

# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



## OFFERING SUMMARY

Sale Price:	\$880,000
Building Size:	12,760 SF
Lot Size:	15.19 Acres
Number of Units:	13 Mobile Homes + 1 RV Pad
Price / SF:	\$1.33
Day-1 Cap Rate:	11.45%
Day-1 NOI:	\$100,729
Year Built:	1985-1994

## PROPERTY OVERVIEW

Country Acres Mobile Home Park presents a rare opportunity to acquire a well-maintained, cash-flowing asset with built-in value-add potential. The park features 13 park-owned manufactured homes and 1 RV site, totaling 14 rentable units. All homes have been carefully maintained, with build years ranging from 1985 to 1994 and unit sizes ranging from 672 SF (2 bed/1 bath) to 1,848 SF (3 bed/2 bath doublewide).

Each home has been updated over time with improvements such as metal roofing, modern flooring, interior paint, and other upgrades, ensuring long-term durability and tenant satisfaction. The property is serviced by well water, individual septic systems, and separately metered electricity — with tenants responsible for their own utility costs.

Current rental rates offer immediate potential for increased revenue by bringing rents up to market levels. The park includes a larger parcel at the rear of the property that may offer an opportunity for providing multiple exit or expansion strategies for a savvy investor. Country Acres Mobile Home Park is ideal for investors seeking stable returns with room to grow. Whether you're looking for a turnkey asset or a strategic value-add opportunity, this property offers the best of both worlds.

## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St. Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



## **Presented By**

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St. Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St. Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St. Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St. Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



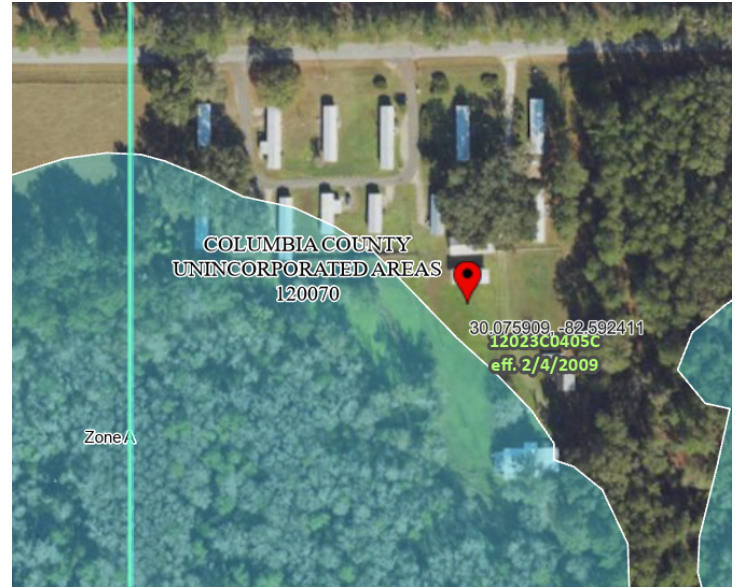
COMMERCIAL REAL ESTATE SALES & MANAGEMENT

# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property

Property Name	Country Acres
Property Subtype	Mobile Home Park
APN # (1 of 2)	11-5S-17-09206-000
APN # (2 of 2)	11-5S-17-09205-003
Lot Size (1 of 2)	2.75 Acres
Lot Size (2 of 2)	12.44 Acres
Building Size	12,760 SF
Lot Size	15.19 Acres
Year(s) Built	1987-1994
# of Units	13 Manufactured Homes 1 Covered RV Site
Flood Zone	Zone X & Partially in Zone A
Sewage	Septic
Water	Well
Electricity	Individually Metered - Tenant



- **Low Maintenance Infrastructure** – All systems in place and functioning efficiently
- **Strong Cash Flow** – Turnkey asset with consistent rental income
- **Value-Add Opportunity** – Possibility to sell the larger rear parcel
- **Below-Market Rents** – Immediate upside potential through rent increases
- **14 Total Rentable Units** – 13 park-owned homes + 1 RV site
- **Tenant-Paid Utilities** – Individually metered electric, well water, and septic
- **Well-Maintained Units** – Updated roofs, flooring, and interiors

## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St. Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT

# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
117 Dove Ct	2	2	912 SF	\$970	\$1.06	\$1,000	\$1.10
118 Dove Ct	2	2	924 SF	\$970	\$1.05	\$1,000	\$1.08
119 Gold Finch	3	2	1,140 SF	\$995	\$0.87	\$1,100	\$0.96
120 Gold Finch	2	2	912 SF	\$925	\$1.01	\$1,000	\$1.10
134 Gold Finch	3	2	1,140 SF	\$1,200	\$1.05	\$1,200	\$1.05
135 Dove Ct	2	2	912 SF	\$1,000	\$1.10	\$1,000	\$1.10
140 Gold Finch	3	2	1,140 SF	\$995	\$0.87	\$1,100	\$0.96
150 Dove Ct	3	2	1,848 SF	\$1,200	\$0.65	\$1,400	\$0.76
156 Gold Finch	2	1	672 SF	\$775	\$1.15	\$900	\$1.34
168 Gold Finch	2	1	672 SF	\$850	\$1.26	\$900	\$1.34
176 Gold Finch	2	2	672 SF	\$900	\$1.34	\$1,000	\$1.49
193 Gold Finch	2	1	1,140 SF	\$1,200	\$1.05	\$1,200	\$1.05
572 SE Gabe	3	2	912 SF	\$900	\$0.99	\$1,100	\$1.21
RV Lot	-	-	1 SF	-	-	\$300	\$300.00
<b>TOTALS</b>			<b>12,997 SF</b>	<b>\$12,880</b>	<b>\$13.45</b>	<b>\$14,200</b>	<b>\$314.54</b>
<b>AVERAGES</b>			<b>928 SF</b>	<b>\$991</b>	<b>\$1.03</b>	<b>\$1,014</b>	<b>\$22.47</b>

December 2025 Rent Roll

## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St.Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT

# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property

INCOME SUMMARY	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Rental Income	\$154,560	\$11,040.00	\$170,400	\$12,171.43
Vacancy Cost	(\$7,728)	(\$552.00)	(\$8,520)	(\$608.57)
<b>GROSS INCOME</b>	<b>\$146,832</b>	<b>\$10,488.00</b>	<b>\$161,880</b>	<b>\$11,562.86</b>
EXPENSES SUMMARY	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Re-Assessed Real Estate Taxes	\$9,503	\$678.79	\$9,503	\$678.79
Insurance	\$10,000	\$714.29	\$10,000	\$714.29
Well Pump Electricity	\$400	\$28.57	\$400	\$28.57
Property Management	\$15,600	\$1,114.29	\$15,600	\$1,114.29
Repairs & Maintenance	\$6,400	\$457.14	\$6,400	\$457.14
Septic Maintenance	\$3,000	\$214.29	\$3,000	\$214.29
Well Maintenance	\$1,200	\$85.71	\$1,200	\$85.71
<b>OPERATING EXPENSES</b>	<b>\$46,103</b>	<b>\$3,293.07</b>	<b>\$46,103</b>	<b>\$3,293.07</b>
<b>NET OPERATING INCOME</b>	<b>\$100,729</b>	<b>\$7,194.93</b>	<b>\$115,777</b>	<b>\$8,269.79</b>

Re-Assessed Real Estate Taxes based on 80% of List Price multiplied by the Millage Rate of 13.4997.  
(880,000\*.8=680,000\*0.0134997=\$9,503)

## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St.Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$880,000	\$880,000
Price per SF	\$1	\$1
Price per Unit	\$62,857	\$62,857
GRM	5.69	5.16
<b>CAP Rate</b>	<b>11.45%</b>	13.16%
<b>Cash-on-Cash Return (yr 1)</b>	<b>14.89%</b>	18.31%
Total Return (yr 1)	\$65,529	\$80,577
Debt Coverage Ratio	2.86	3.29
OPERATING DATA	CURRENT	PRO FORMA
Gross Scheduled Income	\$154,560	\$170,400
Total Scheduled Income	\$154,560	\$170,400
Vacancy Cost	\$7,728	\$8,520
Gross Income	\$146,832	\$161,880
Operating Expenses	\$46,103	\$46,103
Net Operating Income	\$100,729	\$115,777
Pre-Tax Cash Flow	\$65,529	\$80,577
FINANCING DATA	CURRENT	PRO FORMA
Down Payment	\$440,000	\$440,000
Loan Amount	\$440,000	\$440,000
Debt Service	\$35,200	\$35,200
Debt Service Monthly	\$2,933	\$2,933

Seller would consider Owner Financing for qualified buyers with 50% LTV, 8% Interest Only for a 2-3 Year Term. Buyer can also obtain their own financing.

## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St.Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



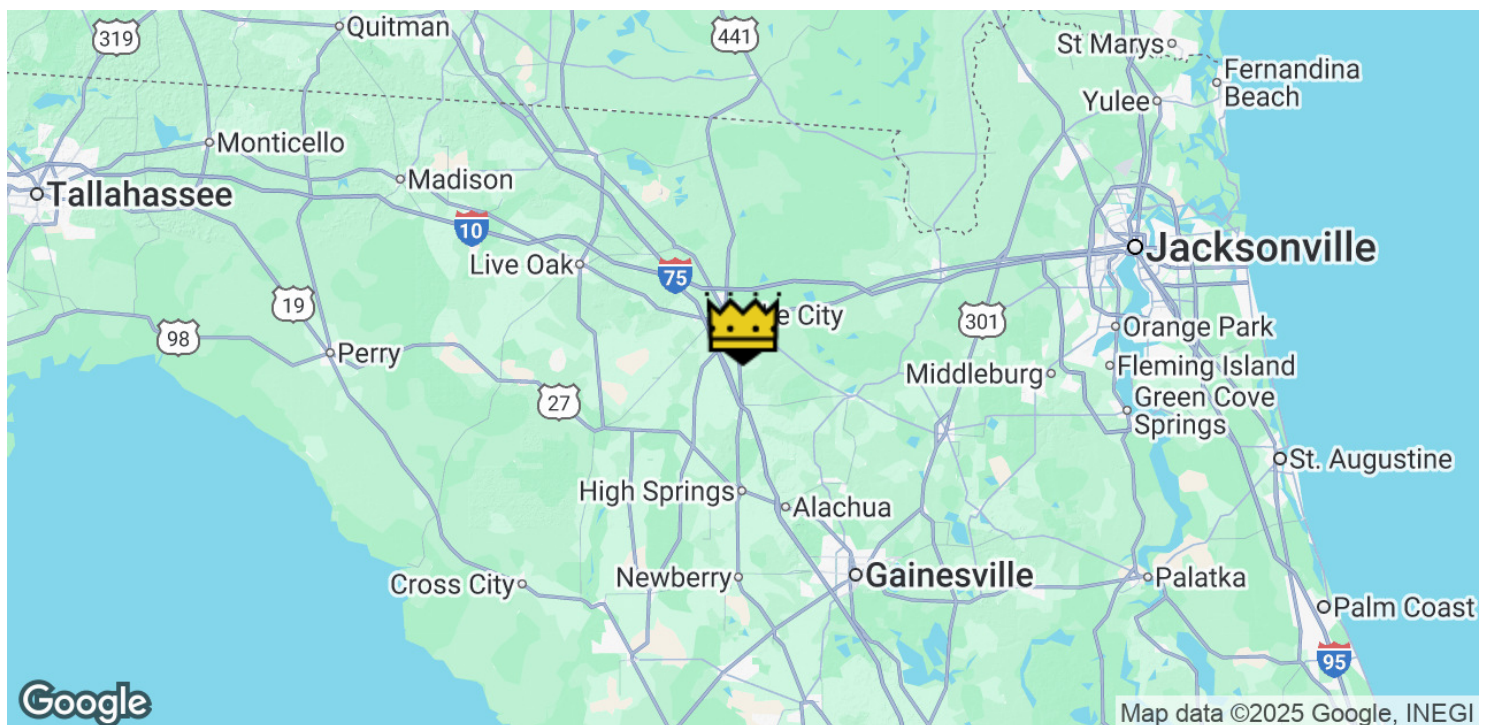
COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St. Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



