



AVAILABLE FOR SALE LOCHLOOSA HARBOR RV RESORT

Waterfront RV Resort in Alachua County Florida

Ideal lakefront setting located 20 minutes from Gainesville and 30 minutes from Ocala

Mort Fetterolf
mfetterolf@comreal.com
(305) 987-6628



PROPERTY --- OVERVIEW

- Address: 15008 SE US 301, Hawthorne, FL 32640
- Price: Market
- Total spaces: 42 RV spaces, 6 cabin units, 2/1 lodge, 3/2 single family home, 33 covered boat slips, plans for 8 more RV pads and additional acreage for RV/boat/dry storage
- Land: 10.2 acres (4 parcels)
- Zoning: Camps/Campgrounds, Single Family Residential and Mobile Home
- Utilities: Private well and septic
- Amenities : Lakefront, boat ramp, covered boat slips, tackle shop, convenience store, diner, laundry/bath facilities, multiple storage barns and a concrete floor pole barn
- Local Attractions: Lochloosa Lake, Devil's Millhopper State Park, Payne's Prairie Preserve State Park, Silver Springs State Park, Gainesville and Ocala
- Financials: Available upon request. Bank approved financials. No seller financing available.
- **PLEASE DO NOT VISIT THE PARK WITHOUT AN APPOINTMENT**



PROPERTY --- SUMMARY

ComReal is pleased to exclusively present the opportunity to acquire Lochloosa Harbor RV Resort in Hawthorne, FL. The asset is ideally located in a peaceful lakefront setting between two major Florida metros, Gainesville being 20 minutes away and Ocala only 30 minutes. The site boasts almost immediate access to the amenities of large cities while maintaining privacy and tranquility on the shore of the 5,700 acre Lochloosa Lake, famous for its fishing, boating and wildlife viewing opportunities. The resort features 40 full hook-up RV pads with 50/30 AMP service, 2 RV pads with water/electric, 6 cabin units, 2 homes with one covered boat barn, a storage barn, boat ramp, 33 covered boat slips, a tackle shop/convenience store, a diner, laundry and bath house facilities.

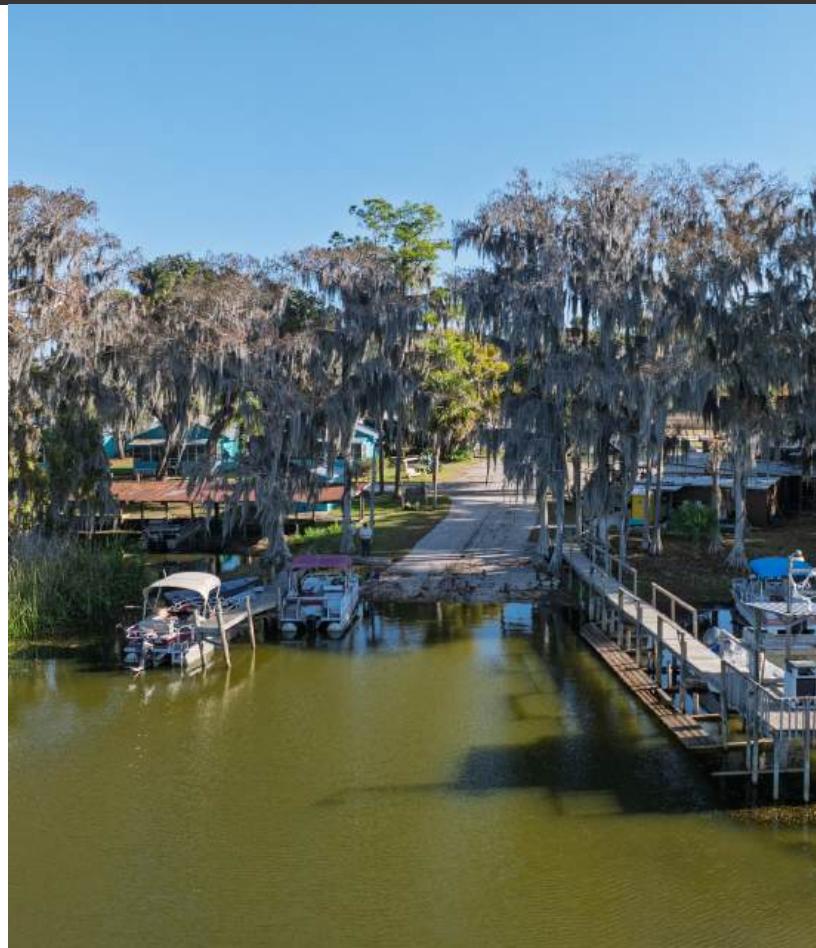
The majority of the 42 RV pads are occupied by annual tenants providing the new owner stable performance with the ability to grow rents which are currently below market. Due to tremendous rent growth in the RV markets of Gainesville and Ocala, demand is high for lower cost options and allows for gradual replacement of long term tenants who are unable to absorb market rent going forward. Additionally, the amenities available at Lochloosa Harbor attract both transient tenants, cabin rentals and daily users who utilize the boat ramp, boat slips, tackle shop/convenience store and diner. There are two homes on the property ready for occupancy by management or ownership as well as the foundation and utilities for a mobile home which sits on its own lakefront parcel included in the sale.



