



123
PADS



MOBILE HOME/TWO PARK PORTFOLIO

OKEECHOBEE, FLORIDA

OFFER MEMORANDUM

PeterDacko

Media Realty & Advisors

954-923-2325

954-232-7714

PDacko@MediaRealty.net



TARGETED EXPOSURE
Maximum visibility to
qualified buyers



DATA-DRIVEN STRATEGY
Market insights that
drive results



MAXIMUM VALUE
Positioned to achieve the
best possible outcome

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Peter Dacko

Executive Managing Director of Investments

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License FL BK0600065

TABLE OF CONTENTS

Executive Summary

Location

Subject Property

Financials

Pricing



OFFERING SUMMARY

ADDRESS	MULTIPLE PARKS
COUNTY	OKEECHOBEE
LAND ACRES	10.2
NUMBER OF UNITS	123
RENT UNITS (Lot or Uni)	123
VACANCY	13%
OWNERSHIP TYPE	FEE SIMPLE



FINANCIAL SUMMARY

OFFERING PRICE	\$5,900,000
PRICE PER UNIT	\$47,967.48
CURRENT GROSS	\$813,000
POTENTIAL GROSS INCOME	\$831,600
NOI (CURRENT)	\$448,003
NOI (MARKET)	\$607,714
CAP RATE (CURRENT)	7.59%
CAP RATE (MARKET)	10.30%
GRM (CURRENT)	10.6
GRM (MARKET)	9.9



FOLIO NUMBER	ADDRESS	PROPERTY NAME	NO PADS
1-17-38-35-0A00-00005-0000	8761 HWY 78 W	Dew Drop MHP	57
1-18-38-35-0A00-00004-0000	8951 HWY 78 W	Okee Lake MHP	66



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EXECUTIVE SUMMARY

Okeechobee Mobile Home Park Portfolio

Okeechobee, Florida

Media Realty & Advisors has been appointed exclusive agent for the disposition of four mobile home parks in Okeechobee, FL. The parks are located within 5 miles of one another with two parks, Dew Drop and Okeechobee Lake, being contiguous. Combined these parks represent 123 pads.

There is a **positive and growing appetite** to acquire mobile home parks in Okeechobee, Florida, driven by several compelling market dynamics:



LIST PRICE
\$5,900,000



123 PADS
& 1 COMM BLDG



LOT SIZE
10.2 ACRES



1. Affordable Housing Demand

- Mobile home parks offer a low-barrier entry to homeownership or rental, making them increasingly attractive in markets like Okeechobee where affordable housing options are limited.
- Rising housing costs in South and Central Florida are pushing investors to target tertiary markets like Okeechobee for yield and long-term stability.



2. Interest in Stable, Cash-Flowing Assets

- Mobile home parks are viewed as recession-resistant with low turnover and high occupancy rates.
- Institutional and private investors alike are drawn to the high cap rates typically found in smaller Florida markets compared to metro areas.



3. Local Market Appeal

- Okeechobee has a growing retiree and seasonal population, ideal for mobile home living.
- The city benefits from proximity to Lake Okeechobee and recreation areas, making it attractive for both permanent residents and snowbirds.



4. Low Operational Costs

- Compared to multifamily, MHPs often have lower management and maintenance overhead, especially when tenant-owned homes are prevalent.
- This appeals to value-add investors looking to optimize operational efficiencies.



5. Zoning and Regulatory Climate

- Okeechobee County has historically been more permissive toward mobile home developments than many coastal areas.
- This relative flexibility creates opportunities for expansion or infill development.



6. Investor Interest

- High Yield Potential: Compared to traditional multifamily assets, mobile home parks (MHPs) often offer superior cap rates, with many investors targeting higher cap rates in tertiary markets like Okeechobee.



7. Value-Add Opportunities

- Pad Upgrades & Utility Infrastructure: Investors see value in increasing lot counts, upgrading septic and water systems, and billing utilities back to tenants. This is the case for the portfolio offered.



