

OKEECHOBEE SHORES
RV RESORT

Okeechobee, FL

TERMS OF ENGAGEMENT & CONFIDENTIALITY

PROPERTY TOURS

- ❖ *All site visits must be scheduled in advance and coordinated directly through Leisure Investment Properties Group (LIPG)*
- ❖ Prospective Purchasers are Encouraged to Visit the Property Prior to Submitting an Offer.

TERMS OF SALE

Letters of Intent (LOIs) are not required — Seller prefers direct execution of a Purchase and Sale Agreement (PSA). All offers will be evaluated at the seller's sole discretion based on, but not limited to, the following factors:

- ❖ Purchase Price and structure
- ❖ Timing and ability to close
- ❖ Sponsorship strength and capital readiness
- ❖ Development experience and exit strategy
- ❖ Clarity of assumptions and diligence process

PREFERRED OFFERS SHOULD INCLUDE:

- ❖ Draft PSA with proposed milestones and contingencies
- ❖ Description of site use assumptions and underwriting basis
- ❖ Proof of funds / capital commitment letter (template available)
- ❖ Background on buyer group and principals

LIPG will provide standardized PSA templates and can assist in coordinating due diligence access for qualified groups.

LIPG WILL BE AVAILABLE TO COORDINATE ON-SITE INSPECTIONS FOR PROSPECTIVE INVESTORS AND TO ANSWER ANY QUESTIONS RELATED TO INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM.

DISCLAIMER AND CONFIDENTIALITY NOTICE

OFFERING MEMORANDUM AND DUE DILIGENCE: COLLECTED INFORMATION FROM SOURCES

This Executive Summary is intended for the exclusive use of qualified investors evaluating the acquisition of Okeechobee Shores RV Resort. All materials contained herein are proprietary to LIPG and are not to be shared or distributed without written consent. LIPG has compiled this document from sources deemed reliable but does not warrant its accuracy. All entitlement, engineering, valuation, and projection data should be independently verified by prospective purchasers as part of their own due diligence process.

CONFIDENTIAL INFORMATION

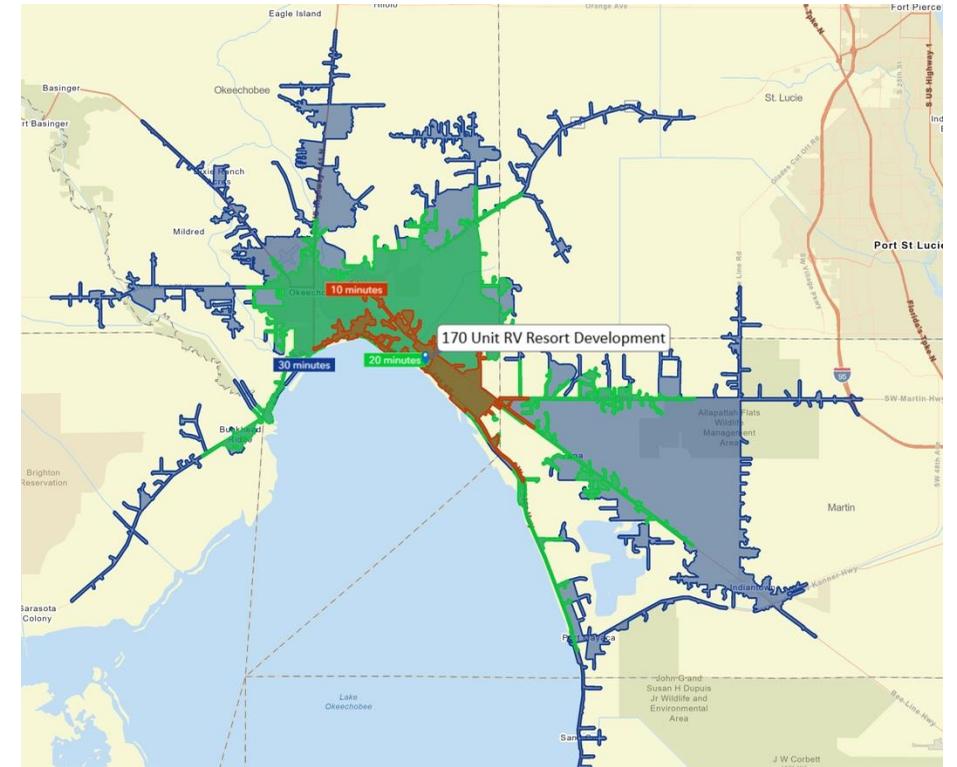
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EXECUTIVE SUMMARY

Strategic Development Overview

Okeechobee Shores RV Resort is a rare, fully entitled RV park development opportunity located in one of Florida's most underserved and strategic leisure corridors. Spanning 18.39 acres with 170 approved RV pads, the site benefits from direct frontage along US-441 SE—one of the primary thoroughfares serving the Lake Okeechobee region.

