



# AN RV & COTTAGE COMMUNITY

FORT MCCOY, FL

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SEASONAL | LONG-TERM LEASE | PURCHASE





# Resort

Located above the shoreline, Lake Oklawaha Resort is nestled in between the 12,000 acre lake and the 400,000 acres of timber that is the Ocala National Forest. Lake Oklawaha Resort includes 353 Deeded Lots available for Rent / Lease / Purchase, just 30 miles from Ocala and less than two hours to Florida's East and West coasts.

Enjoy a gateway to over 250 miles of hiking and four-wheeling' fun.

**We offer construction services to build out your dream lot.**

# Amenities

Amenities include a shaded dog park, community playgrounds, corn hole, horseshoes, volleyball, live music/DJ, movie nights, ATV riding, lake access, and much more.

The resort provides complimentary WiFi with high-speed options.

**We offer amenities catering to all ages and interests.**

# LAKE OKLAWAHA

RV RESORT & REAL ESTATE

FORT MCCOY, FLORIDA

OFFICE: 352-546-5500  
 SALES & LEASING: 352-261-0128  
 INFO@LAKEOKLAWAHARVRESORT.COM  
 32134  
 15991 NE 243RD PLACE ROAD,  
 FORT MCCOY, FL  
 WWW.LAKEOKLAWAHARVRESORT.COM

## 353 DEEDED RV LOTS

- PURCHASE
- LEASE
- SHORT TERM
- LOT UPGRADES



### LEGEND

- |  |  |
|--|--|
| <b>A</b> OFFICE / SALES OFFICE / RESTAURANT / FITNESS CENTER | <b>H</b> BATHHOUSE / LAUNDRY MAT           |
| <b>B</b> MODEL CENTER / ATV EXPERIENCE / RENTALS             | <b>I</b> NATURE TRAILS TO LAKE             |
| <b>C</b> BEACH   | <b>J</b> NATURE TRAILS TO OUTLOOK          |
| <b>D</b> DOG PARK  | <b>K</b> ATV TRAILS                        |
| <b>E</b> DUMP STATION  | <b>L</b> CLUBHOUSE / POOL AREA / BATHHOUSE |
| <b>F</b> VOLLEY BALL / CORN HOLE / HORSESHOES                | <b>M</b> GUARD HOUSE                       |
| <b>G</b> BEACH W/ FIREPITS                                   |  |
- SOLD LOTS   ○ 50 AMP   ○ 30 AMP

## Facility

Our facilities include a 6,500 S.F. activity lodge with a Junior Olympic pool, General Store on site for personal items and camping provisions, modern laundry and bathhouse facilities, and direct access to the Ocala National Forest Trail.

Enjoy an on-demand grocery delivery service.

### ***RV Vacation***

Book your weekend or weekly or stays now. Set-up camp for the year and just lock the door behind you as you return home. Leave your RV on-site and ready for your return.

### ***Ownership***

Your very own deeded RV lot or RV lot/cottage home combination. Create your dream vacation destination or full-time homestead or BOTH!

### ***Vacation Rental Package***

Investors and outdoor enthusiasts can benefit from our vacation rental package. Those who own a lot or combo cottage who are interested in the rental program, we can rent your space out for you.

# outdoor escapes

## Oklawaha Lake

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Our lakeside location is perfect for outdoor enthusiasts and water-lovers.

LAKE  
OKLAWAHA

FORT MCCOY, FL

## Ocala Forest

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With easy-access to the expansive national forest, our beautiful natural setting continues to draw campers from all over the United States.



## Charters & Kayaks

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Ask us about Angling charter and Kayak rentals.



## Nature Trail

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Enjoy over 250 miles of land and explore on four wheels.



# THE ULTIMATE: *ATV & off-road experience*

ATV tours powered by





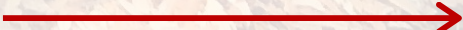
We've created the perfect space for people who like to explore on land and four wheels.

Take advantage of our gateway to over 250 miles of hiking with our on-site ATV tours, or bring your own ATV.