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EXECUTIVE SUMMARY

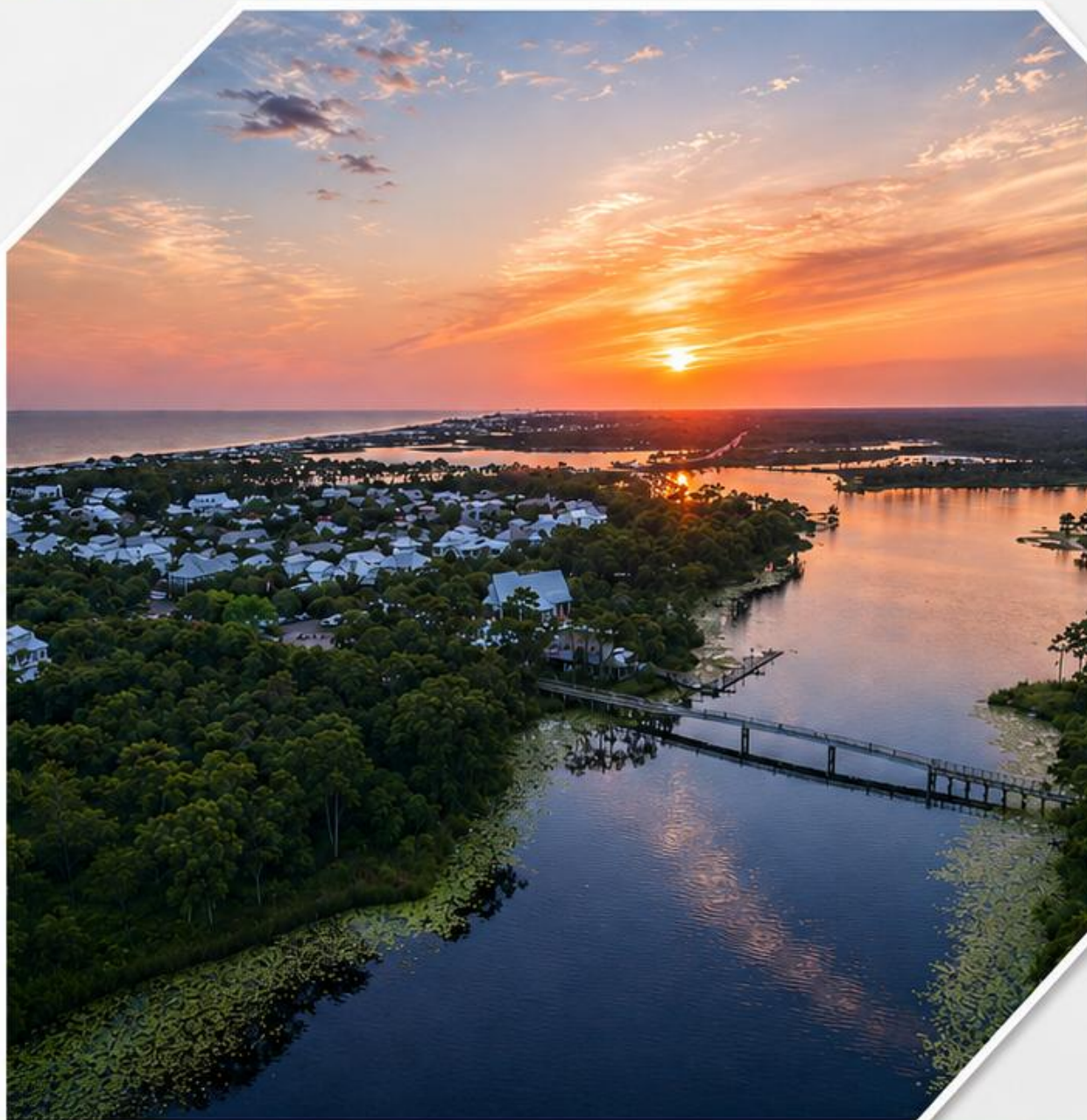
Highlights of the Parks

DEW DROP MOBILE HOME PARK; 8761 HIGHWAY 78 W., OKEECHOBEE

- The Dew Drop Mobile Home Park sits on 3.9 acres and contains 57 pads with one folio.
- The park consists of lot rents only as each mobile home is tenant owned.
- The MHP is less than 5 miles to the central Business district of downtown Okeechobee

OKEECHOBEE LAKE MOBILE HOME PARK; 8951 HIGHWAY 78 W., OKEECHOBEE

- Okeechobee Lake Mobile RV Park contains 66 pads (lot rent only)
- This park is contiguous to Dew Drop Mobile Home Park and together they have a combined 126 pads. The park consists of lot rents only as each mobile home is tenant owned.
- The MHP is less than 5 miles to the central Business district of downtown Okeechobee
- The park has one folio number



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VALUE-ADD INVESTMENT OPPORTUNITY

Value-Add Investment Opportunity

This portfolio represents a compelling **value-add opportunity**, offering upside through **rent adjustments** and **strategic infill**. Currently operating below market rents, the communities provide immediate potential for increased revenue through lease-up of vacant pads and rental rate realignment.

The offering includes the potential to lease **14 additional mobile home pads** and two mobile homes.

Market research indicates that typical lot rents in the surrounding area average **\$500 per month**, while legacy leases at the subject properties are currently **under market by approximately \$50 per pad**, highlighting an additional income growth lever.

INVESTMENT HIGHLIGHTS



IMMEDIATE UPSIDE

Below market rents create immediate potential for increased revenue.



STRATEGIC INFILL

Lease-up of vacant pads and opportunity to add 14 additional pads and two mobile homes.



RENT GROWTH POTENTIAL

Legacy leases are under market by approximately \$50 per pad, driving additional income growth.



14

ADDITIONAL MOBILE
HOME PADS



2

MOBILE
HOMES



\$500

TYPICAL LOT RENT
PER MONTH



\$50

UNDER MARKET PER PAD
(APPROXIMATELY)



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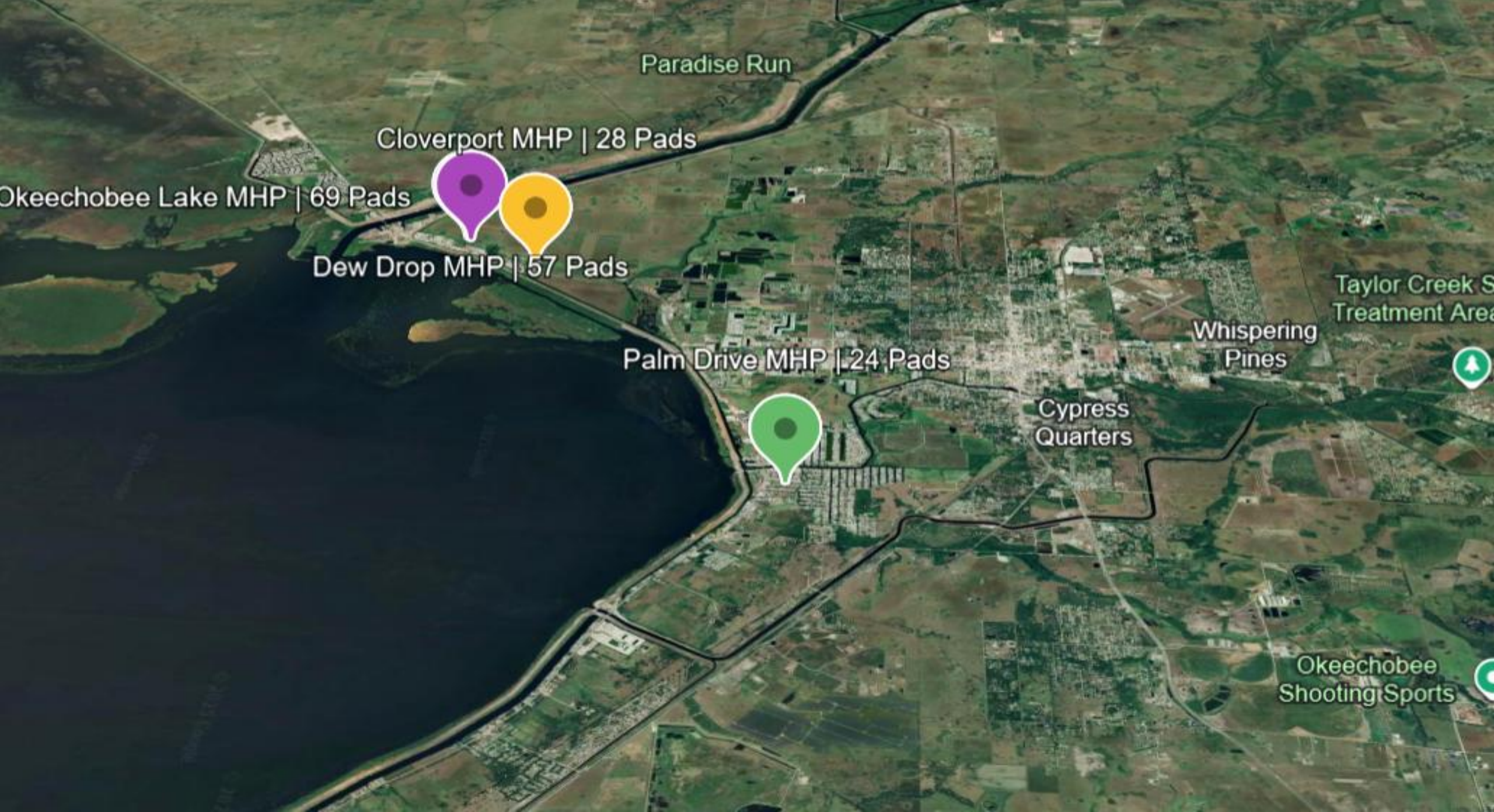
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The parks are
contiguous with 3.9
total acres



LOCATION MAP

[VIEW MAP](#)



OKEECHOBEE, FLORIDA

A STRATEGIC INLAND
 FLORIDA MARKET
 WITH LIFESTYLE APPEAL
 AND LONG-TERM UPSIDE.