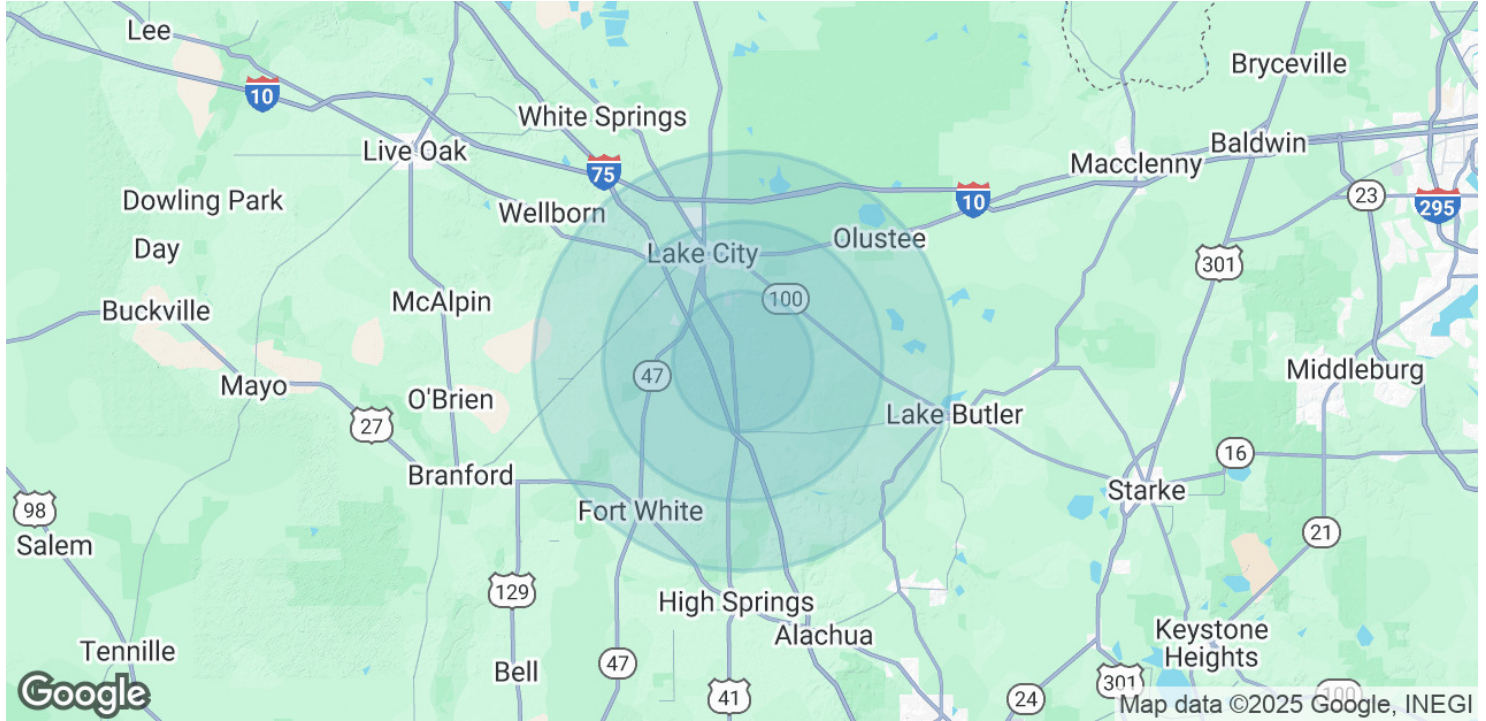
COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	7,892	46,847	81,673
Average Age	41	42	42
Average Age (Male)	41	41	42
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,105	17,249	29,897
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$84,478	\$78,787	\$80,948
Average House Value	\$231,149	\$234,062	\$232,680
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	7.9%	8.1%	7.8%
RACE	5 MILES	10 MILES	15 MILES

## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St.Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