## ATV TOUR PRICING GUIDE

CHOOSE YOUR TRIP	AVERAGE RIDE DURATION	1 PERSON ATV	2 PERSON ATV	2/4 PERSON UTV
VALLEY	1 HOUR	\$95	\$125	\$185
RODMAN	2 HOURS	\$145	\$165	\$245
DELANCY	3 HOURS	\$190	\$225	\$325
LONG LEAF (WEEKENDS ONLY)	4 HOURS	\$245	\$355	\$425
HOG PATCH (WEEKENDS ONLY)	5 HOURS	\$290	\$365	\$505
SALT SPRINGS (WEEKENDS ONLY)	6/7/8 HOURS	\$385/\$415/\$445	\$465/\$495/\$525	\$625/\$655/\$685

TOUR GUIDE FEE: \$100 PER FOUR VEHICLES / MAX 8 PER TOUR 

3 DAY FOREST PASS: \$10 PER RIDER (REQUIRED) 

OCALA NATIONAL FOREST  
15991 NE 243RD PL. RD. FORT MCCOY, FL, 32134  
[ATVOFFROADADVENTURETOURS.COM](http://ATVOFFROADADVENTURETOURS.COM)

# WAYS TO STAY | RV

## SEASONAL STAYS

A 12-month lease designed for weekend warriors. Visit up to 3 days per week. Leave your unit on site while you are gone.

Seasonal lots require 8% down payment of lot purchase price, due at signing.

## LONG-TERM LEASE

Secure a site for 3 to 5 years with full camping & resort access. Use the site year-round, whenever you want.

This program is designed with a low down payment and low monthly payments.

## *Own Your Site*

Deeded RV Lots allow campers to own a site and even build out a cottage home with custom upgrades to make it a personal paradise.

Lots are designed between 2,500 S.F. and 6,200 S.F., land large enough for you to create your own space and site.

### 1. **Select Your Site**

Lake Oklawaha Resort offers a variety of lot dimensions, atmosphere and proximity to the Lake. Take a tour around the property to find the site you want to call yours. Our staff is on site to welcome and help you.

### 2. **Plan Your Enhancements**

We provide a variety of custom upgrades to create your own personal paradise. Our staff listens and helps build what you envision your site to look like. We handle construction from stamped decorative concrete to coach houses, landscaping, fencing, and more.

### 3. **Determine the Finances**

If you need to finance your purchase, there are many options (based on credit worthiness) that include Home Equity loans, personal loans, land loans, mortgages and more.



For more information, contact:  
**John Wilcox**  
Sales Director at 352.261.0128  
or [jwilcox@lakeoklawaharesort.com](mailto:jwilcox@lakeoklawaharesort.com)

## Example for Comparison Purposes Only

*A Deeded Lot at \$65,000.00*

Own	3 YR Lease	5 YR Lease
\$65,000.00	\$8,190.00 Deposit	\$11,700.00 Deposit
	\$531.00 per month for 36 months	\$455.00 per month for 60 months



ATLAS  
COTTAGE HOMES™

These are **foundation-based, residential single family homes eligible for 30-year mortgages** and traditional consumer loans.

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# WAYS TO STAY | RV & Cottage package

## INVESTMENT

**Nightly - Weekly - Monthly**  
**You say YES, we do the rest.**

- Property featured on website
- Property Maintenance Services
- Reservations and Payments
- Check-in / Check-Out Inspections
- Quarterly Reviews
- Full Housekeeping Services
- Guest Check-In / Check- Out
- Services Dynamic Pricing
- 24/7 Inbound Call Center
- 24/7 Security

## VACATION & ESCAPE

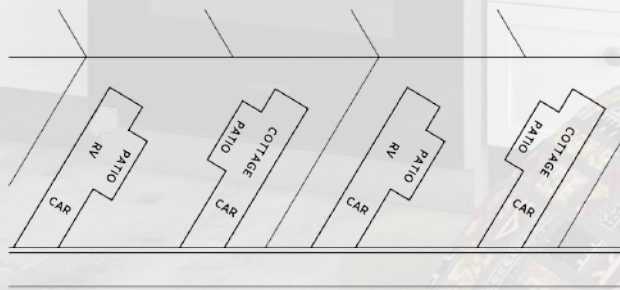
**Check out dates for your family & friends.**

You have the freedom and flexibility to use your unit when you plan to visit and we can rent it out for you once your trip is over. Rent one or both your RV lot and cottage while you are away.

### *Or Both Combined*

Our combo program offers multiple ways to utilize your investments through our **Owners Management Program**. Rent one, stay in the other, or rent both.