WELCOME TO OKEECHOBEE



Okeechobee, Florida presents a compelling opportunity for investors and developers seeking growth in an authentic, outdoor-centric Florida community. Anchored by Lake Okeechobee—the state's largest freshwater lake—the region is known for world-class fishing, boating, and eco-tourism appeal.



The 109-mile Lake Okeechobee Scenic Trail attracts cyclists, hikers, and birdwatchers from across the state.



A strong agricultural heritage and local culture are highlighted by events such as the Okeechobee Cattlemen's Rodeo and the Okeechobee Music & Arts Festival.



The local economy is supported by tourism, residential growth, farming, cattle ranching, and logistics.



Its strategic inland location offers accessibility to both coasts and positions Okeechobee for long-term appreciation.



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MARKET DYNAMICS & INVESTMENT APPEAL

Mobile Home Parks | Okeechobee, Florida



1. AFFORDABLE HOUSING DEMAND

- Mobile home parks offer a **low-barrier entry** to homeownership or rental, making them increasingly attractive in markets like Okeechobee.
- Rising housing costs in South and Central Florida are pushing investors to target tertiary markets for yield and long-term stability.



2. INTEREST IN STABLE, CASH-FLOWING ASSETS

- Mobile home parks are viewed as **recession-resistant** with **low turnover** and **high occupancy rates**.
- Institutional and private investors alike are drawn to the **high cap rates** typical in smaller Florida markets compared to metro areas.



3. LOCAL MARKET APPEAL

- Okeechobee has a **growing retiree and seasonal population**, ideal for mobile home living.
- The city benefits from proximity to Lake Okeechobee and recreation areas, making it attractive for both permanent residents and snowbirds.



4. LOW OPERATIONAL COSTS

- Compared to multifamily, MHPs often have **lower management and maintenance overhead**, especially when tenant-owned homes are prevalent.
- This appeals to value-add investors looking to optimize operational efficiencies.



5. ZONING & REGULATORY CLIMATE

- Okeechobee County has historically been more permissive toward mobile home developments than many coastal areas.
- This relative flexibility creates opportunities for expansion or infill development.



6. INVESTOR INTEREST / VALUE-ADD OPPORTUNITIES

- **High Yield Potential:** MHPs offer superior cap rates vs. many property types in tertiary markets like Okeechobee.
- **Value-Add Opportunities:** Pad upgrades, utility infrastructure improvements, and amenities can drive rents and billable utilities back to tenants.



OPPORTUNITY SUMMARY

There is a **positive and growing appetite** to acquire mobile home parks in Okeechobee, Florida, driven by **affordable housing demand, stable cash flow, favorable local appeal, lower operating costs, a flexible regulatory climate, high-yield potential, and value-add opportunities** that position investors for strong risk-adjusted returns.



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STRATEGIC LOCATION

Minutes from Downtown Okeechobee

Strong Market Fundamentals. Strategic Access. Long-Term Upside.



PRIME LOCATION

Conveniently located just minutes from downtown Okeechobee with easy access to major routes, shopping, dining, and medical services.



EASY ACCESS

Direct frontage on Hwy 78/441 with seamless connectivity to SR-70, SR-60, and surrounding communities.

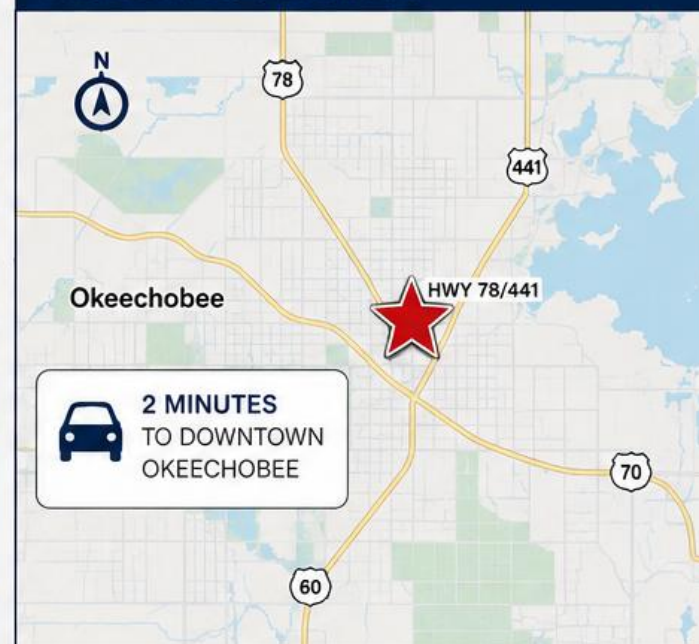


GROWTH MARKET

Okeechobee continues to benefit from population growth, tourism, and infrastructure investment.



PROPERTY LOCATION MAP




RETAIL & DINING
Minutes Away


MEDICAL
Nearby


STRONG
COMMUNITY



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POSITIVE DEMOGRAPHICS | OKEECHOBEE, FLORIDA

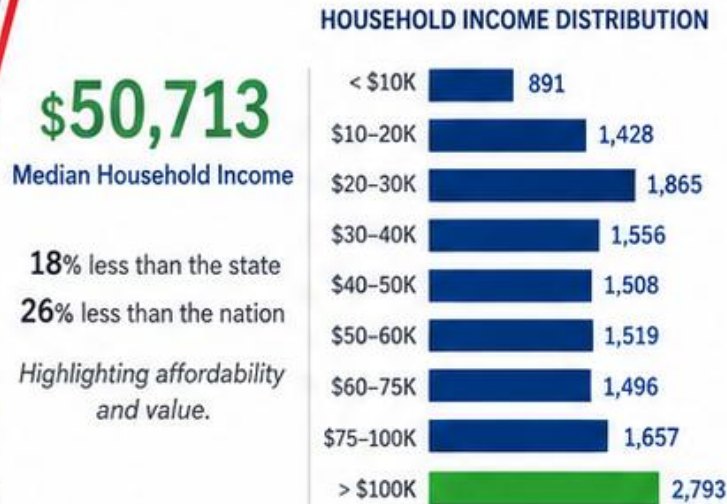
Income, workforce, and population indicators supporting long-term demand



OKEECHOBEE, FLORIDA

A strategic inland market supported by stable income, labor force participation, and household spending.