All critical development elements—civil engineering, septic and well design, wetland mitigation, and final site planning—are fully completed and vested. Ownership has invested over \$1.6 million in land and soft costs to deliver a site that is immediately actionable. Horizontal development can begin post-close without delay or entitlement risk. This investment represents one of the few turnkey RV development parcels in Florida with full regulatory clearance, superior frontage, and strong alignment with regional RV park demand dynamics.



DEVELOPMENT HIGHLIGHTS

- ❖ **\$3,750,000 List price | 18+ acres | 170 entitled sites**
- ❖ **Fully Entitled & Engineered:** Site plan, civil, septic, water, and mitigation credits secured
- ❖ **Development-Grade Infrastructure Plans:** Septic, well, and civil plans permit immediate deployment
- ❖ **High Pad Yield Potential:** 170 pads @ \$90K–\$110K/pad stabilized exit valuation

STRATEGIC HIGHLIGHTS



Direct US-441 access + proximity to Lake Okeechobee



\$1.6M+ Soft Cost Investment to Date, including design, surveys, permits, and site plans

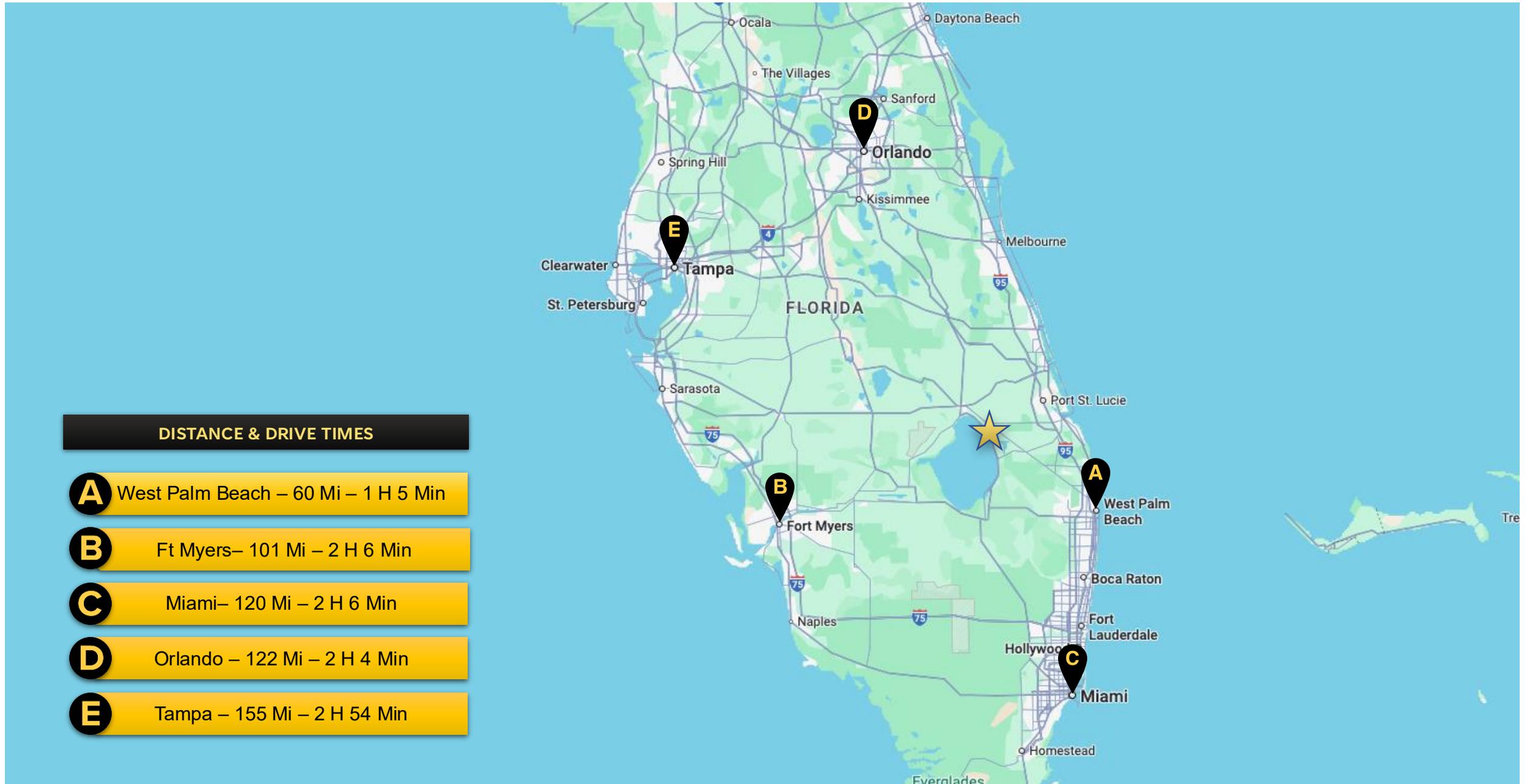


Shovel-Ready for Horizontal Construction

LOCAL MAP