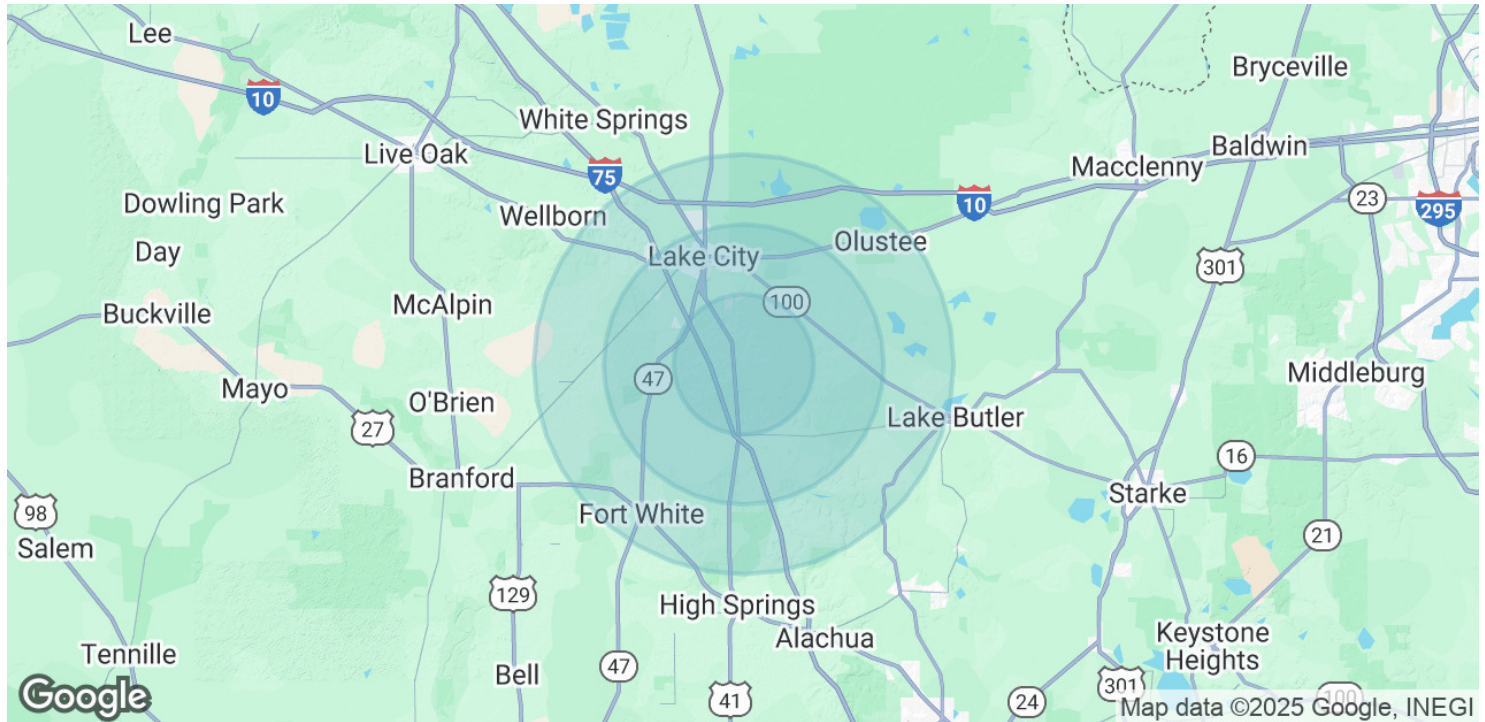
COMMERCIAL REAL ESTATE SALES & MANAGEMENT



# Country Acres Mobile Home Park

148 SE Dove Court, Lake City, FL 32025

**For Sale**  
Multifamily Property



Total Population - White	6,064	32,538	58,595
% White	76.8%	69.5%	71.7%
Total Population - Black	927	9,030	14,067
% Black	11.7%	19.3%	17.2%
Total Population - Asian	46	634	1,037
% Asian	0.6%	1.4%	1.3%
Total Population - Hawaiian	7	36	48
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	65	224	358
% American Indian	0.8%	0.5%	0.4%
Total Population - Other	206	1,105	1,895
% Other	2.6%	2.4%	2.3%

\* Demographic data derived from 2020 ACS - US Census

## Presented By

Christopher Minchin  
321.275.5464  
Chris@TheAptKing.com

6727 1st Ave S  
Suite 210  
St.Petersburg, FL 33707  
[www.TheAptKing.com](http://www.TheAptKing.com)



COMMERCIAL REAL ESTATE SALES & MANAGEMENT