PROPERTY — UPSIDE

Below market rents with captive annual tenants allow for immediate rent adjustment to market. Private utility configuration allows for low cost operation with zero impact to cash flow resulting from rent growth. The two homes allow for onsite management as well as additional rental income on one or both. Excellent location would allow for conversion to tiny home or park model community to meet existing unmet demand. Additionally, there is room to expand the current RV footprint beyond the current 42 pads with the excess acreage that is included.

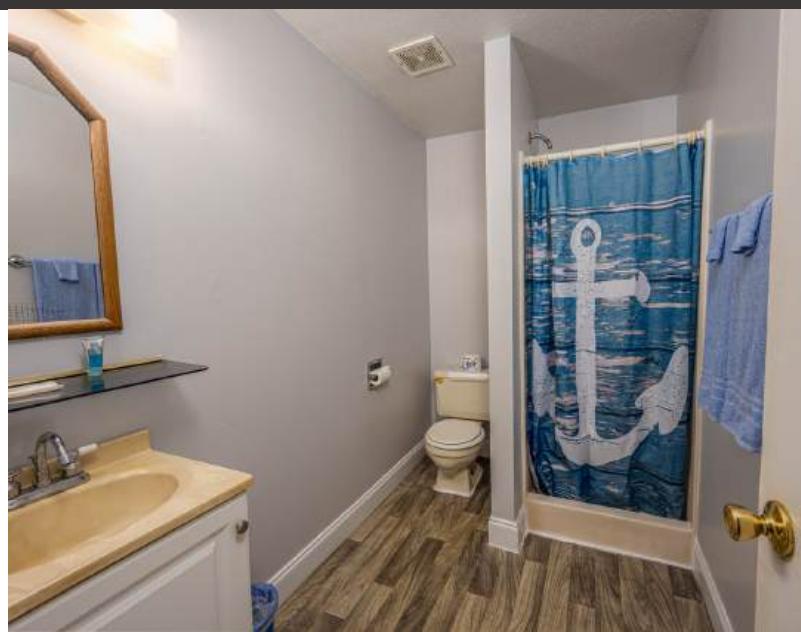
PROPERTY --- PHOTOS



PROPERTY — PHOTOS



PROPERTY — PHOTOS

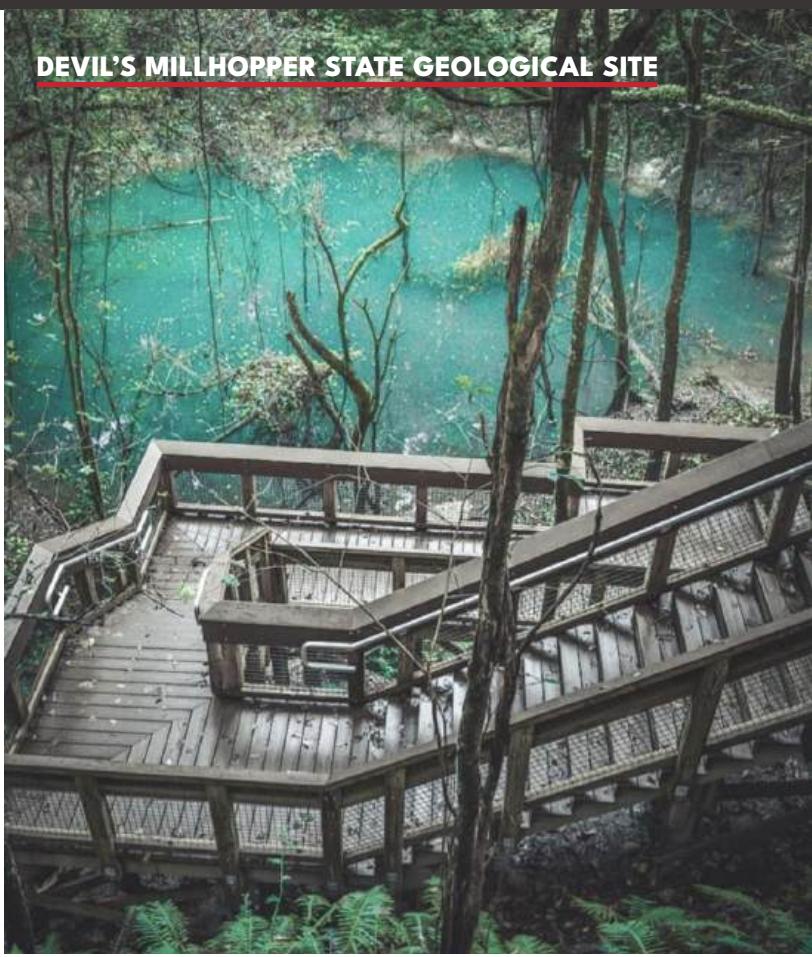


AREA --- ATTRACTIONS

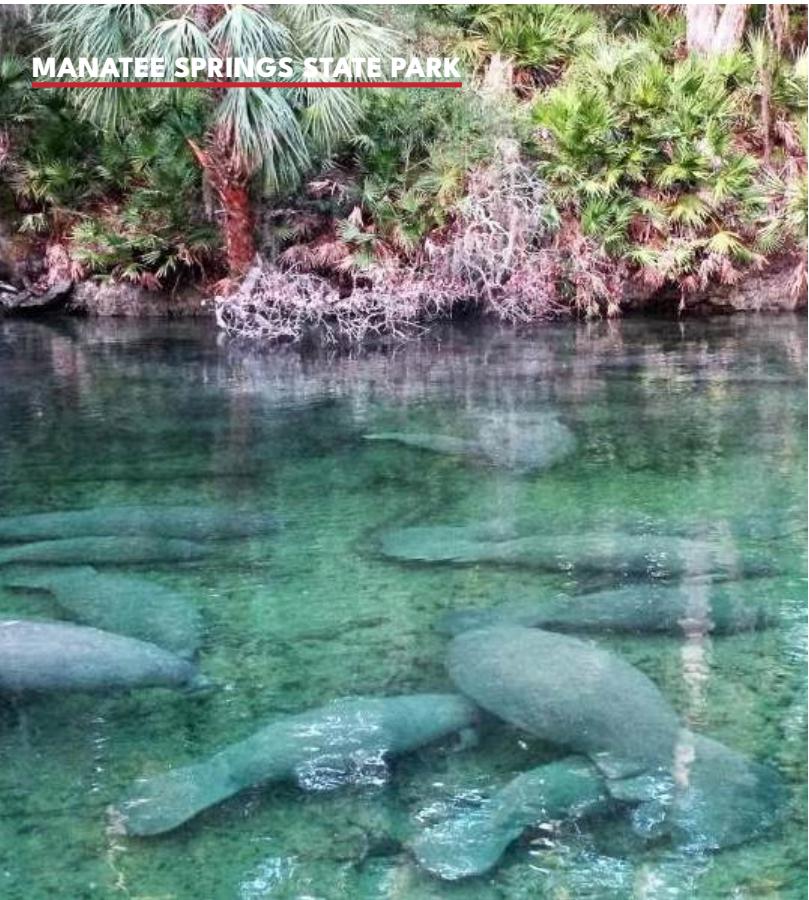
LOCHLOOSA PARK



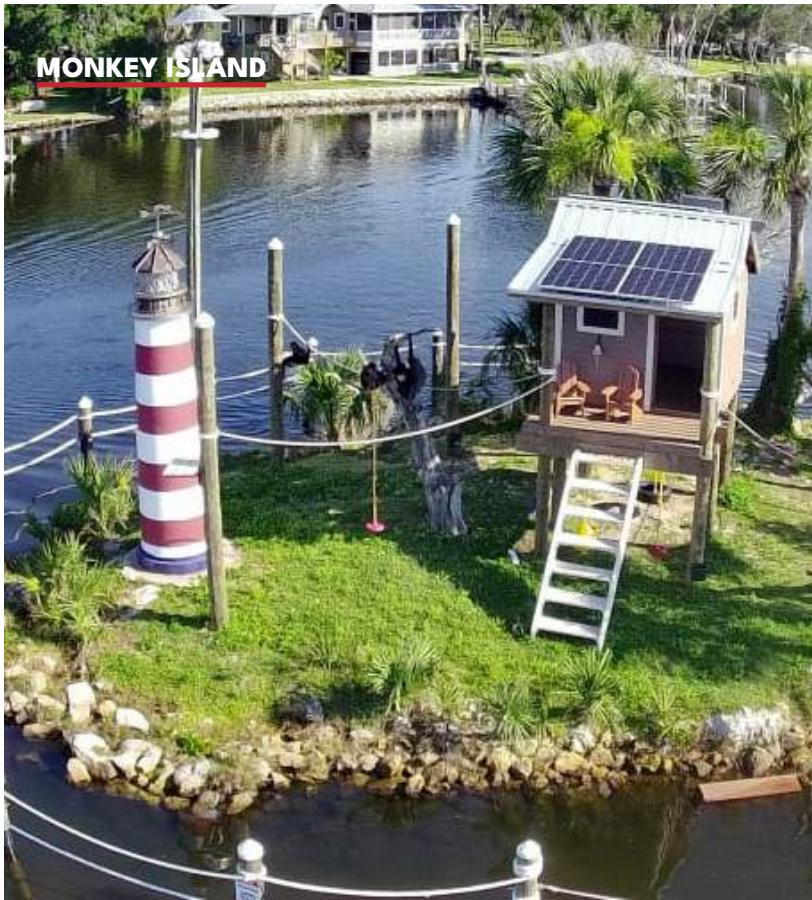
DEVIL'S MILLHOPPER STATE GEOLOGICAL SITE

