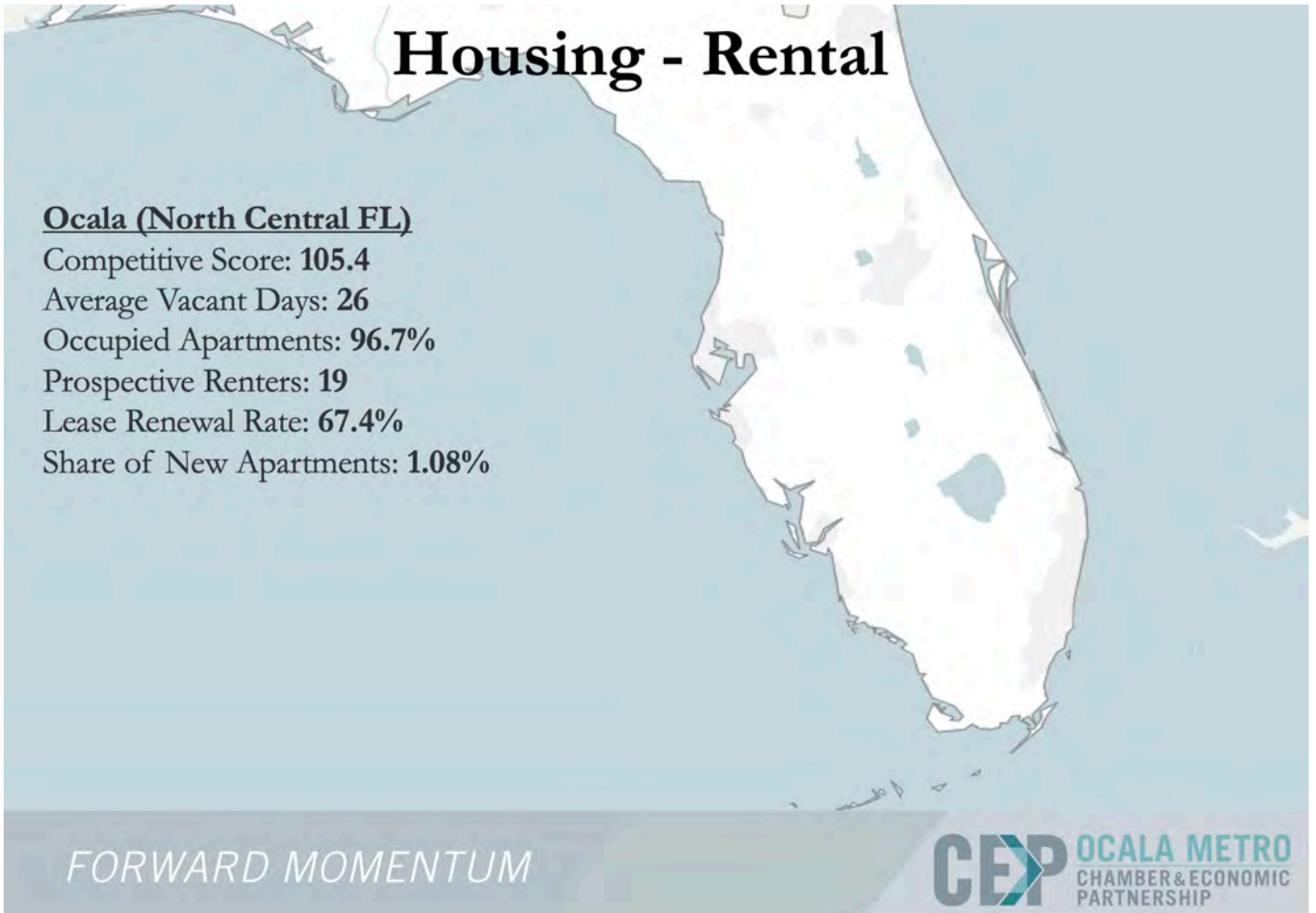
CURRENT ANNUAL FINANCIALS		WITH PROJECTED RENT INCREASES	
Income:	\$160,500	Income:	\$184,800
Expenses:	Taxes: \$10,650 Electric: \$3,500 Garbage: \$2,500 Insurance: \$11,000 Maintenance: \$10,000 TOTAL: \$37,650	Expenses:	Taxes: \$10,650 Electric: \$3,500 Garbage: \$2,500 Insurance: \$11,000 Maintenance: \$10,000 TOTAL: \$37,650
NOI:	\$122,850	NOI:	\$147,150
CAP Rate:	7.70%	CAP Rate:	9.2%