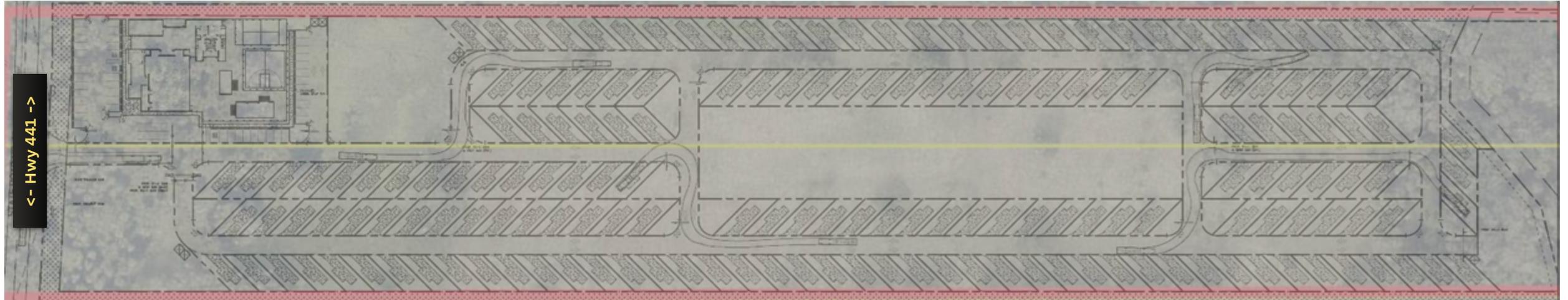
REGIONAL MAP



DISTANCE & DRIVE TIMES

- A** West Palm Beach – 60 Mi – 1 H 5 Min
- B** Ft Myers– 101 Mi – 2 H 6 Min
- C** Miami– 120 Mi – 2 H 6 Min
- D** Orlando – 122 Mi – 2 H 4 Min
- E** Tampa – 155 Mi – 2 H 54 Min

DEVELOPMENT OVERVIEW



Images Not To Scale

Engineering, Entitlements & Execution Readiness

The offering is delivered with a complete and non-appealable set of entitlements, construction documents, and agency-approved plans, allowing a buyer to initiate horizontal development immediately post-closing.

The site is engineered for 170 pads and includes:

- Final site plan with access, density, and setbacks approved
- Full civil engineering package completed by [Engineer of Record, if applicable]
- Septic and potable well system designs fully permitted
- Wetland mitigation credits acquired and satisfied
- Stormwater management and retention reviewed and cleared

The current configuration allows for a phased or full-build rollout, with no additional public hearings or agency coordination required. All development rights have been vested and the project qualifies for direct commencement of infrastructure installation upon permit transfer.

