

WILDWOOD MANUFACTURED HOME PARK

3814 COUNTY ROAD 230A -
3870 NE 92ND LANE

Wildwood, FL 34785

PRESENTED BY:

TRISH LEISNER, CCIM

Senior Advisor

O: 863.648.1528

trish.leisner@svn.com

FL #BK3185853





TABLE OF CONTENTS

3

PROPERTY INFORMATION

Property Summary	4
Property Description	5

6

LOCATION INFORMATION

Regional Map	7
Location Map	8
Demographics Map & Report	9
Wildwood	10
Sumter County	11

12

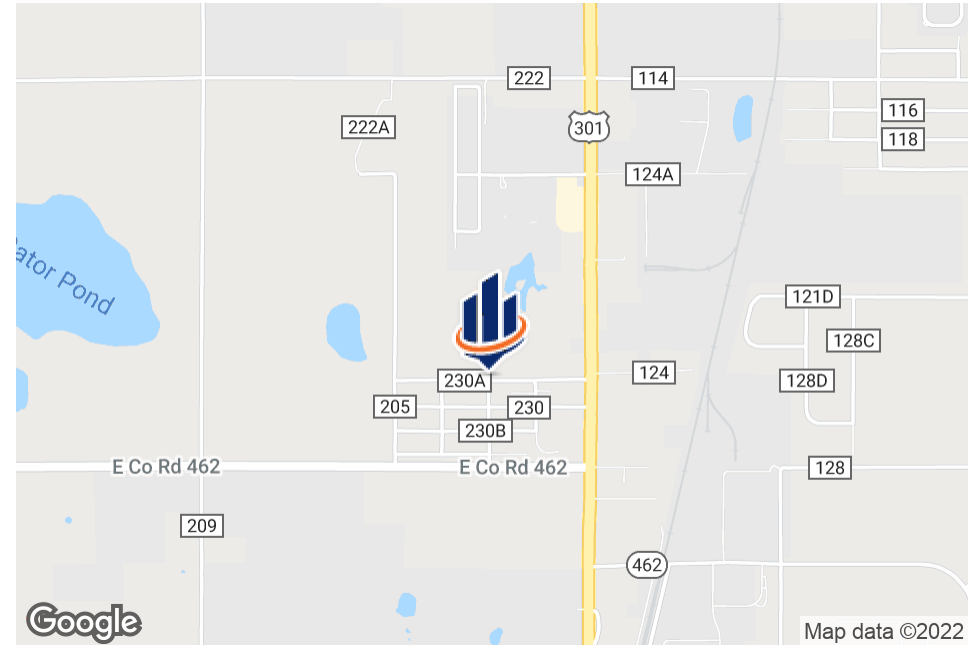
MAPS AND PHOTOS

Market Area Map	13
Trade Area Map	14
Site Aerial Facing East	15
Additional Photos	16
Advisor Bio	17
About SVN	18
Disclaimer	19

SECTION 1

PROPERTY
INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$1,050,000
LOT SIZE:	4.76 Acres
PRICE / ACRE:	\$220,588
CAP RATE:	10.0%
NOI:	\$105,040
ZONING:	RR1 FLU RR
MARKET:	Wildwood, Major Interstate Interchange
SUBMARKET:	The Villages
TRAFFIC COUNT:	25,500
APN:	D30A211 and D30A001

PROPERTY HIGHLIGHTS

- 16 Rental Units
- 3 Lots Available to bring in more units
- 2 parcels
- US 301 Frontage
- Neat Condition - Well taken care of
- Core Plus Opportunity
- Excellent Cash Flow
- Well and Septic on site



