



AVAILABLE FOR SALE

Lake in the Forest RV Resort – Ocklawaha, FL

Gated Lakefront RV Community on 28 Acres with Expansion Potential

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PROPERTY OVERVIEW

- **Address:** 19115 SE 44th St, Ocklawaha, FL 32179
- **Price:** \$2,600,000 at a 10% proforma cap rate
- **Total Spaces:** 47 RV spaces with 50/30/20 AMP service, 6 cabins and 1 triple wide lakefront mobile home
- **Land:** 28.51 Acres
- **Zoning:** 36 – Camps/Campgrounds (19 acres) & 99 – Acreage/Non-Classified (9.51 acres)
- **Utilities:** City Water, Septic, 50/30/20 AMP service
- **Amenities:** Unparalleled access to Half Moon Lake and Ocala National Forest / Heated Pool / Clubhouse with Recreation Center / WiFi / Shuffleboard Court / Hiking-Biking Trails / Abundant Wildlife Viewing / Boat Launch and Dock



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- **Local Attractions:** Silver Springs State Park / Ocala National Forest / Hampton Beach / Carney Island Recreation Area / Ocala / The Villages
- **Upside:** The park is being operated on a limited seasonal basis currently and only repeat clientele are eligible for reservations. Fulltime operation of the community will result in a proforma gross income in excess of \$400,000. Additionally, the park is entitled to a Phase 3 expansion of 14 RV sites with adjusted septic capacity as well as another 20 RV spaces in Phase 1 with the removal of the current laundry facility.
- **Financials:** Available upon request
- **Please do not visit the park without an appointment**



EXECUTIVE --- SUMMARY

ComReal is pleased to exclusively present the opportunity to acquire Lake in the Forest RV Resort, a gated lakefront RV community situated on a 28-acre peninsula surrounded by Half Moon Lake and the Ocala National Forest. Conveniently located in Marion County, the park has excellent access to Ocala, The Villages, Silver Springs, and Orlando. The sprawling 28 acre campus has unparalleled lake vistas, wildlife viewing opportunities and a spacious park layout providing a rare opportunity to acquire an income producing piece of “Old Florida.” The site affords tenants the serenity of a rural setting while retaining ease of access to major retailers, restaurants and hospitals located only minutes away in Ocala or The Villages.

Currently operated on a limited seasonal basis, the community has the fundamentals to achieve immediate full occupancy on an annual basis resulting in significant rent and income growth. In addition to the existing 55 units, the community is eligible to pursue a Phase 3 expansion for at least 14 more RV pads as well as 20 additional pads in Phase 1 with the elimination of the laundry facility. Lake in the Forest presents a unique opportunity to acquire a large income producing asset priced at market land basis.

PROPERTY PHOTOS

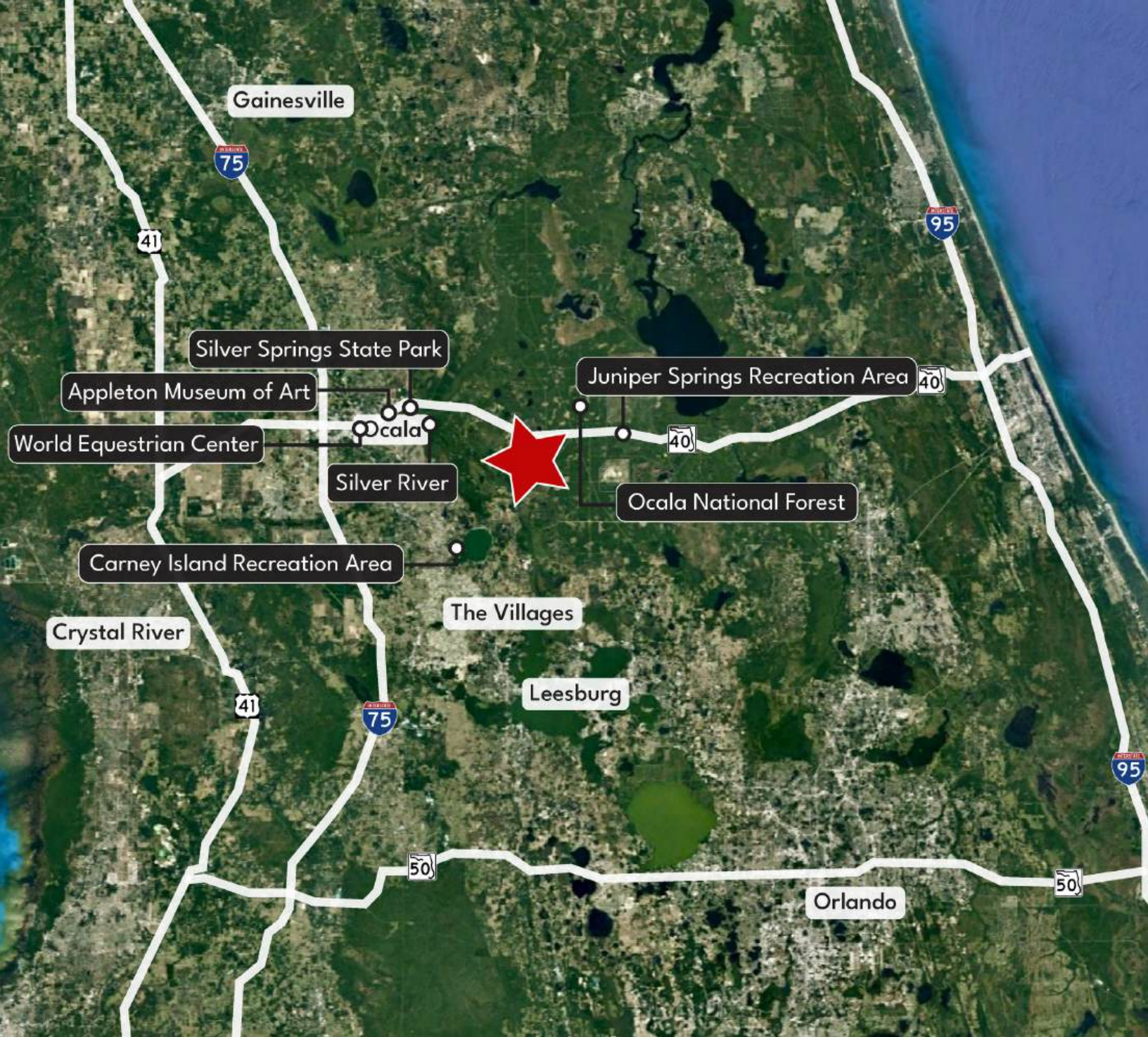


PROPERTY PHOTOS



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For Inquiries, Contact:

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