

OFFERING MEMORANDUM



Lakefront Manufactured-Home Community

A fully renovated, 100%-leased income community on Lake Istokpoga — Florida's 5th-largest lake and a world-renowned trophy bass-fishing destination.

OFFERING PRICE

\$2,090,000

LOCATION

44 Crawford Drive

Lake Placid, Highlands County, Florida

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All measurements, unit counts and projections are approximate. The owner reserves the right to withdraw the property from the market or change the terms of the offering at any time without notice. Showings are by appointment only.

PRESENTED BY

Kenneth Oxsalida

Investment Specialist

 305-968-2381

 Lenox1926@gmail.com

 License #3577009

Paradise Real Estate International LLC

WHY THIS OFFERING STANDS OUT

Investment Highlights



Fully Renovated

A complete two-year capital program (finished 2025) with all permits closed — ready for income today.



Brand-New Homes

Newly built 3BR / 2BA modular homes, each over 1,000 SF, owned free & clear with clear titles.



Premier Lakefront

Direct frontage on Lake Istokpoga, the 5th-largest lake in Florida and a renowned bass fishery.



Marina & Boat Ramp

A 10-slip marina, community boat ramp, short canal and dedicated trailer / RV storage.



New Infrastructure

Individual 240V Duke Energy meters for every unit plus three brand-new septic systems.



Flexible Income

100% leased at \$181,800/yr with untapped Airbnb / VRBO seasonal upside on top.

Executive Summary

This offering presents a fully renovated, income-producing lakefront manufactured-home community on the west shore of Lake Istokpoga in Lake Placid, Florida. Set on approximately 3.86± acres with direct water frontage, the community comprises 18 income units — anchored by brand-new 3-bedroom / 2-bath modular homes over 1,000 SF each, plus single-family residences and lakeside cabins, including a wheelchair-accessible 1,400 SF lakefront home.

Every home is owned free and clear with a clear title and conveys with the sale; several are delivered fully furnished. The community was rebuilt over a two-year capital program (completed 2025) — all permits are closed and the park is ready to generate income immediately.

Improvements include new Duke Energy meters for every unit (service upgraded 110V → 240V), three new septic systems, new A/C and appliances throughout, a private well supplying free water, a manager's office, storage, a 10-slip marina, community boat ramp and dedicated trailer / RV storage.

3BR/2BA modular homes lease for \$1,500/month, while homes command \$1,600–\$2,200/month depending on season and strategy. The park is 100% occupied with qualified tenants on primarily one-year leases, producing \$181,800 in annual scheduled rent — before any Airbnb / VRBO upside.

AT A GLANCE

\$2,090,000

OFFERING PRICE

18

TOTAL INCOME UNITS

10.62%

IN-PLACE CAP RATE

13.3%

PRO-FORMA CAP RATE

100%

CURRENTLY LEASED

PROPERTY & OFFERING DETAIL

Offering Summary

\$2,090,000

OFFERING PRICE

\$116,111

PRICE / UNIT

10.62%

CAP RATE (IN-PLACE)

3.86± AC

LOT SIZE

PROPERTY FACTS

Sale Type	Investment Sale	Building Size	±25,000 SF
Property Type	Multifamily	Lot Size	3.86± Acres
Property Subtype	Manufactured / Mobile Home	Year Built / Renovated	1940 / 2025
No. of Units	18	Building Class	C
No. of Stories	1	Zoning	R1 — Residential / Manufactured

Cap rate, square footage, acreage and pro-forma figures as represented by ownership; buyer to verify.

