AVAILABLE FOR SALE
COOPER LAKE RV COMMUNITY

Lakefront RV Community with Longterm Tenant Base in Putnam County

Strong Reliable Income with Approved Plans for Expansion from 79 to 130 full hook up pads

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PROPERTY OVERVIEW

- Address: 1488 State Road 20, Interlachen, FL 32148
- Price: $3,100,000 at a 9.4% cap rate
- Total Spaces: 79 full hook up pads with approved plans to expand to 130
- Land: 16.5 Acres
- Zoning: 03600 - Campgrounds
- Income: $450,000 Gross and $290,706 Net
- Utilities: Well water, septic and 50/30 AMP submetered electrical service
- Amenities: Lakefront, frisbee golf, horseshoes, dog park, shuffle board, pavilion, clubhouse / bath house, high speed internet
- Local Attractions: Rodman Reservoir, Lake Lagonda Park, Etoniah Creek State Forest, Salt Springs, Silver Glen Springs, 20 minutes to historic downtown Palatka and 25 minutes to Gainesville. 1 hour from America's oldest city – St. Augustine.
- Financials: Available upon request

PLEASE DO NOT VISIT THE PARK WITHOUT AN APPOINTMENT

PROPERTY
SUMMARY

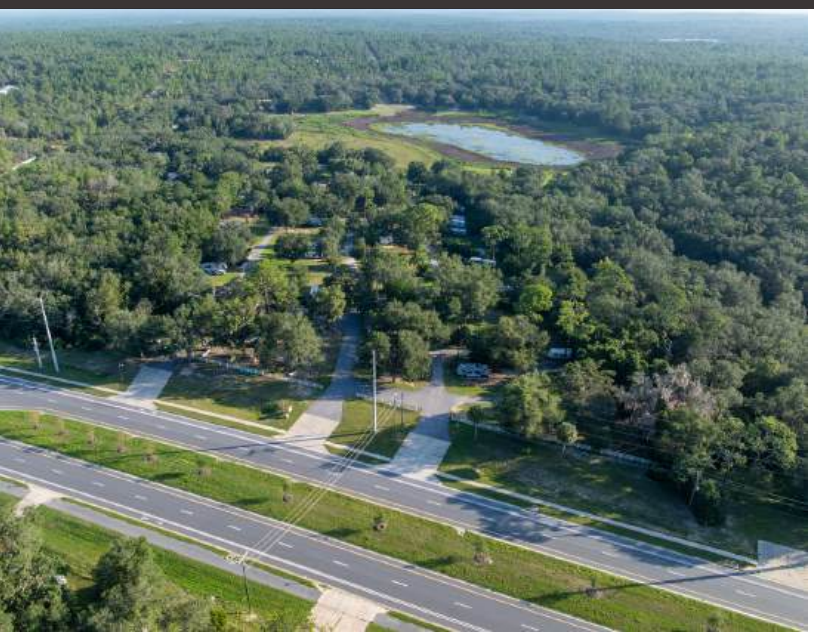
ComReal is pleased to exclusively present the opportunity to acquire Cooper Lake RV Community in Interlachen, FL. With 600 feet of frontage on State Road 20, the lakefront community is ideally situated less than 25 minutes between Gainesville and Palatka offering easy access from both I-95 and I-75 via State Road 20. Sitting on 16.5 acres, the expansive park features 79 full hook up sites, many with new infrastructure. Existing utilities feature low cost well water and septic as well as new 50/30 submetered electrical service to all sites. The pads are spacious with multiple pull-through sites and well maintained tree cover offering both shaded and non-covered spots. In addition to the existing sites, the community has in-place entitlements for expansion to 130 full hook up pads requiring minimal site work utilizing existing and newly updated infrastructure.

Current ownership has focused on long-term quality tenants while maintaining strict standards in regard to RV condition. Income is strong and demonstrates regular annual growth which can be attributed to the quality tenant base, spacious layout and ease of access to the lakefront country setting. Tenants have easy access to workforce opportunities in both Gainesville and Palatka as well as common amenities offered by the nearby metros. Cooper Lake maintains strong occupancy year round by offering value based rates compared to Ocala, Palatka and Gainesville with very little competing product in the surrounding area. New ownership can benefit by continuing to grow the long-term tenant base while targeting seasonal and daily traffic with an increased marketing in competing areas.