PROPERTY PHOTOS



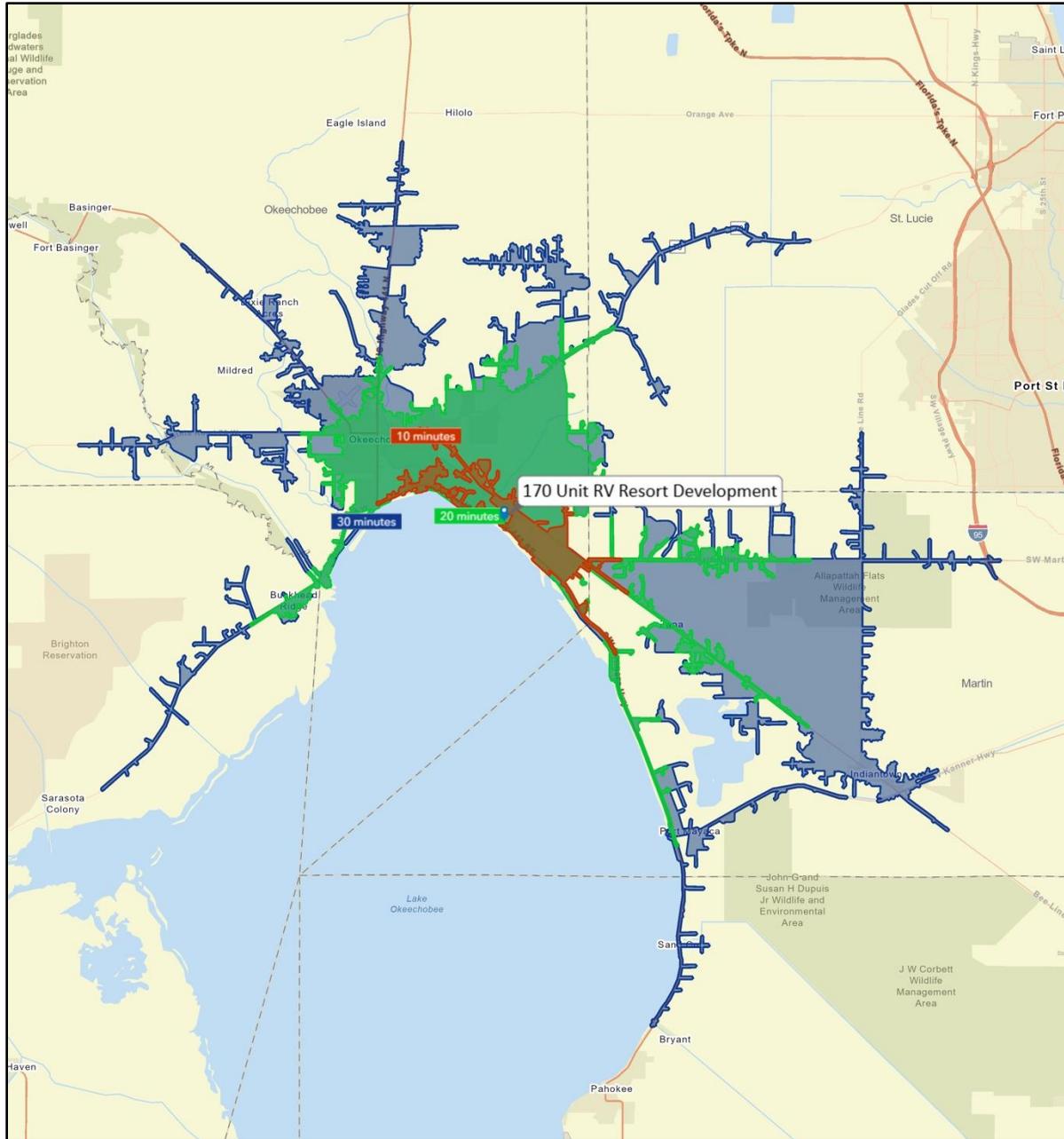
PROPERTY PHOTOS



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DEMOGRAPHIC ANALYSIS



Demographics	10-Minute Drive	20-Minute Drive	30-Minute Drive
Income			
2025 Median HH Income	\$45,837	\$50,015	\$53,362
2030 Median HH Income	\$50,834	\$54,886	\$59,531
2025-2030 Annual Rate	2.09%	1.88%	2.21%
2025 Average HH Income	\$63,919	\$68,506	\$72,984
2030 Average HH Income	\$70,332	\$75,761	\$81,088
2025-2030 Annual Rate	1.93%	2.03%	2.13%
2025 Per Capita Income	\$30,618	\$29,557	\$27,894
2030 Per Capita Income	\$34,553	\$33,501	\$31,770
2025-2030 Annual Rate	2.45%	2.54%	2.64%
Housing			
2025 Housing Affordability Index	98	99	94
<u>2025 Total Housing Units</u>	<u>3,317</u>	<u>14,290</u>	<u>20,003</u>
2025 Owner Occupied	1,693	7,984	11,694
2025 Renter Occupied	555	2,827	4,156
2025 Vacant Units	1,069	3,479	4,153
<u>2030 Total Housing Units</u>	<u>3,481</u>	<u>15,069</u>	<u>21,058</u>
2030 Owner Occupied	1,875	8,914	12,992
2030 Renter Occupied	526	2,718	3,993
2030 Vacant Units	1,081	3,437	4,073

Demographic Statistics Produced by Esri

ADVISORY TEAM

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