Financial Overview

\$181,800

Gross Scheduled Income (annual, long-term rentals)

\$2,090,000

Offering Price

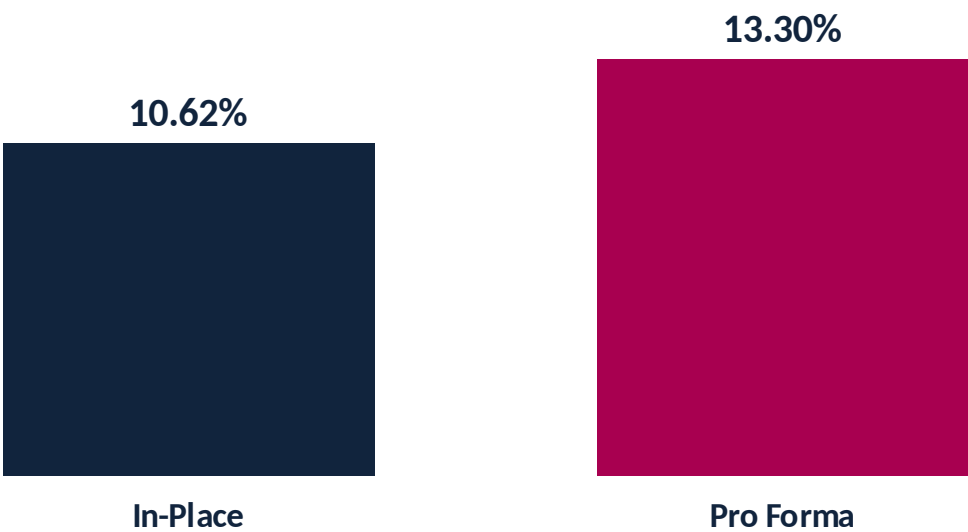
\$116,111

Price Per Unit

~\$10,000

Stabilized Annual Real-Estate Taxes*

CAP RATE — IN-PLACE vs. PRO FORMA



Pro-forma reflects adjusting in-place rents to market and layering in seasonal Airbnb / VRBO income.

100% Occupancy	Owned All Homes & Assets Free & Clear	Private Well Free Water — saves ~\$3,000/mo vs. city	Bonus Airbnb / VRBO Upside Not Yet in Income
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*Per ownership, the 2025 increase reflects an assessor error temporarily classifying individually-titled homes as real property; correction is in process. Figures as represented; buyer to verify.

FINANCIALS

Rent Roll

SPACE	TENANT / STATUS	IN-PLACE / MO	PRO-FORMA / MO
4 Crawford (3/2)	Angel Silva	\$1,200	\$1,200
5 Crawford (3/2)	Jason & Nancy Yarbough	\$1,200	\$1,200
8 Crawford (3/2)	David Steele	\$1,200	\$1,200
9 Crawford (3/2)	Saul & Jasmine Yarbough	\$1,200	\$1,200
12 Crawford (3/2)	Marcos Sauza	\$1,300	\$1,300
13 Crawford (3/2)	Kristianna Cardenas	\$1,200	\$1,200
15 Crawford (3/2)	Manager / handyman on site	—	\$1,500
17 Crawford (3/2)	Victoria & Denicio Cardenas	\$1,250	\$1,250
20 Crawford (3/2)	Kayla Hurtado	\$1,200	\$1,200
21 Crawford (3/2)	Airbnb — short-term	STR	\$1,500
25 Crawford (3/2)	Airbnb — short-term	STR	\$1,500
32 Crawford (3/2)	Demetruis Moore / Carla Chappell	\$1,500	\$1,500
33 Crawford (3/2)	VRBO — short-term	STR	\$1,500
40-A Crawford (2/1 home)	Available	—	\$1,000
44 Crawford (2/1 home)	Roger Dyse	\$1,400	\$1,400
47 Crawford (2/2 canal home)	Coralia Lourenco Morejon	\$1,500	\$1,500
40-C Crawford (studio)	—	—	\$1,000
40-D Crawford (office / studio)	—	—	\$1,000
Scheduled Rent — Monthly	18 spaces	\$14,150	\$23,150

INCOME SUMMARY

IN-PLACE GROSS INCOME (ANNUAL)

\$194,708

Long-term rents \$169,800 + Airbnb net \$11,599 + VRBO net \$13,309 (2025).