*Choose your setup:*

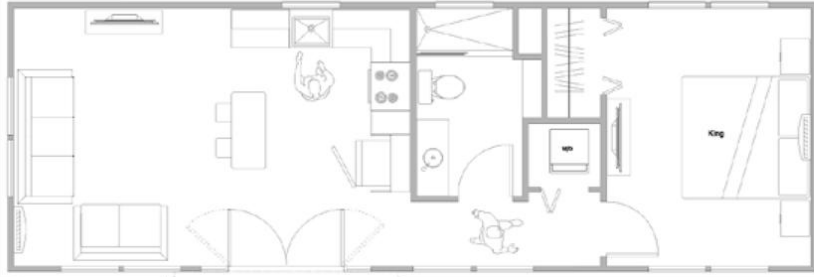


We work with lenders for the Combo Cottage Package at the Lake Oklawaha Resort. The lender offers conventional financing (FNMA/FHLMC) and government (FHA/VA) products for this project.

# 1 b d / 1 b a



BEACHES COLLECTION 1 Bed/1 Bath • 588 Sq. Ft.



### Features:

- 588 sq. ft. of living space
- Built to Florida building code, 30-year mortgage eligible
- Anchored to a permanent foundation, code compliant HVHZ and non-HVHZ
- Insulated walls (R-14), ceiling (R-20) and floor (R-13)
- Ductless air conditioning, tankless water heater and garbage disposal
- Washer and Dryer hook-up ready
- Optimized storage, contemporary fixtures including USB charging ports
- Home Buyers Warranty: 2 yr. workmanship and 10 yr. structural included

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Primary Exterior Color Options		Secondary Color	Trim Color	Interior Color and Flooring Options	
Adirondack Blue	Greyhound	Sandstone Cliff	Pure White	Sandstone Cliff	Pure White
				Java Scraped Oak	Silverton Oak

Based on development plans, subject to change.

atlascottagehomes.com

561-735-1307

atlascommunities.com

# 3 b d / 2 b a



ATLAS  
COTTAGE HOMES™



BEACHES COLLECTION 3 Bed/2 Bath • Two Story • 1,176 Sq. Ft.



**Outdoor Living Package Option:**

- Outdoor Lighting
- Trex Decking
- Storage
- Screening
- Ceiling Fan

**Features:**

- 1,176 sq. ft. of living space
- Two story floorplan with 2nd story outdoor leisure deck
- Built to Florida building code, 30-year mortgage eligible
- Anchored to a permanent foundation, code compliant HVHZ and non-HVHZ
- Insulated walls (R-14), ceiling (R-20) and floor (R-13)
- Ductless air conditioning, tankless water heater and garbage disposal
- Washer and Dryer hook-up ready
- Optimized storage, contemporary fixtures including USB charging ports
- Home Buyers Warranty: 2 yr. workmanship and 10 yr. structural included

Primary Exterior Color Options			Secondary Color	Trim Color	Interior Color and Flooring Options	
Adirondack Blue	Greyhound	Fertile Green	Sandstone Cliff	Pure White	Sandstone Cliff	Pure White
					Java Scraped Oak	Silverton Oak

Based on development plans, subject to change.

atlascottagehomes.com

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# MAKE YOUR PURCHASE

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## Phase 01

The Unit Reservation Deposit is a refundable deposit (within the 14 day period) to start the process. The Reservation Deposit secures your site with 14 days to review the Home Owners Association documents. After the 14 day period, your deposit is non-refundable and goes toward the lot purchase price.

## Phase 02

The Purchase and Sale Agreement documents the transaction and all necessary assurances to create the closing document. A valid government-issued photo ID may be required.

## Phase 03

Closing of the purchase occurs after the Title Company Escrow Officer reviews the Purchase Agreement and identifies what payments are owed and by whom; then prepares documents for closing and ensures all taxes, title searches and other closing costs are paid; and ensures the buyer's title is recorded. Some of the most common fees include escrow, recording and notary, title search and title insurance, local transfer taxes and Home Owners Association fees.

## Phase 04

Once the closing documents are prepared, the buyer and title company arrange the wire payment from the buyer to the title company.

*& Congratulations!*

**YOU OWN A PIECE OF PARADISE!**





AT CLOSING:

***Unit Reservation Deposit***

A refundable deposit to start the purchasing process and secure your space.

***HOA Deposit & Escrow***

Our escrow officer will monitor the purchase contract to identify what payments are owed, prepare documents for closing, conduct closing, ensure taxes, title searches and other closing costs are paid, that the buyer's title is recorded and seller is paid.

***Contracts + Purchase Agreement***

Our attorney drafts all documents and necessary assurance to create the closing documents.

***Closing & Executing Sale***

- A valid government issued photo ID
- Cashier's check for the total amount due
- Outstanding documents for title company or mortgage loan officer

# LENDING

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## Our consumer lending partner is Highlands Residential Mortgage.