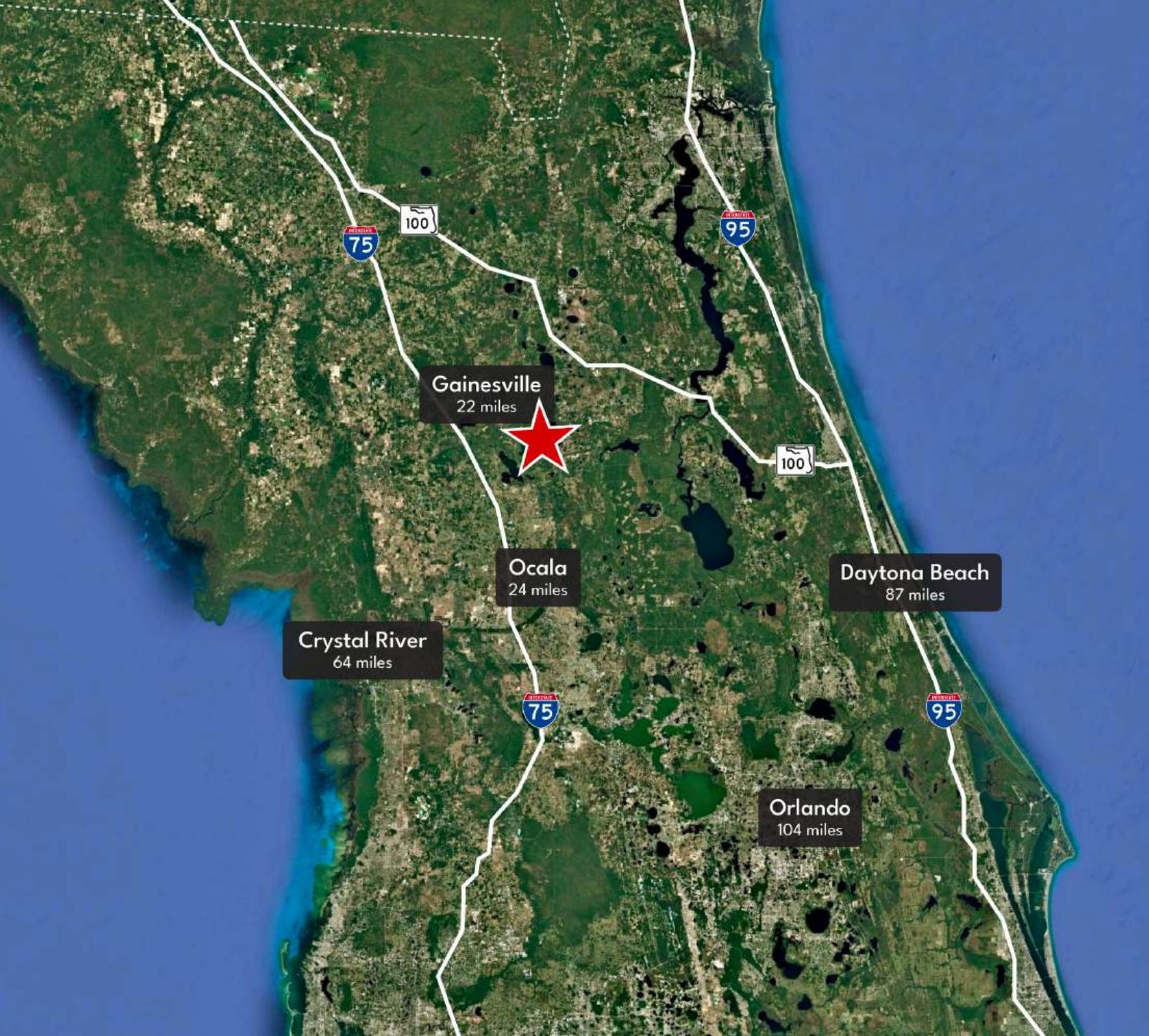


MANATEE SPRINGS STATE PARK



MONKEY ISLAND





For Inquiries, Contact:

Mort Fetterolf
mfetterolf@comreal.com
(305) 987-6628