PRO-FORMA GROSS SCHEDULED (ANNUAL)

\$253,800

All 18 spaces leased at market — Airbnb / VRBO units converted to long-term.

STR = short-term rental (Airbnb / VRBO); in-place income is captured as net within the gross income above. Rent roll as represented by ownership; buyer to verify.

Income & Expense Statement

	IN-PLACE (ACTUAL)	PRO-FORMA ¹
Gross Operating Income	\$194,708	\$253,800
OPERATING EXPENSES		
Property Taxes	\$10,000	\$10,000
On-Site Handyman / Yard / Cleaning	\$7,800	\$7,800
Utilities — Garbage, Electric, Mowing, Cleanup	\$11,840	\$11,840
Internet	\$2,400	\$2,400
Insurance	\$21,000	\$21,000
Repairs & Maintenance	\$3,981	\$3,981
Total Operating Expenses	\$57,021	\$57,021

NET OPERATING INCOME

IN-PLACE (ACTUAL)

\$137,687

70.7% NOI margin on gross income

PRO-FORMA ¹ (STABILIZED)

\$196,779

Pro-forma gross less in-place operating expenses

¹ Pro-forma holds operating expenses at in-place actuals and assumes all 18 spaces leased at market (Airbnb / VRBO units converted to long-term). Operating expenses exclude debt service, capital reserves and depreciation. Income & expenses as represented by ownership; buyer to verify.

Assessment & Due Diligence

COUNTY TAX ASSESSMENT

PARCEL NUMBER

C-27-36-30-A00-0010-0000

44 Crawford Drive, Lake Placid, FL 33852

Land Assessment

\$418,160

Improvements Assessment

\$1,514,492

Total Assessed Value

\$1,932,652

Source: County public records. Per ownership, the 2025 figure temporarily included individually-titled modular homes as real property; a correction is in process and taxes are expected to revert to ~\$10,000/yr.

DOCUMENT LIBRARY

Click any document below to open it for due diligence.



Site Plan

PDF · Property survey & layout

[OPEN ↗](#)



Floor Plan

PDF · Home floor plans

[OPEN ↗](#)



Insurance

DOCX · Policy documentation

[OPEN ↗](#)

A Turnkey, Rebuilt Community

\$1.4M+

in home installation alone



Electrical System

Upgraded from 110V to 240V with a new individual Duke Energy meter for every unit.



Septic System

Three new septic tanks installed to serve current units and future expansion.



Homes & Inventory

All homes brand-new, fully paid off with clear titles; installation cost alone exceeded \$1.4M.



On-Site Buildings

New manager's office suite, dedicated storage shed and a lakeside home valued near \$100K.



Marina & Amenities

A 10-slip marina for boat-storage rental, plus two cabins and five fully-furnished homes included.



Private Well

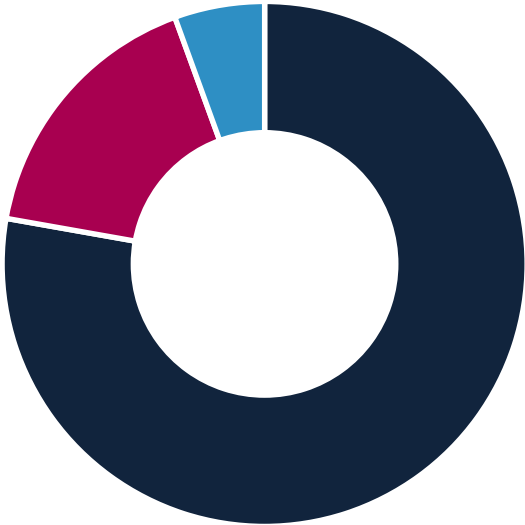
On-site well supplies free water — eliminating roughly \$3,000/month in city water cost.