1 INCOME & SPENDING HIGHLIGHTS



HOW HOUSEHOLDS SPEND (PER YEAR)



2 WORKFORCE & TALENT



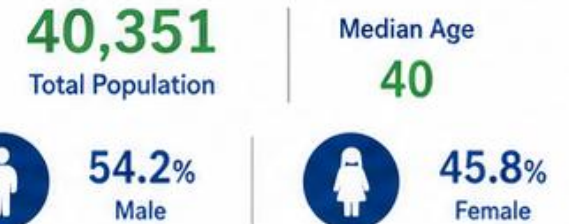
TOP OCCUPATION GROUPS



WORKFORCE MIX



3 POPULATION PROFILE



AGE DISTRIBUTION (POPULATION)



POPULATION GROWTH (THOUSANDS)



Stable population over the past decade with consistent growth and long-term resilience.



Okeechobee's stable workforce, affordable income profile, and consistent population base support resilient housing and RV/MHP demand.



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BASS PRO CONFIRMS PLANS FOR FISHING RESORT

AT LAKE OKEECHOBEE

A MAJOR DEVELOPMENT IN CLOSE
PROXIMITY TO THE SUBJECT PROPERTY



UNMATCHED LOCATION

50 miles from Palm Beach
& near Florida's
fastest-growing corridor



STRONG TOURISM DRIVERS

Outdoor recreation, fishing
tournaments & eco-tourism
fuel year-round demand



ECONOMIC IMPACT

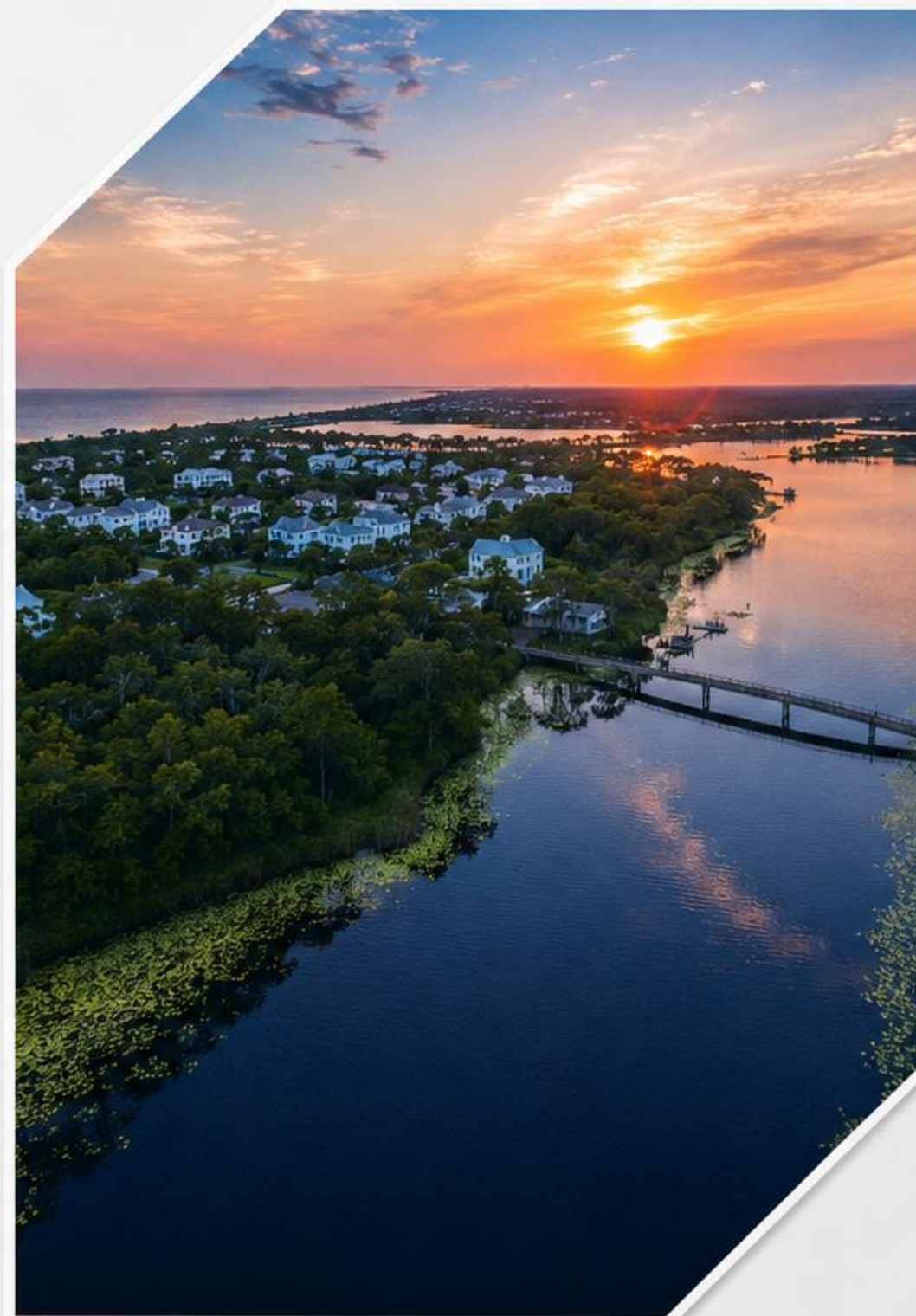
Hundreds of jobs, millions
in investment & increased
visitation to Okeechobee



POSITIONED FOR GROWTH

Enhances the appeal of
nearby assets and supports
long-term value

- Bass Pro Shops has announced plans to build a **world-class** fishing resort on the shores of Florida's largest freshwater lake, Lake Okeechobee.
- The Springfield-based company, which already operates multiple lodging properties, submitted a revised proposal to Okeechobee County in late 2024 for a **99-acre resort project** along the lake's northern edge.
- The Okeechobee County Board of County Commissioners **unanimously voted in early 2025** to move forward with negotiations, selecting Bass Pro's proposal over a competing Florida-based hotel brand.
- The resort is planned on State Road 78 near the Okee-Tantie Marina and Campground. The project includes a **hotel, cabins, restaurant, retail store, marina, boating access, and event spaces.**
- Bass Pro estimates the project will generate **hundreds of jobs and millions in economic impact**, further establishing Okeechobee as a premier destination for outdoor enthusiasts.
- "We have a proven track record in operating world-class outdoor resorts," Bass Pro said. "Florida is a key market for us, and Lake Okeechobee is the perfect place to deliver an unforgettable experience."