PROPERTY DESCRIPTION

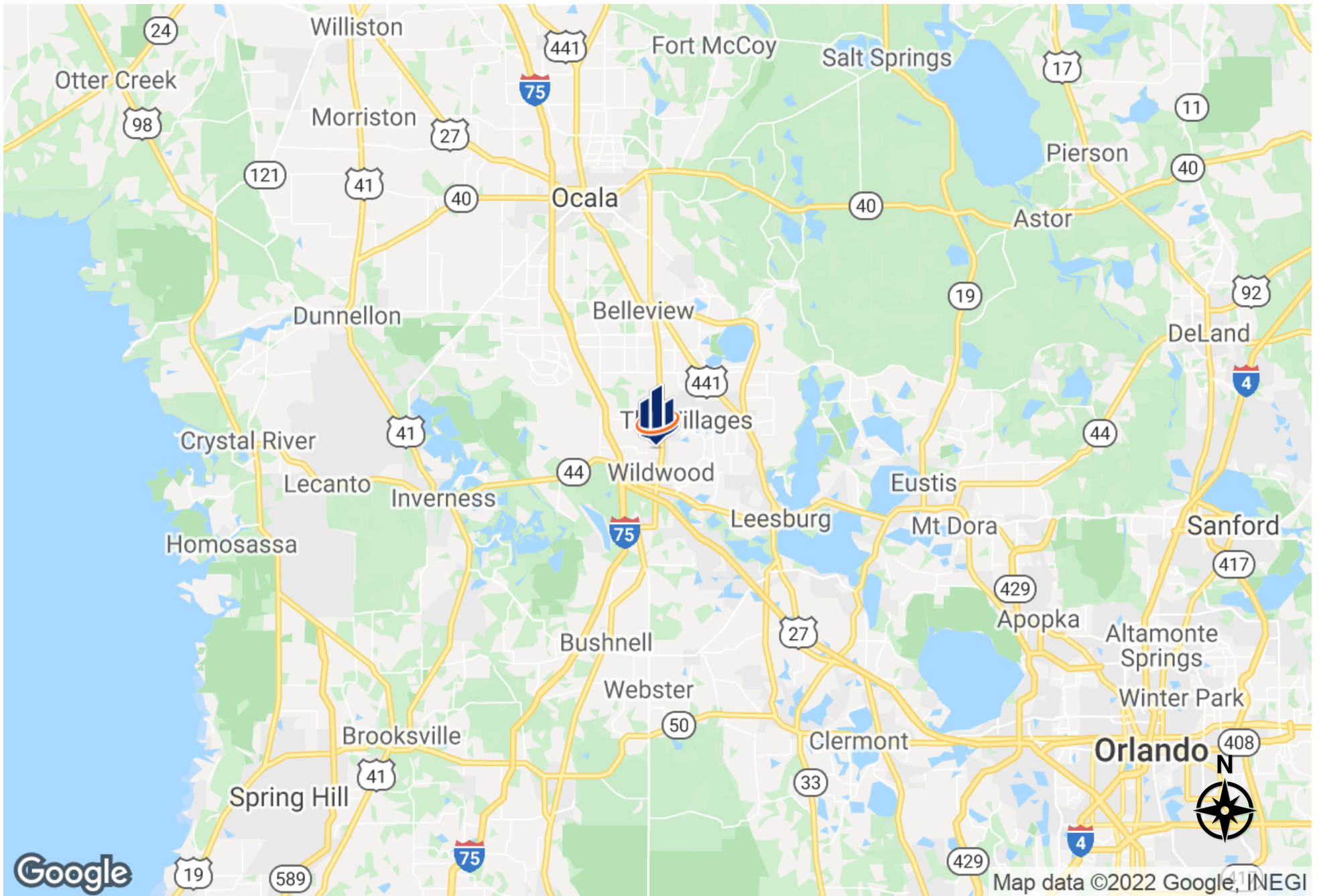
Manufactured Home Park on 4.76 ± acres with direct Highway 301 road frontage and access in Sumter County. This park is totally leased out with varying ranges of rent rates. 17 Units that are well taken care of. This is an excellent investment opportunity at a 10% Cap Rate. The property is well-managed and running smoothly. The park is kept beautifully is maintained and ready for the next owner. Currently 25,500 ± cars per day on Hwy 301 and approximately 130 ± FT of road frontage. They are also 3 additional lots for the potential to add units to the property.