COMPOSITION OF THE 18-UNIT COMMUNITY

Unit Mix

UNIT TYPE	UNITS	DESCRIPTION
3 BR / 2 BA	14	New modular homes & lakefront residence (1,000–1,400+ SF)
2 BR / 1 BA	3	Lakeside cabins (900+ SF)
2 BR / 2 BA	1	Single-family residence
Total	18	100% leased — qualified tenants on one-year leases

UNIT MIX BY BEDROOM COUNT



■ 3 BR / 2 BA ■ 2 BR / 1 BA ■ 2 BR / 2 BA

\$1,500 / mo

3BR / 2BA modular homes

\$1,600 - \$2,200 / mo

Homes — varies by season & strategy

Airbnb / VRBO

Seasonal premium upside (not in income)

Amenities

IN-UNIT FEATURES



Air Conditioning

New A/C systems in every home



Washer / Dryer

In-unit plus hookups available



Heating

Climate control year-round



Full Kitchen

New appliances throughout



Wi-Fi

Connectivity ready

SITE & WATERFRONT



Direct Lake Access

Frontage on Lake Istokpoga for every resident



10-Slip Marina

Boat dockage & storage rental income



Community Boat Ramp

Private ramp plus a short on-site canal



Trailer / RV Storage

Dedicated parking & storage area



Private Well

On-site free-water source

PROPERTY TOUR

Aerial Overview



On the shore of Lake Istokpoga



Minutes to open water



Community & shoreline



Cleared waterfront grounds



Private docks & canals



Tucked into the tree canopy

The Community Up Close



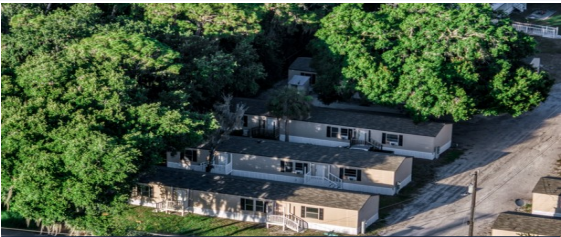
Income homes just off the lake



Income units along the drive



Community drive



Renovated rental homes



On-site streetscape



Move-in-ready home



Crawford Dr & Highlands Lake Dr

The Site — Boundary & Acreage



Lakefront parcel — outlined



±3.86 acres



Cleared land to the water



Direct frontage on the lake

THE PARCEL ±3.86 Acres on the Lake

The outlined parcel fronts Lake Istokpoga with roughly an acre of cleared waterfront land at the rear — room for added rentals, RV / boat-trailer parking or future expansion. A short canal and private boat ramp serve the community.