We are proud to have partnered with one of the most senior lenders in the industry.

The Combo qualifies for traditional 30 year financing.

Highland Mortgages is a preferred lender for the Combo Cottage Package at the Lake Oklawaha Resort. The lender offers conventional financing (FNMA/FHLMC) and government (FHA/VA) products for this project.



## ATLAS COTTAGE HOMES™

Atlas Cottage Homes has a solution that creates wealth, value and security for homeowners. Atlas Cottage Homes builds homes that can be purchased without government subsidies. These are foundation-based homes with smaller footprints, typically between 600-1800 S.F., that qualify for a variety of mortgage loans including:

### ***HomeReady & Home Possible Loans***

Mortgages that feature low down payments for low-income buyers (3% of purchase price)

### ***USDA Home Loans***

Mortgages that allow you to buy a home with no money down and 100% financing

### ***VA Home Loans***

Specifically for military home buyers, with no minimum credit score or down payment requirements

### ***FHA Home Loans***

Great for buyers with lower credit scores or higher debt

### ***Down Payment Assistance***

Local grants or loans provide assistance with down payments and often closing costs



*Stay a while or forever!*

	<b>RV Lot / Cottage Purchase</b>	<b>3 or 5 Year Lease</b>	<b>Seasonal</b>
<b>Price</b>	See Price Sheet	3 YR = 14% of lot price 5 YR = 12% of lot price	8% of lot price due at signing
<b>Interest</b>	Market	None	None
<b>Estimated Down Payment</b>	25% - 45%	30%	100%
<b>Term Length</b>	5 - 30 years	3 year or 5 year	1 year
<b>Amortization</b>	5 - 30 years	3 year or 5 year	None
<b>HOA Fee</b>	Billed quarterly	Billed quarterly	None
<b>Estimated Property Tax</b>	\$600 per year	None	None
<b>Insurance</b>	Owner provides liability	None	None
<b>Electric</b>	Owner billed quarterly	Lessee billed quarterly	Lessee billed quarterly



OFFERED AT  
\$112,500

PARK MODEL  
**LOT 32**  
2,756 S.F.

- Park Model + Deeded Lot
- Modern RV park model available immediately
- Porch and paved patio for perfect balance of sun and shade
- Great opportunity for investors looking for passive income



### ABOUT THE PROPERTY

- Located above the shoreline overlooking the breathtaking 12,000 acre Lake Oklawaha
- Surrounded by over 400,000 acres of timber that is the Ocala National Forest
- Gateway to over 250 miles of hiking, and four-wheelin' fun
- Just 30 miles from Ocala and less than two hours to Florida's East and West coasts

### RESORT AMENITIES

- General Store with personal items, and camping provisions
- Gather in our 7000 S.F. free-span Activity Lodge
- Enjoy our shaded dog park, playgrounds, sand volleyball court, horse shoes, Lake Oklawaha overlook beach, movie nights
- Modern laundry and bathhouses with Staffed Guardhouse Security
- Complimentary WiFi with high-speed options
- On demand grocery delivery service

*For Inquiries, contact us.*



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# resort



**LOT 153**  
2,726 S.F.

- Deeded, **premium** corner lot
- Move into an already customized and fully paved driveway with patio
- Available immediately



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# listings

*just* LISTED

LAKE OVERLOOK LOT

OFFERED AT  
\$120,000

**LOT 347**  
2,715 S.F.

- Premium Bluff lot overlooking Lake Oklawaha
- Enjoy pristine sunset views from your personal RV lot
- Available immediately



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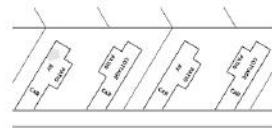


COMBO RV LOT + COTTAGE

OFFERED AT  
\$269,000

**LOTS**  
**188 & 189**  
5,436 S.F.

- Deeded RV lot + lot for your cottage home (2 lots)
- Move into new construction built by luxury home builders
- Available immediately



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*Lake Oklawaha Resort and its affiliates make every reasonable effort to ensure the accuracy and validity of the information provided in this brochure. However, as policies, price points, dates, conditions, and information are continually changing, Lake Oklawaha and its affiliates reserve the right to change at any time without notice, information contained in this brochure and make no warranties or representations as to its accuracy.*



# CONTACT US

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Leasing & Sales: 352.261.0128

## WEBSITE

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[LakeOklawahaRealEstate.com](http://LakeOklawahaRealEstate.com)

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## ADDRESS

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*Your Central Florida Oasis*