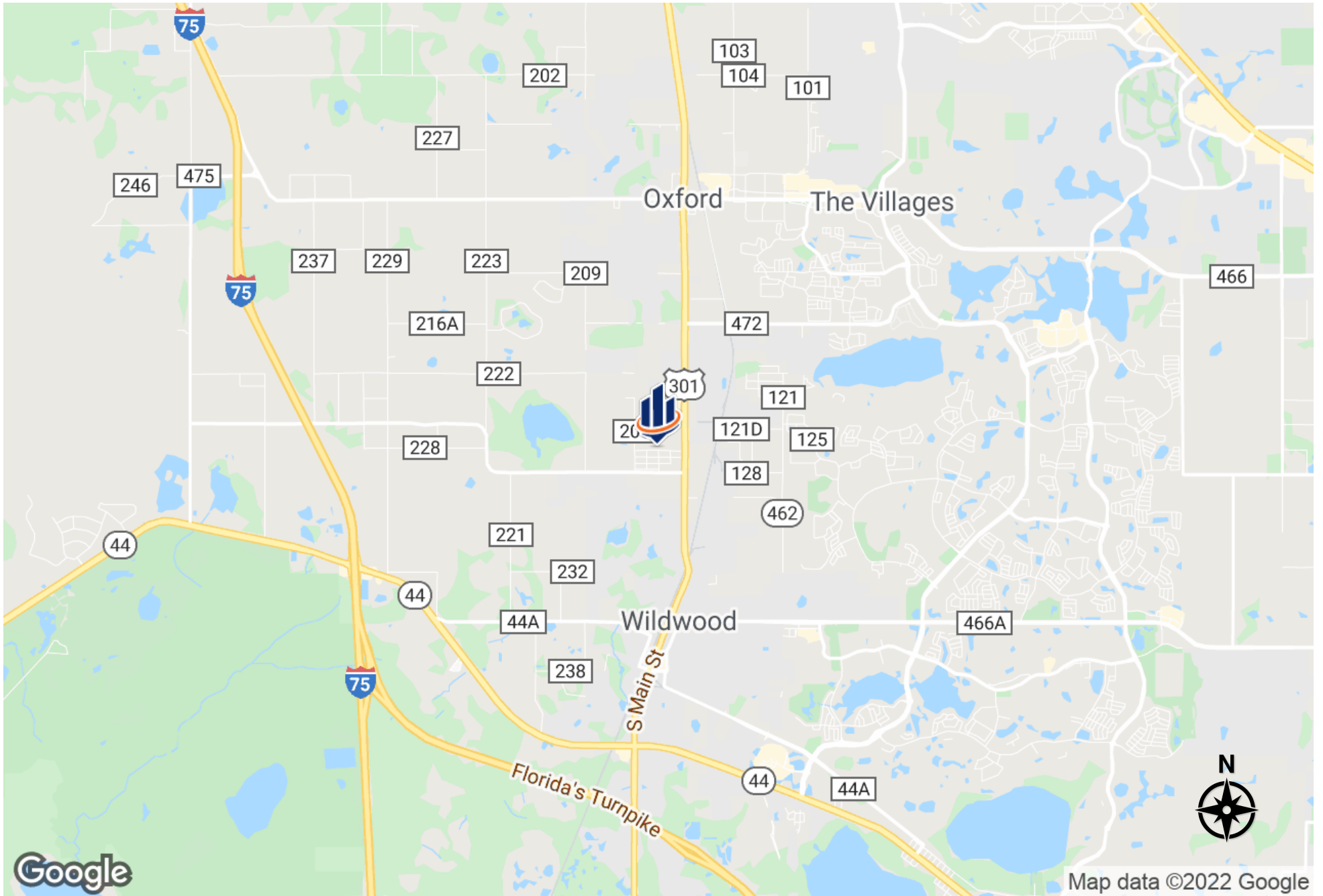


SECTION 2

LOCATION
INFORMATION







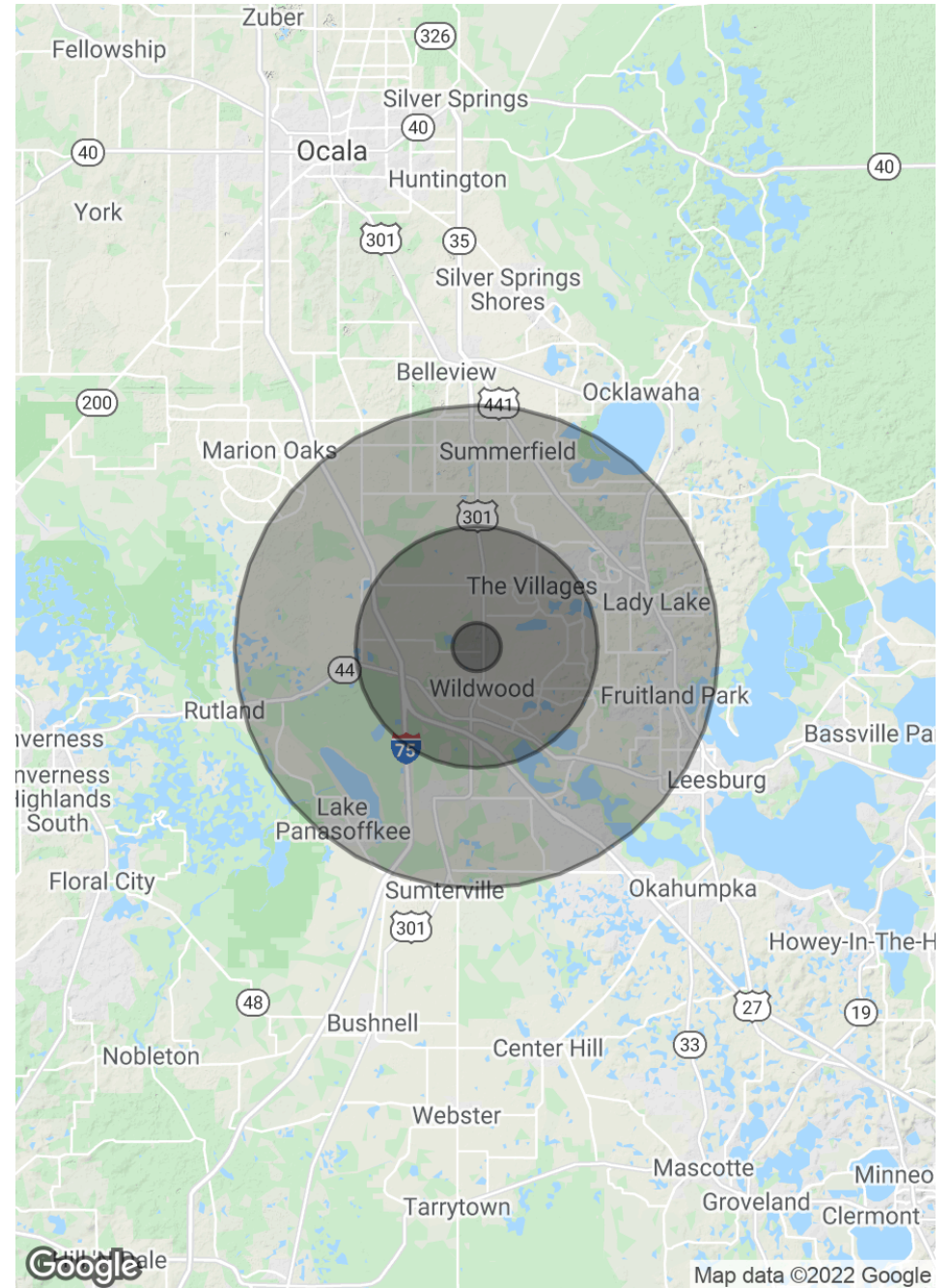
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,120	30,735	139,537
AVERAGE AGE	60.3	60.0	57.1
AVERAGE AGE (MALE)	60.6	60.6	57.7
AVERAGE AGE (FEMALE)	60.3	59.7	56.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	556	15,210	64,577
# OF PERSONS PER HH	2.0	2.0	2.2
AVERAGE HH INCOME	\$63,555	\$61,887	\$53,619
AVERAGE HOUSE VALUE	\$256,453	\$252,765	\$225,219

* Demographic data derived from 2010 US Census





WILDWOOD SUMTER COUNTY

FOUNDED	1889
POPULATION	20,522 (2021)
AREA	57.37 sq mi
WEBSITE	www.wildwood-fl.gov
MAJOR EMPLOYERS	<ul style="list-style-type: none"> • Agromillora Florida • Arcosa • Ash Grove Cement • Black Gold Compost Company • Cal-Maine Foods, Inc. • Charlotte Pipe and Foundry • Metal Industries

Wildwood is located at the juncture of Interstate 75, Florida's Turnpike, State Road 44, and U.S. Highway 301. For many years Wildwood was the northern control city on Turnpike road signs however this was replaced with Ocala, Florida beginning in 2007. Because of its centralized location and easy access to both coasts, it is often referred to as "The Crossroads of Florida". Wildwood station operates as a CSX maintenance yard, and until 2004, was served by Amtrak's Palmetto between New York City and Tampa. Amtrak's Thruway Motorcoach bus service makes a stop in Wildwood. The bus travels from Jacksonville to Dade City, and is timed to meet arrivals and departures of the Silver Star train in Jacksonville.[9] The Florida Midland Railroad owns an abandoned railroad spur that once led to Leesburg, but now solely serves as a home for several abandoned freight cars along County Road 44A.



SUMTER COUNTY, FLORIDA

From what once was an area known for its simple beauty, where Seminole Indians roamed freely, to a strong community bringing settlers in search of land to farm and raise their families, a county grew. [www.sumtercountyfl.gov]

From a portion of Marion County, Sumter County was established by legislation on January 8, 1853, and proves today to be the same small community with big dreams.