INDIVIDUALLY METERED



4 Crawford



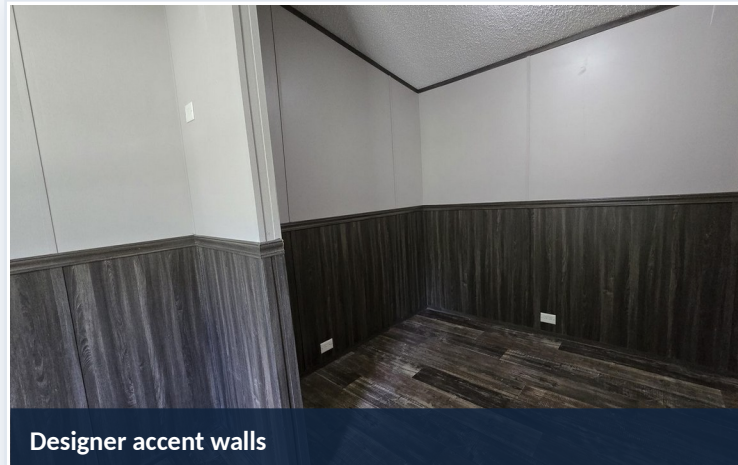
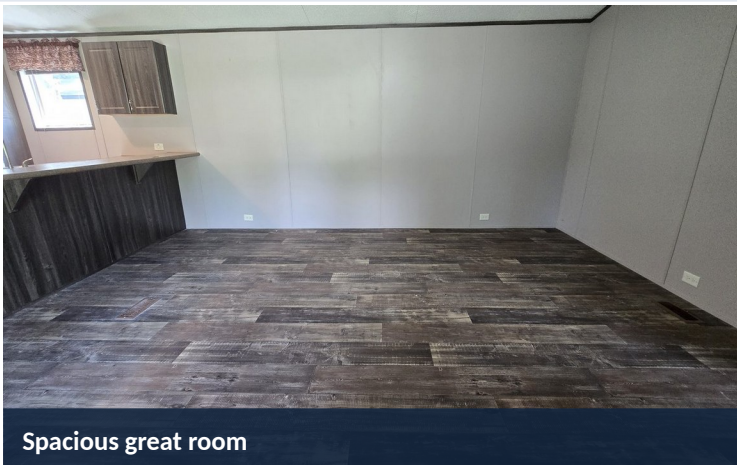
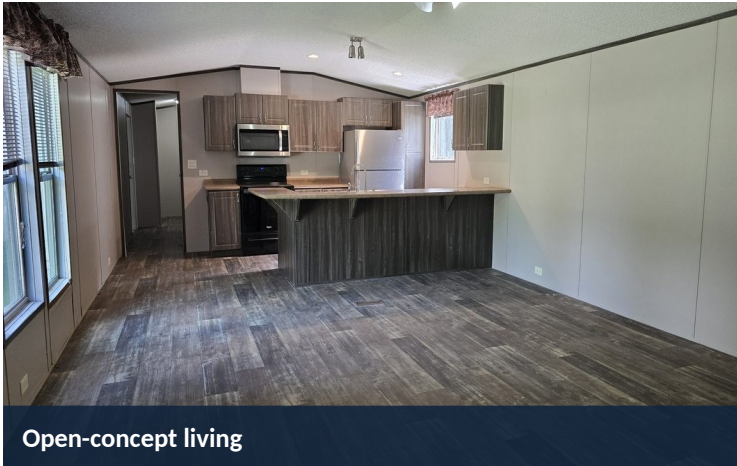
8 Crawford