UNIT	TYPE	CURRENT RENT	POTENTIAL
2018 Oak Creek	14' x 60' SW - 3 br, 2 ba	\$1,200	\$1,200
1970's Palm	12' x 60' SW - 2 br, 1 ba	\$750	\$750
1970's Duke	12' x 56' SW - 2 br, 1 ba	\$700	\$850
1977 Home	24' x 56' DW - 2 br, 2 ba	\$950	\$1,200
1970's Nobility	12' x 68' SW - 3 br, 1 ba	\$675	\$850
1970's Vandy	12' x 57' SW - 1 br, 1 ba	\$725	\$850
2,400 SF Duplex	Rental Side - 2 br, 1 ba	\$1,400	\$1,400
2,400 SF Duplex	Owner Side - 3 br, 1 ba	\$1,950	\$1,950
1970's Marriott	12' x 57' SW - 1 br, 1 ba	\$800	\$1,000
1985 Shoreline	24' x 32' DW - 2 br, 1 ba	\$1,000	\$1,200
1984 Building	Small Efficiency	\$500	\$700
1970's Shelby	12' x 60' SW - 2 br, 1 ba	\$650	\$850
1992 Skyline	12' x 66' SW - 2 br, 2 ba	\$925	\$1,200
1999 Building	Small Efficiency	\$625	\$700
1970's Palm	12' x 56' SW - 2 br, 1 ba	\$525	\$700
Annual Totals:		\$160,500	\$184,800

SECTION V:
PHOTO GALLERY



SECTION VI:
HOUSING - RENTAL MARKET



The Ocala Metro ranked **# 4 nationally in Highest Rates of House Price Appreciation** Year over Year (34.41%) and among the highest over 5 Years (91.19%)

FHFA, November 2022

The Ocala Metro ranked **# 1 most affordable metro in Florida.**

C2ER, August 2023

SECTION VI: LOCATION OVERVIEW

Located in the middle of the Ocala/Marion Metro area, Belleview is close to **The Villages, Ocala, Lake Weir and the Ocala National Forest**. The area is home to numerous horse farms, breeding facilities, training centers, and equestrian events. The Ocala Breeders' Sales Company conducts major Thoroughbred horse auctions, attracting buyers and sellers from around the world. The area is also known for its natural beauty and abundance of outdoor recreational opportunities. The region is characterized by rolling hills, expansive forests, and freshwater springs. The Ocala National Forest, one of the largest national forests in Florida, offers hiking trails, camping areas, lakes, and rivers for boating, fishing, and swimming. Silver Springs State Park is famous for its crystal-clear springs and glass-bottom boat tours. To the south of Belleview is the **The Villages**, America's top-selling, master-planned community for active adults 55+. The Villages is just a short drive from Belleview and because of the intense service personnel requirements in this increasingly popular retirement destination affordable housing is in high demand and Belleview is the perfect short drive for restaurant and hospitality employees.

The Ocala/Marion Metro area had one of the 10 Fastest Growing Economies in the nation from 2019-2021.



SECTION VII:
BOYD REAL ESTATE



Erin Freel, CCIM
Broker Associate

Erin is an entrepreneur, author, award-winning Realtor®, Triathlete, and IronMan.

 813.478.1735

 erin@erinfreel.com

 erinfreelccim

Fewer than 10 percent of commercial real estate professionals are CCIMs, or Commercial Certified Investment Members, and that 10 percent averages 42 percent more transactions annually than typical brokerage specialists.

For over 50 years the CCIM designation has been the gold standard for commercial real estate professionals, including appraisers, brokers, asset managers, developers, lenders, investors, and other allied professionals. In her words:

"It's important that when dealing with someone's life savings or group investor amounts that may run into the millions of dollars, a lot is at stake. These types of buying or selling negotiations need to be accurate with comps and calculations. All of that requires a high level of trust. For me, putting in the long hours of studying and training for the CCIM was a commitment to earn the trust of my clients, create maximum value for their commercial real estate portfolios, and continue on a path of life-long learning through the CCIM organization programs."

Erin is a University of Florida graduate, Ironman triathlete, avid traveler and married to Nicolas Blaser, Market President of Cogent Bank, Northwest Florida.



Boyd is building a better community through smart and strategic growth, collaborative efforts, fair dealings and philanthropic endeavors. The Boyd Group comprises of five thriving divisions including commercial sales/brokerage, commercial development, industrial development, property management, and residential sales.



Land Development



Commercial



Industrial Development

The Boyd Group has developed over 20,000,000 SF of office, retail, industrial and multi-family properties. The Brokers at Boyd Real Estate list and sell some of Central Florida's most coveted commercial properties, because of expertise, experience and relationships. We manage over 500,000 SF of income-producing real estate, working with landlords, HOA/POA's, tenants and leases. Your problems are our pleasure.



Downtown Redevelopment



Property Management



Build to Suit