Sumter County government, Sumter County schools, Sumter County Chamber of Commerce, large and small businesses, as well as agricultural and cattle enterprises combine to comprise a unique philosophical approach to self-reliant individual and business choices. Sumter offers a true commitment to the fundamental values of American business that are increasingly unique, not only in the State of Florida, but in the entire nation. [sumterbusiness.com]

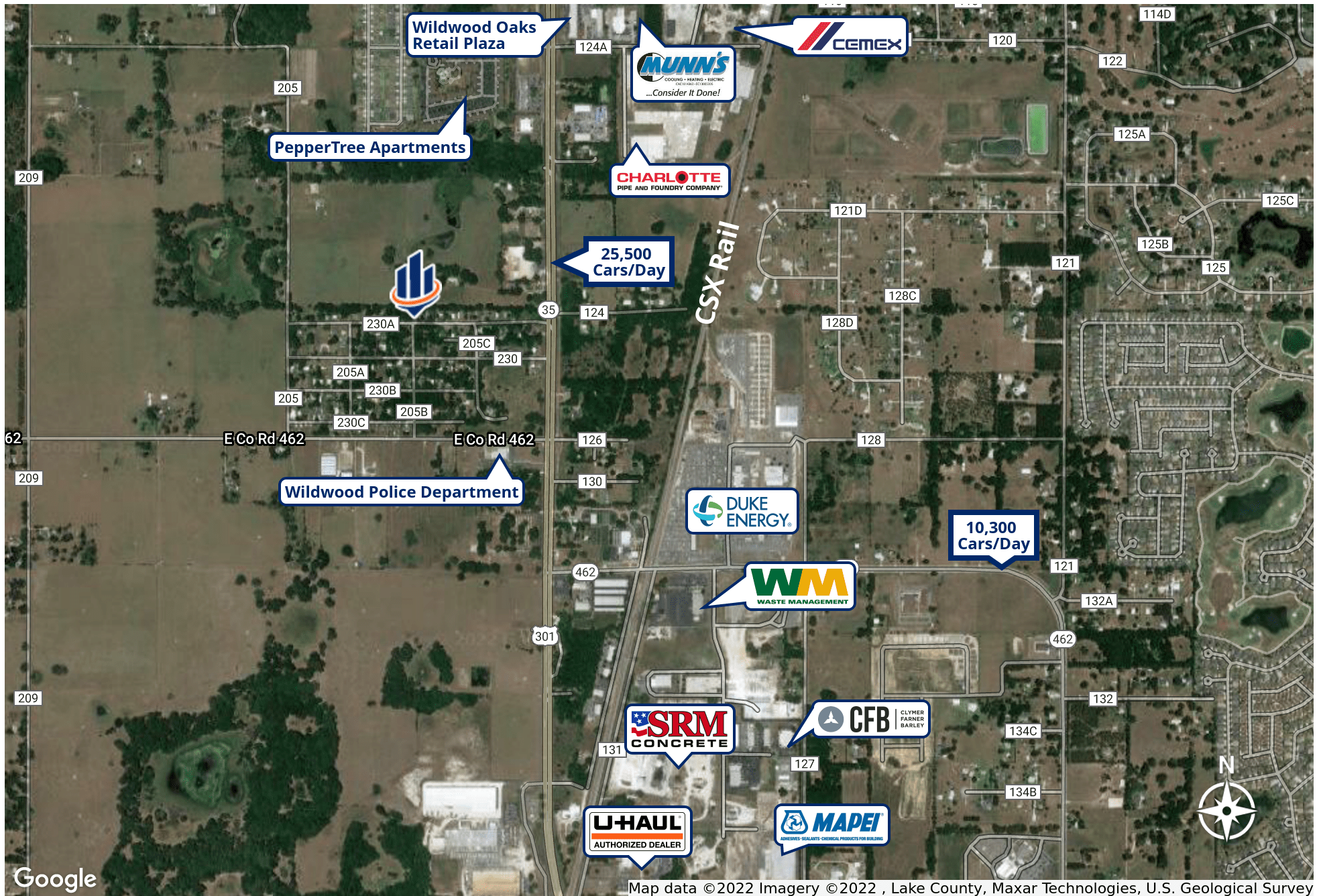
SECTION 3

MAPS AND
PHOTOS





Map data ©2022 Imagery ©2022, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey









TRISH LEISNER, CCIM

Senior Advisor

trish.leisner@svn.com

Direct: 863.648.1528 | Cell: 352.267.6216

FL #BK3185853

PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network. Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state.

Trish is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control [1980-1985]
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing many Big Game Tournaments. Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

DISCIPLINES

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNSaunders.com

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNSaunders.com.