21 Crawford

PROPERTY TOUR

Interior — Kitchen & Living



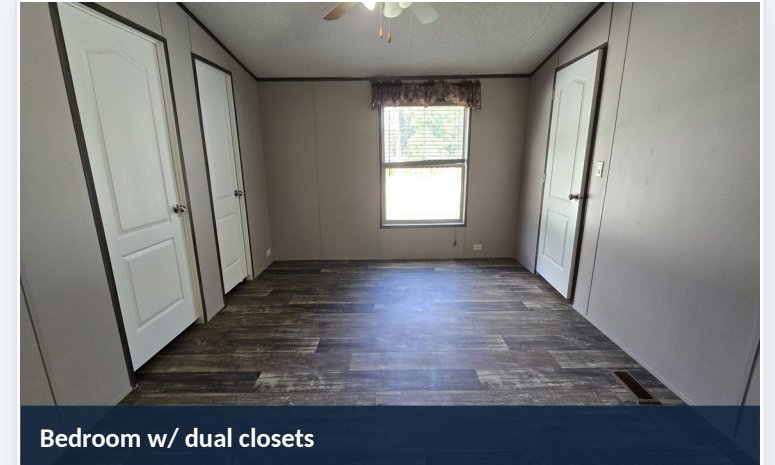
Interior — Bedrooms & Baths



Primary bedroom



Bedroom



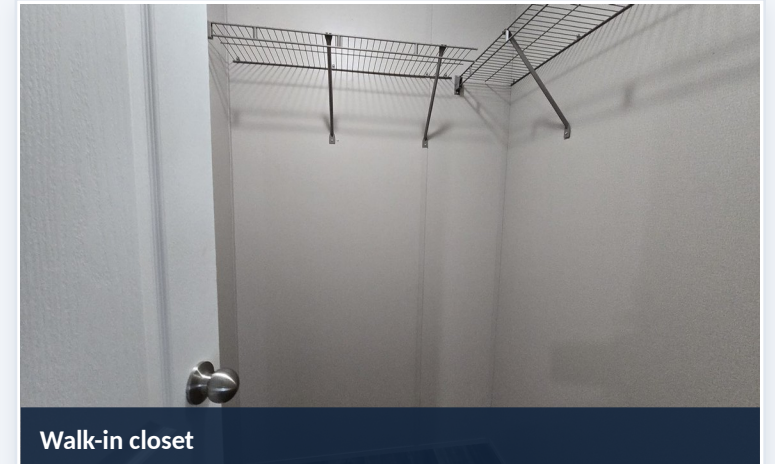
Bedroom w/ dual closets



Full bath — tub/shower



Second full bath



Walk-in closet

Furnished Living & Dining



Spacious, light-filled living room

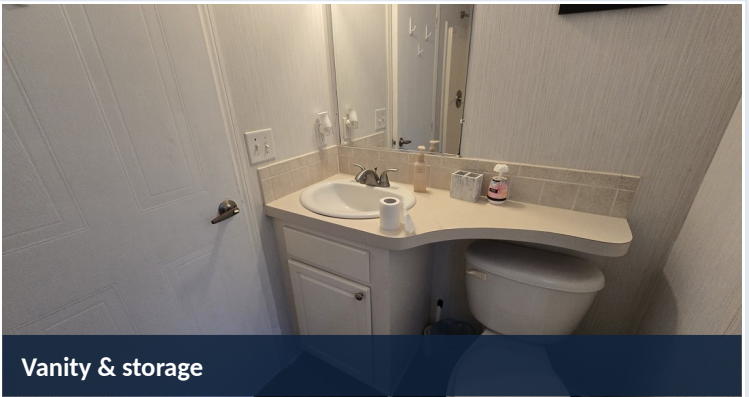
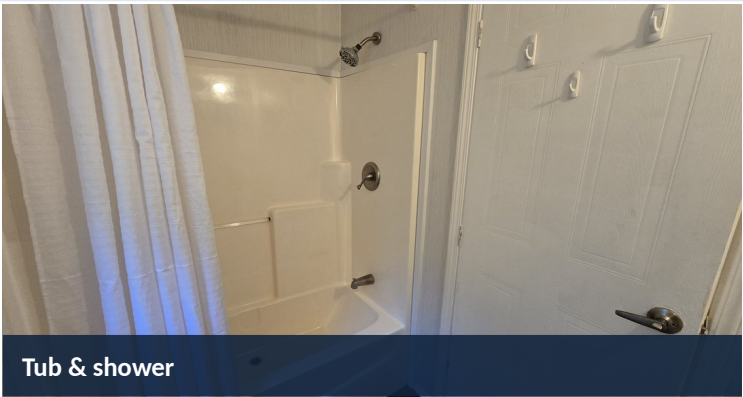


Living & entry



Dining nook with deck access

Furnished Bedrooms & Baths



Outdoor Living & Lakefront



Covered front porch



Lakeside porch living



Canal & dock from the porch



Open lakefront lawn

Location Overview



World-Class Bass Fishing

A renowned trophy largemouth-bass fishery with one of the highest catch rates in Florida — consistently ranked among the top bass lakes in the Southeast and a designated FWC Fish Management Area.



On the Water

Direct frontage on the west shore with a short canal and private boat ramp — lakefront land zoned for manufactured homes is rare and difficult to replace.