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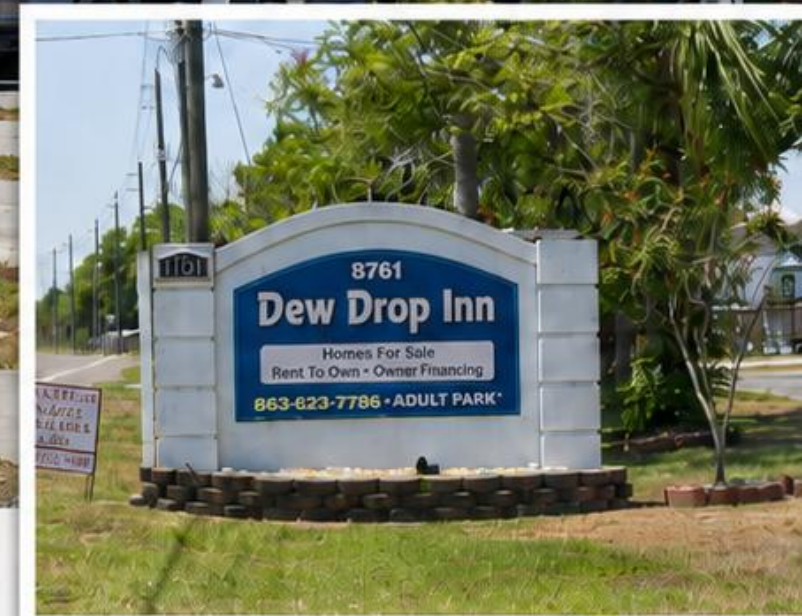
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THE PARKS

DEW DROP INN HOME PARK



MEDIA
realty
Mid-Core
MARKET EDGE

8761 HWY 78 W
OKEECHOBEE, FLORIDA

DEW DROP RV PARK
57 PADS



YEAR BUILT
1988



57 PADS



LOT SIZE
3.9 ACRES



ZONING
RR
RESIDENTIAL
RURAL

DEW DROP EXECUTIVE SUMMARY

Dew Drop RV Park presents investors with a stabilized, income-generating asset located just 11 minutes from downtown Okeechobee. Strategically positioned adjacent to Lake Okeechobee RV Park, the property benefits from regional synergy and sustained tenant demand.

The park comprises 63 total pads, with 57 currently occupied on lot-rent-only terms, offering immediate cash flow with operational upside.

Encompassing over 3.9 acres, the property features dual access points, paved interior roads, sub-metered public water, and septic infrastructure. Originally developed in 1988, the park has been well maintained and offers a low-intensity management profile.

Dew Drop RV Park represents an attractive opportunity to acquire a quality RV park with in-place income, infrastructure durability, and upside through rent optimization and full occupancy.

OFFERING SUMMARY

NAME	DEW DROP RV
ADDRESS	8761 HWY 78 W
COUNTY	OKEECHOBEE
LAND ACRES	3.9
LOT RENT ONLY (RENTED PADS)	57
APN	1-17-38-35-0A00-00005-0000
OWNERSHIP TYPE	FEE SIMPLE

OKEECHOBEE COUNTY PROPERTY APPRAISER

2024 CERTIFIED VALUES

updated: 6/1/2025

Mickey L. Bandi, CFA

Parcel: 1-17-38-35-0A00-00005-0000 (27714) ...

Aerial Viewer Pictometry Google Maps

☐ 2025 ☒ 2024 ☐ 2023 ☐ 2022 ☐ 2021 ☒ Sales

Owner & Property Info

Result: 1 of 1

Owner	BLUE GRASS PALM BEACH MOBIL HOMES COMMUNITY LLC 1201 S OCEAN DR #1412N HOLLYWOOD, FL 33019		
Site	8761 HWY 78 W OKEECHOBEE		
Description	COMMENCING AT THE SOUTHEAST CORNER OF LOT 30, EAGLE BAY SURVEY, ACCORDING TO PLAT OF SAID SURVEY AS RECORDED IN PLAT BOOK 1, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, IN SECTIONS 17 AND 18, TOWNSHIP 38 SOUTH, RANGE 35 EAST, RUN THENCE NORTH 88 ...more>>		
Area	5.9 AC	171%08s	
Use Code	RV/MH/PK LOT (2850)	Tax District	30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

*The assessments in the list of Revenue codes, please contact Okeechobee County Planning & Development at 863-763-0558 for zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$1,363,467	Mkt Land	\$1,391,625
Ag Land	\$0	Ag Land	\$0
Building	\$69,687	Building	\$73,068
XFOB	\$6,281	XFOB	\$6,551
Just	\$1,439,415	Just	\$1,471,244
Class	\$0	Class	\$0
Appraised	\$1,439,415	Appraised	\$1,471,244
SOH/10% Cap	\$121,647	SOH/10% Cap	\$21,721
Assessed	\$1,317,748	Assessed	\$1,449,523
Exempt	\$0	Exempt	\$0
Total Taxable	county: \$1,317,748 other: \$1,317,748 school: \$1,439,415	Total Taxable	county: \$1,449,523 other: \$1,449,523 school: \$1,471,244

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/26/2020	\$1,550,000	202006372	WD	I	Q	01
8/19/2016	\$740,000	770 / 180	WD	I	Q	01
11/12/2002	\$500,000	484 / 1345	WD	I	Q	02

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	CLUB HOUSE (9600)	1988	1456	1610	\$61,634
Sketch	MISC BLDGS (9600)	1998	432	480	\$12,670
Sketch	MISC BLDGS (9600)	2020	129	230	\$2,158

NOTE: The building characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

E xtra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Uims	Condition (% Good)
AFA N4	MTL FLR MTL	2002	\$830	64.00	PD (50%)
AFA W4	MTL FLR MTL	2003	\$5,234	320.00	PD (75%)
HK/UP3	WASHERS	2003	\$358	3.00	PD (25%)
HK/UP4	DRYERS	2003	\$131	3.00	PD (25%)

L and Breakdown

Code	Description	Units	Adj. / Eff. Rate	Land Value
551ADW	AMH SITE DW (MKT)	1.000 LT (0.068 AC)	1.0000 / 1.0000	\$34,125
551ARV	ARV SITE (MKT)	7.600 LT (0.485 AC)	1.0000 / 1.0000	\$173,250
551ARV	ARV SITE (MKT)	30.600 LT (2.050 AC)	1.0000 / 1.0000	\$742,500
551ASW	AMH SITE SW (MKT)	19.600 LT (1.297 AC)	1.0000 / 1.5000	\$441,750

© Okeechobee County Property Appraiser | Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

Search Result: 1 of 1

by: CAMA Logic.com

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OFFICIAL COUNTY
PROPERTY RECORD

OKEECHOBEE COUNTY PROPERTY APPRAISER'S PROPERTY CARD

Verified property information
provided by the Okeechobee
County Property Appraiser.

