


# MOBILE HOME PARK FOR SALE

## Value-Add Investment Opportunity

 **730 N Chestnut Rd**  
**Lakeland, Florida 33815**



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**Lakeland, Florida 33815**



#### Contact for More Information

Investment Opportunity – Mobile Home Park  
Lakeland Florida



#### Property Overview

**Price: \$750,000**

- Lot Size: 0.45 Acres
- Mobile Homes: 5
- Total Units: 7
- Laundry Area: Available in each unit

This property offers a small mobile home park investment opportunity located in Lakeland, Florida, with multiple income-producing units and additional on-site amenities.

#### Property Features

- ✓ On-site storage building
- ✓ Backup refrigerator included
- ✓ New spare air conditioning unit
- ✓ Security camera system installed
- ✓ Yard maintenance equipment included

Alejandro  
**Rodriguez**

Broker Owner

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Orlando, FL 32837



### **Monthly Operating Expenses**

Expense	Monthly
Electricity	\$350
Water	\$250
Insurance	\$140
Yard Maintenance	\$200
Property Taxes	\$566

Total Monthly Expenses: \$1,506

### **Annual Expenses**

$\$1,506 \times 12 = \$18,072$  per year

### **Net Operating Income (NOI)**

#### **Annual Gross Income**

\$75,600

#### **Annual Expenses**

\$18,072

#### **Estimated NOI:**

\$57,528

#### **Estimated Cap Rate**

NOI: \$57,528

Purchase Price: \$750,000

#### **Estimated Cap Rate:**


7.67% CAP RATE

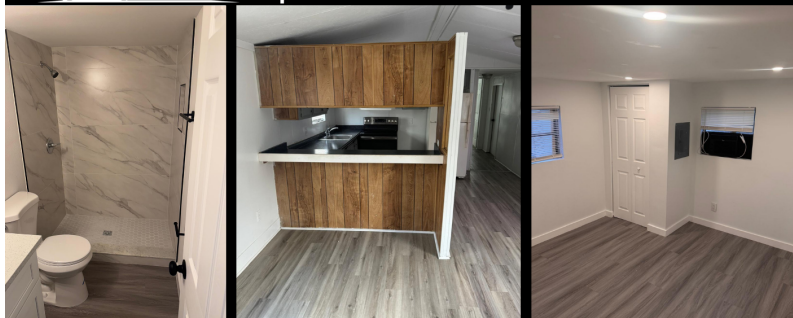
## Market Overview – Lakeland, Florida

Lakeland is located between Tampa and Orlando, making it part of one of the fastest growing regions in Florida.

Key factors driving demand:  
Population growth  
Affordable housing shortage  
Strong rental demand  
Strategic central Florida location



<p><b>POTENTIAL INVESTMENT PERFORMANCE</b></p> <p>IF EACH UNIT RENTS CONSERVATIVELY FOR \$900 PER MONTH:</p> <p>7 UNITS x \$9,000 = \$6,300 MONTHLY GROSS INCOME</p> <p>ANNUAL GROSS INCOME:</p> <p>\$6,300 x 12 = \$75,600</p> <p></p>	<p><b>INVESTMENT HIGHLIGHTS</b></p> <ul style="list-style-type: none"><li>✓ STABLE INCOME-PRODUCING PROPERTY</li><li>✓ MULTIPLE UNITS ON A SINGLE LOT</li><li>✓ LOW OPERATING EXPENSES</li><li>✓ STRONG RENTAL DEMAND IN LAKELAND MARKET</li><li>✓ VALUE-ADD OPPORTUNITY WITH POTENTIAL RENT INCREASES</li></ul> <p><b>IDEAL INVESTOR PROFILE</b></p> <p>THIS PROPERTY IS IDEAL FOR:</p> <ul style="list-style-type: none"><li>* MOBILE HOME PARK INVESTORS</li><li>* CASH FLOW INVESTORS</li><li>* FIRST-TIME MULTIFAMILY INVESTORS</li><li>* VALUE-ADD REAL ESTATE OPERATORS</li></ul>
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