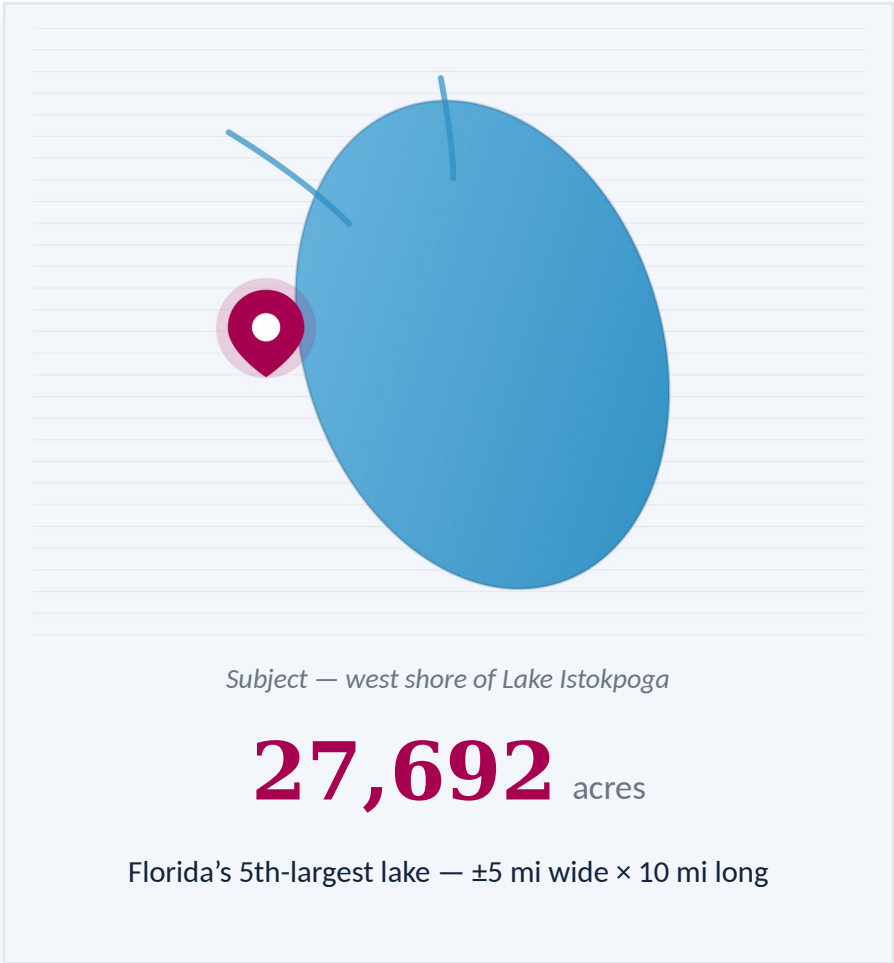
Lake Placid, Highlands County

Minutes from grocery stores and restaurants in south-central Florida; draws anglers and visitors from across the state and nation.



A Built-In Customer Base

A natural fit for a year-after-year fish camp or seasonal-rental destination, supporting long-term, weekly and short-term income.



Why Invest



Buy Assets — Not Just Land

Every home, the marina, well and buildings are owned free & clear and convey with the sale. The buyer acquires real assets, in-place value and positive cash flow on day one.



Turnkey & Fully Permitted

A two-year rebuild is complete and all permits are closed. There is no deferred work — the community is ready to generate income immediately.



Durable Income, Real Upside

100% leased at \$181,800/yr today, with clear paths to lift returns by adjusting rents to market and layering in Airbnb / VRBO seasonal income.



An Irreplaceable Location

Lakefront acreage on Florida's 5th-largest lake, zoned for manufactured homes plus R1 — a rare, hard-to-replicate waterfront position.



Kenneth Oxsalida

INVESTMENT SPECIALIST

SCHEDULE A PRIVATE SHOWING

Let's Tour the Property

A rare, turnkey lakefront income community on one of Florida's premier bass-fishing lakes — fully renovated, 100% leased and ready to perform. Showings are by appointment only.



PHONE

305-968-2381



EMAIL

Lenox1926@gmail.com



BROKERAGE

Paradise Real Estate International LLC



LICENSE

FL License #3577009