MEDIA
realty
Mid-Core
MARKET EDGE

8761
HWY 78 W
OKEECHOBEE,
FLORIDA

RENT ROLL

Note:

Landlord pays for trash.
 Tenants pay pro rata share
 of water

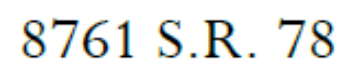
Lot	Type	Rents
1	Lot Rent	\$500.00
2	Lot Rent	\$500.00
3	Lot Rent	\$500.00
4	Lot Rent	\$500.00
5	Lot Rent	\$500.00
6	Lot Rent	\$500.00
7	Lot Rent	\$500.00
8	Lot Rent	\$500.00
9	Lot Rent	Vacant Lot
10	Lot Rent	\$500.00
11	Lot Rent	\$500.00
12	Lot Rent	\$500.00
13	Lot Rent	\$500.00
14	Lot Rent	\$500.00
15	Lot Rent	\$500.00
16	Lot Rent	\$500.00
17	Lot Rent	\$500.00
18	Lot Rent	\$500.00
19	Lot Rent	\$500.00
20	Lot Rent	\$500.00
21	Lot Rent	\$500.00
22	Lot Rent	Vacant Lot
23	Lot Rent	\$500.00
24	Lot Rent	\$500.00
25	Lot Rent	\$500.00
26	Lot Rent	\$500.00
27	Lot Rent	Vacant Lot
28	Lot Rent	\$500.00
29	Lot Rent	\$500.00
30	Lot Rent	\$500.00
31	Lot Rent	\$500.00
32	Lot Rent	\$500.00
33	Lot Rent	\$500.00

Lot	Type	Rents
34	Lot Rent	\$500.00
35	Lot Rent	Vacant Lot
36	Lot Rent	\$500.00
37	Lot Rent	\$500.00
38	Lot Rent	Vacant Lot
39	Lot Rent	\$500.00
40	Lot Rent	\$500.00
41	Lot Rent	\$500.00
42	Lot Rent	\$500.00
43	Lot Rent	\$500.00
44	Lot Rent	Vacant Lot
45	Lot Rent	\$500.00
46	Lot Rent	Vacant Lot
47	Lot Rent	\$500.00
48	Lot Rent	\$500.00
49	Lot Rent	\$500.00
50	Lot Rent	\$500.00
51	Lot Rent	\$500.00
52	Lot Rent	\$500.00
53	Lot Rent	\$500.00
54	Lot Rent	\$500.00
55	Lot Rent	\$500.00
56	Lot Rent	\$500.00
57	Lot Rent	\$500.00

Gross Income	
Total Monthly	\$25,000.00
Total Yearly	\$300,000
water pass thru	\$18,075
Total Gross	\$318,075



AERIAL VIEW



 	 Elemental Consulting Design - Design - Deliver 125 Grand Central Station 20th Floor New York, NY 10036 Tel: 212 691-1000
Dew Drop Mobile Home Park	
OWNER: ELEMENTAL CONSULTING MICHAEL D. STEWART, PE P.E. DR. #2709 CHE. #0001	
SCALE: 1" = 10'-0" (HORIZONTAL) 1" = 10'-0" (VERTICAL)	
DESIGNED BY: T. J. LEE T. J. LEE 1000 W. 11TH ST. CAPE CORAL, FL 33914 TEL: (239) 363-7676	
INTERVIEWED BY: MICHAEL D. STEWART, PE	
Date: 08/02/2012	
Job#:	
Drawn By: CM	
Ck'd By: HP	
SHEET #	
SP	

PHOTO ADDENDUM

Dew Drop RV Park









OKEECHOBEE LAKE RV PARK

MR



MEDIA
realty
Mid-Core

— MARKET EDGE —

8951 HWY 78 W

OKEECHOBEE, FLORIDA

OKEECHOBEE LAKE RV PARK

66 PADS

Okeechobee Lake Executive Summary



YEAR BUILT
1990



66 PADS



LOT SIZE
6.26 ACRES



ZONING RR
RESIDENTIAL
RURAL

Okeechobee Lake RV Park is strategically located just 6 miles—or approximately a 10-minute drive—from downtown Okeechobee, offering a significant competitive advantage over most parks in the area due to its accessibility and proximity to local amenities. The park features 70 total pads, with 66 currently occupied by lot renters, providing consistent income. On-site amenities include a clubhouse, a freestanding bathroom and shower facility, and a utility room, enhancing convenience and livability for residents. Additionally, the property includes a 6,743-square-foot commercial building fronting Highway 78 W. Originally built in 1960 as a restaurant, this structure is currently vacant and represents a strong value-add opportunity for commercial or mixed-use redevelopment.

OFFERING SUMMARY

NAME	OKEECHOBEE LAKE RV PARK
ADDRESS	8951 HWY 78 W
COUNTY	OKEECHOBEE
LAND ACRES	6.26
NUMBER OF UNITS	66
APN	1-18-38-35-0A00-00004-0000 (27726)
APN	1-18-38-35-0A00-00004-A000 (27727)
OWNERSHIP TYPE	FEE SIMPLE

OFFICIAL COUNTY PROPERTY RECORD

OKEECHOBEE COUNTY PROPERTY APPRAISER'S PROPERTY CARD #1

Verified property information
provided by the Okeechobee
County Property Appraiser.

MEDIA
reality
Mid-Core
MARKET EDGE

6951
HWY 78 W
OKEECHOBEE,
FLORIDA

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: 1-18-38-35-0A00-00004-0000 (27726)

2024 Certified Values

updated: 6/1/2025

Owner & Property Info

Result: 1 of 1

Owner	1194 KIRK LLC 5321 PINE TREE RD PARKLAND, FL 33067-4110		
Site	6951 HWY 78 W OKEECHOBEE		
Description	ALL THAT PART OF THE SOUTH 208.04 FEET OF THE NORTH 233.04 FEET OF LOT 31 OF EAGLE BAY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY RIGHT-OF-WAY OF STATE RO ...more>>		
Area	1.74 AC	171x208	
Use Code**	RV/MH/PK LOT (2850)	Tax District	30 - County (South Florida WMD)

**The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The use code is the Use of Revenue code, please contact Okeechobee County Planning & Development at 863-763-0558 for zoning info.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$337,650	Mkt Land	\$348,500
Ag Land	\$0	Ag Land	\$0
Building	\$31,922	Building	\$34,898
XFOB	\$12,352	XFOB	\$12,383
Just	\$382,140	Just	\$395,781
Class	\$0	Class	\$0
Appraised	\$382,140	Appraised	\$395,781
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$382,140	Assessed	\$395,781
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$382,140 other:\$382,140 other:\$382,140	Total Taxable	county:\$395,781 other:\$395,781 Taxable

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/14/2022	\$2,600,000	2222/00160	WD	I	Q	05 (Multi-Parcel Sale) >Show
10/31/2020	\$0	615 /362	WD	I	Q	02
8/30/2002	\$0	461 /23	WD	I	Q	02
12/1/1999	\$225,000	329 /760	WD	I	U	
12/1/1986	\$172,300	0000 / 0000	03	V	U	
10/1/1978	\$60,000	201 / 1315	01	V	U	

Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE RETL (3500)	1955	3071	6743	\$42,134
Sketch	COMMON (6680)	1980	240	240	\$0

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
CONC B	COM SLB WLK	1988	\$810	360.00	30 x 12	PO (50%)
CONC B	COM SLB WLK	1923	\$2,030	902.00	41 x 22	PO (50%)
CONC B	COM SLB WLK	2003	\$2,482	1103.00	0 x 0	PO (50%)
ASPH 2	COM SLB WLK	2003	\$6,398	9317.00	0 x 0	PO (25%)
LN1	LIGHT INCD	2005	\$151	1.00	0 x 0	PO (80%)
OFA	OPN FLR MTL	2006	\$90	65.00	13 x 5	PO (10%)
SFA N2	SRN FLR MTL	2005	\$422	225.00	25 x 9	PO (10%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
GCCFS	IMP COMM (MKT)	125.080 FF (3.358 AC)	1.0000/1.0000 1.0000/ /	\$280 /FF	\$35,000
551ARV	ARV SITE (MKT)	19,000 LT (1.382 AC)	1.0000/1.0000 1.0000/ /	\$16,500 /LT	\$313,500

Aerial Viewer [Pictometry](#) [Google Maps](#)

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OFFICIAL COUNTY
PROPERTY RECORD

OKEECHOBEE COUNTY PROPERTY APPRAISER'S PROPERTY CARD #2

Verified property information
provided by the Okeechobee
County Property Appraiser.

MEDIA
reality
Mid-Core
MARKET EDGE

8951
HWY 78 W
OKEECHOBEE,
FLORIDA

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

Parcel: << 1-18-38-35-0A00-00004-A000 (27727) >>>

2024 Certified Values

updated: 5/1/2025

Owner & Property Info

Owner	4194 KIRK LLC 5221 PINETREE RD PARKLAND, FL 33067-4110		
Site	8951 HWY 78 W OKEECHOBEE		
Description	PARCEL A: BEING A PORTION OF LOTS 31 AND 32 OF EAGLE BAY SURVEY IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 35 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEG ...more>>		
Area	4.52 AC	S/T/R	18-38-35
Use Code**	RV/MH/PK LOT (2800)	Tax District	30 - County (South Florida WMD)

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-0558 for zoning info.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$791,921	Mkt Land	\$804,850
Ag Land	\$0	Ag Land	\$0
Building	\$158,318	Building	\$156,496
XFOB	\$1,850	XFOB	\$1,943
Just	\$952,089	Just	\$963,289
Class	\$0	Class	\$0
Appraised	\$952,089	Appraised	\$963,289
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$952,089	Assessed	\$963,289
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$952,089 other:\$952,089 Schools:\$952,089	Total Taxable	county:\$963,289 other:\$963,289 Schools:\$963,289

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/14/2022	\$2,000,000	2022006163	WD	I	Q	05 (Multi-Parcel Sale) - >show
10/31/2003	\$900,000	515 / 362	WD	I	Q	02
8/30/2002	\$650,000	484 / 253	WD	I	Q	02
8/1/1983	\$113,000	256 / 093	WD	I	U	

▼ Building Characteristics

Bldg Sketch	Description	Eff Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MH AV (0800)	1994	1784	2024	\$112,686
Sketch	CLUB HOUSE (8800)	1999	880	880	\$41,994
Sketch	COMMON 06 (0900)	1994	166	166	\$0

NOTE: The Building Characteristics shown here are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
BFY M	BLK FLR SHG	1980	\$1,943	120.00	12 x 10	PO (50%)

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
SS1ADW	AMH SITE DW (MKT)	1.000 LT (0.090 AC)	1.0000/1.0000 1.0000/ /	\$22,750 /LT	\$22,750
SS1ARV	ARV SITE (MKT)	46.000 LT (4.160 AC)	1.0000/1.0000 1.0000/ /	\$16,500 /LT	\$759,000
SS1ARV	ARV SITE (MKT)	2.000 LT (0.180 AC)	1.0000/1.0000 1.0000/3000000/ /	\$4,950 /LT	\$9,900
SS1ARV	ARV SITE (MKT)	1.000 LT (0.090 AC)	1.0000/1.0000 1.0000/8000000/ /	\$13,200 /LT	\$13,200

Aerial Viewer Pictometry Google Maps

○ 2025 ○ 2024 ○ 2023 ○ 2022 ○ 2021 ☒ Sales





Okeechobee Lake
Mobile Home
Park

Dew Drop MHP

78

SW PRIVATE RV/PK

AERIAL VIEW

RENT ROLL ORIGINAL

Note:

Landlord pays for trash.
 Tenants pay pro rata share
 of electric.
 Unit DWTR is a double wide
 park owner MH.

Lot	Type	Rents
1	Lot Rent	\$500.00
2	Lot Rent	\$500.00
3	Lot Rent	\$500.00
4	Lot Rent	\$500.00
5	Lot Rent	\$500.00
6	Unit Rent	Unit
7	Lot Rent	\$500.00
8	Lot Rent	\$500.00
8A	Lot Rent	\$500.00
9	Lot Rent	\$500.00
10	Lot Rent	\$500.00
11	Lot Rent	\$500.00
12	Lot Rent	\$500.00
13	Lot Rent	\$500.00
14	Lot Rent	\$500.00
15	Lot Rent	\$500.00
15AB	Lot Rent	Vacant
15C	Lot Rent	\$500.00
15D	Lot Rent	\$500.00
15E	Lot Rent	\$500.00
15G	Lot Rent	\$500.00
16	Lot Rent	\$500.00
17	Lot Rent	\$500.00
18	Lot Rent	\$500.00
19	Lot Rent	\$500.00
20	Lot Rent	\$500.00
21	Lot Rent	Unit
22	Lot Rent	\$500.00
23	Lot Rent	\$500.00
24	Lot Rent	Vacant
25	Lot Rent	\$500.00
26	Lot Rent	\$500.00
27	Lot Rent	\$500.00
28	Lot Rent	Vacant
29	Lot Rent	\$500.00
29A	Lot Rent	\$500.00