PROPERTY
UPSIDE

The community has undergone extensive and capital intensive improvements over the last several years which are just beginning to bear fruit. New ownership will benefit by continued growth of the quality long-term tenant base through attracting tenants that are being priced out from competing parks. Targeted marketing to both short and long-term tenants will continue to grow occupancy and income with minimal expense due to the private utility system which is well maintained.

PROPERTY
PHOTOS



PROPERTY PHOTOS

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AREA ATTRACTIONS

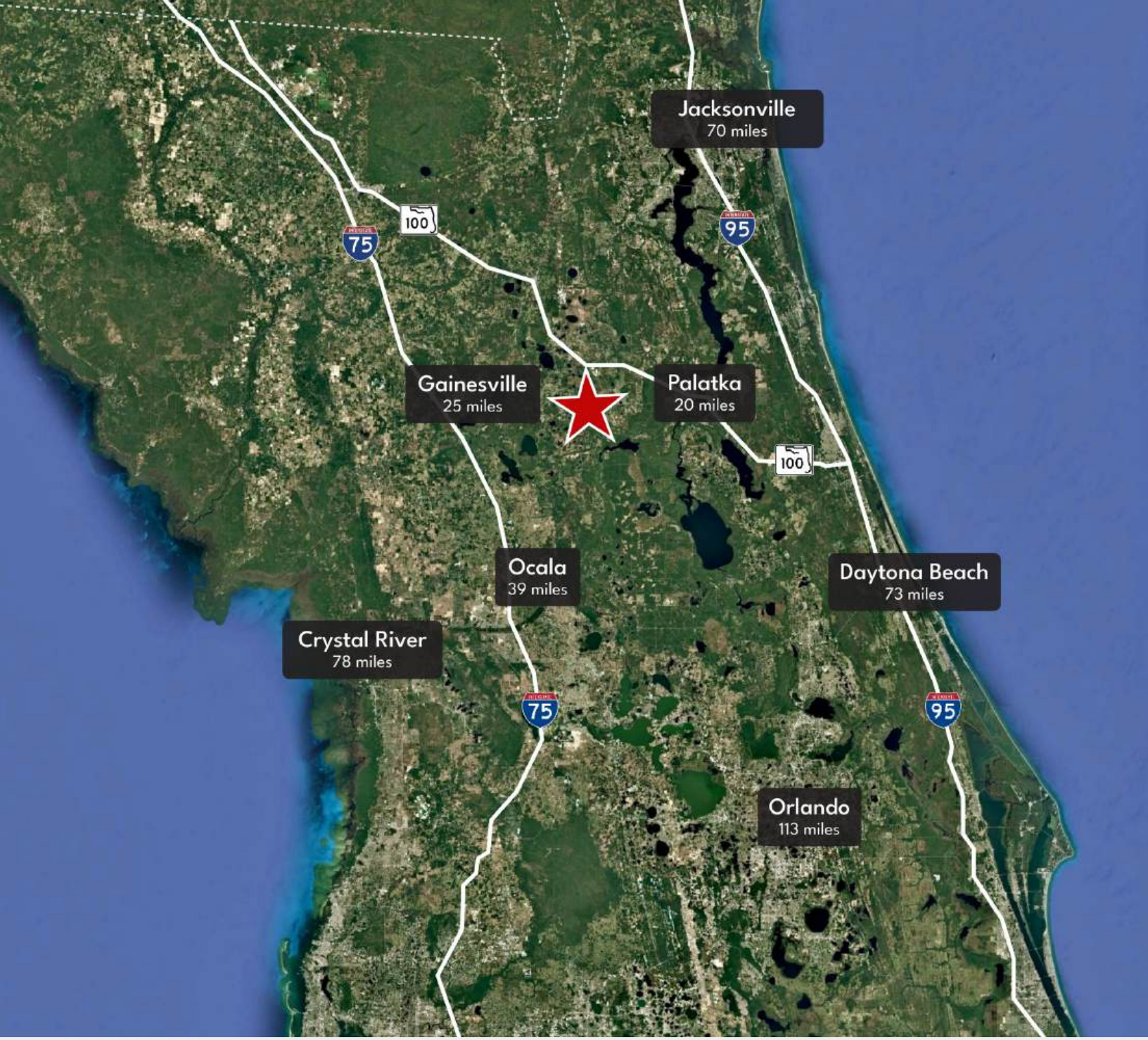
LAKE LAGONDA PARK

ETONIAH CREEK STATE FOREST

SALT SPRINGS

SILVER GLEN SPRINGS

RODMAN RESERVOIR



For Inquiries, Contact:

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