Lot	Type	Rents
30	Lot Rent	\$500.00
30A	Lot Rent	Vacant
31	Lot Rent	\$500.00
32	Lot Rent	\$500.00
33	Lot Rent	\$500.00
34	Lot Rent	\$500.00
35	Lot Rent	\$500.00
36	Lot Rent	\$500.00
37	Lot Rent	\$500.00
38	Lot Rent	\$500.00
39	Lot Rent	\$500.00
40	Lot Rent	\$500.00
41	Lot Rent	\$500.00
42	Lot Rent	Vacant
43	Lot Rent	\$500.00
44	Lot Rent	\$500.00
46	Lot Rent	\$500.00
47	Lot Rent	\$500.00
48	Lot Rent	\$500.00
48A	Lot Rent	\$500.00
49	Lot Rent	\$500.00
50	Lot Rent	\$500.00
51	Lot Rent	\$500.00
52	Lot Rent	Vacant
53	Lot Rent	\$500.00
54	Lot Rent	Vacant
55	Lot Rent	\$500.00
56	Lot Rent	\$500.00
57	Lot Rent	\$500.00
DWTR	Unit Rent	\$2000.00

Gross Income

Total Monthly	\$ 30,000.00
Total Yearly	\$ 360,000.00
Electric pass thru	\$ 48,132.10
Total Gross	\$ 408,132.10

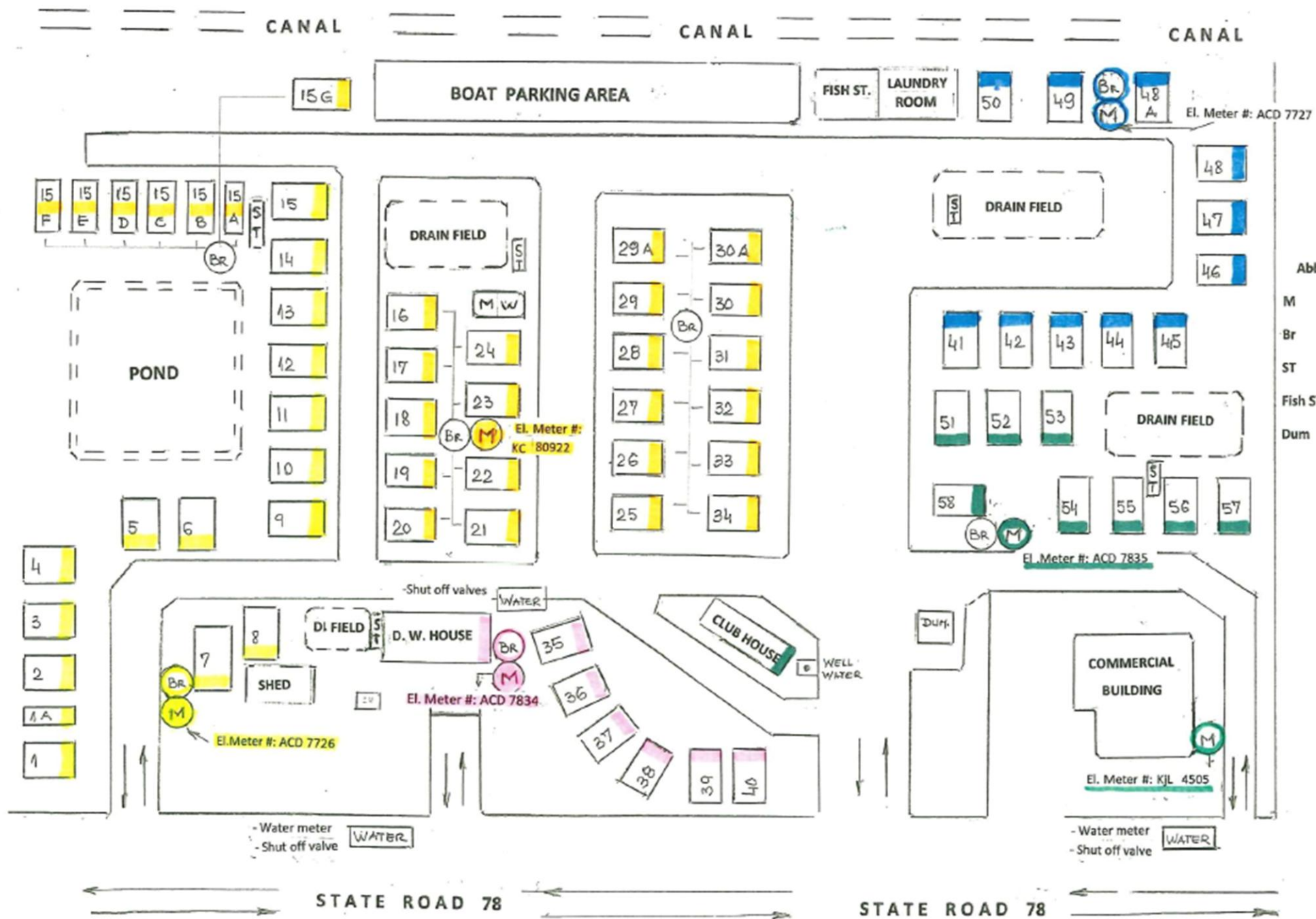


PHOTO ADDENDUM

Okeechobee Lake RV
Park









Commercial Building on Hwy 78 W

/ FINANCIALS



INCOME & EXPENSE

APPROACH TO VALUE

Summary

Price:	\$5,900,000
Number of Units:	123
Price Per Unit	\$47,967
Current GRM:	7.8
Current CAP:	7.72%
Market GRM:	7.1
Market CAP:	9.27%

Annualized Operating Data

	Current Rents		Market Rent	
Scheduled Gross Income:	\$759,000		\$831,600	
Less Vacancy Rate Reserve:	98,670	13.00%	89,712	7.95%
Effective Operating Income:	660,330		741,888	
Pass-Thru Income	66,207		76,014	
Total Income	726,537		\$817,902	
Less Expenses:	270,823	37.28%	270,823	33.11%
Net Operating Income:	<u>455,714</u>		<u>\$547,079</u>	

Scheduled Income							Annualized Expenses	
Current Rents					Market Rent		Taxes:	Rate:
UNIT NUM	BDRMS/ BATHS	Unit Size	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income		
89	Lot Rent		\$500	\$44,500	\$550	\$48,950	Insurance:	73,140
16	Lot Rent		\$500	\$8,000	\$550	\$7,700	Maintenance:	20,797
14	Vacant Lots		\$500	\$7,000	\$550	\$7,700	Water	12,950
1	Unit Rent (Okee)		\$600	\$600	\$600	\$1,200	Electric	27,113
2	Unit Rent Vacant (Okee)		\$800	\$1,600	\$900	\$900	Electric	54,592
1	DW MH (Okee)		\$2,000	\$2,000	\$2,000	\$2,000	Management	11,024
Total Scheduled Rent:				\$57,750		\$68,450	Trash	19,266
Misc. Income: Water Pass Through				5,517		7,400	Landscape	36,000
Monthly Scheduled Gross Income:				\$63,267		\$75,850	Sectic Maintenance	7,200
							Licenses & Permits	1,149
							Supplies	5,236
							Propane	2,356
							Total Expenses:	\$ 270,823
							Per Unit:	\$2,201.82