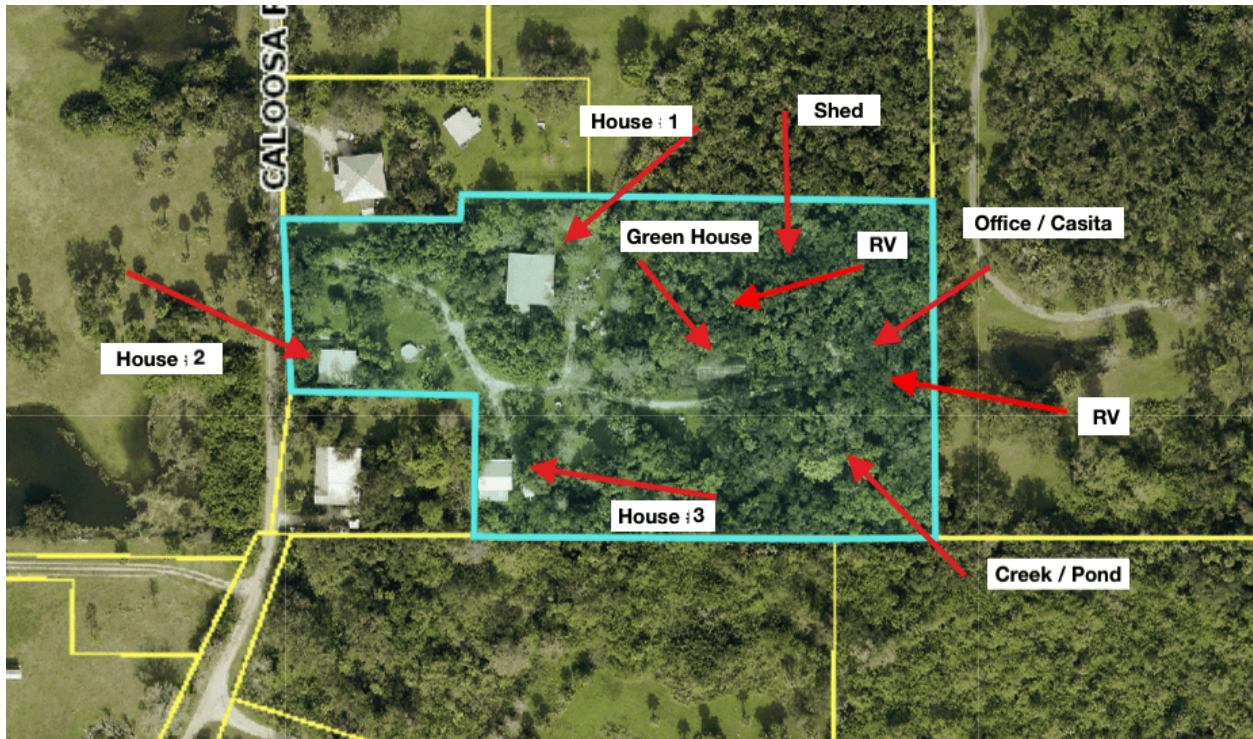


ALVA OAKS LLC FOR SALE

17780, 17790 17800 Caloosa Rd Alva FL 33920



Links:

https://www.zillow.com/homedetails/17790-Caloosa-Dr-Alva-FL-33920/443185788_zpid/

<https://vimeo.com/1036526319?share=copy>

Property Highlights:

- 4.26 Acres
- 3 Renovated Houses with new kitchens, bathrooms, flooring, paint, water heaters, etc.
 - 3 bed w/ Den / 2 bath - Large house, wood ceilings, large wrap around porch. (17790 Caloosa) - Currently operated as STR.
 - 2 bed w/ Den / 1 bath, Screened Front Porch, Shed (17780 Caloosa). Currently operated as STR.
 - 2 bed / 1 bath w/ additional living room, large screen patio, wood ceilings (17800 Caloosa). Currently operated as STR.

- 1 Office or Tiny Home with large screen porch and sun deck.
- 3 Addresses, 1 Parcel
- All houses have picnic tables, park style charcoal grills and games (shuffle board, ring game, corn hole, darts, etc).
- 1 Large Greenhouse (1,152 sq ft) - 24' x 48' - Could be an option to rent out, use for personal use or provide an overall experience as a bed and breakfast with fresh food from the property.
- 1 Large Garage with electric. Includes Toro side by side for the property.
- Two 30 AMP RV Hook Ups one with a travel trailer paying lot rent (\$650 per month) with its own private driveway / site. Discounted rent as the tenant takes the garbage out to the road for all houses on Friday's. And keeps an eye on the property for us. Other 30 AMP is attached to the Tiny Home.
- Trails throughout the property and Creek leading to the Caloosahatchee River.
- Back part of the property with Green House, Casita and 2 RV Hook Ups are separated by the Creek and Gate if you want to separate off (IE - Owner's / Staff Quarters, Greenhouse Operation, etc).
- 4 Electric Meters (FPL), New water treatment plant (Reverse Osmosis) for the entire property. One submersible well for entire property, Multiple septic tanks (all pumped 2024)
- Shell / fill brought in and elevated throughout the property road, driveways, parking spots, etc.
- One adjoining parcel away from Caloosahatchee River Park (Walking trails and Kayak Launch). One adjoining parcel away from Caloosahatchee River Park Mountain Bike Trailhead (Approx 12 miles of Biking / Horse / Hiking Trails).
- Approx 10 miles from Babcock Ranch, 2 Publixes. Approx 12 miles from Interstate I75.
- Multiple Zoning uses, including short-term rentals, Bed & Breakfast, storage, horticulture, farming, agritourism, etc.
- Dozens of mature Oak Trees, Multiple other trees like Magnolia, Mango, Sour Orange Trees, Bananas, Pond Apples, Ginger, star fruit, lemons, Mulberry, limes, Royal Palms and more. Prior owner was a Botanist and we are still discovering new plants.

- www.AlvaOaks.com owned can be transferred as the compound is branded "Alva Oaks"
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Proforma Income:

Estimated Annual Income:

- RV (Lot Rent) - \$650 (Leased)
- RV (Lot Rent) - \$750 (Not leased)
- Green House - \$1,000 (Not leased)
- Casita - \$1,000 (Not leased)
- ** We do not lease as we use the back property for personal use.

Annual Income: \$40,000

Estimated Airbnb Income:

- House #1 - \$35,000
- House #2 - \$22,000
- House #3 - \$22,000

Annual Income: \$79,000

Annual Gross Income: \$119,000

Our thoughts on increasing revenue / highest and best use:

- Bed and breakfast
- Communal home / assisted living.
- Add additional storage / warehouse / pole barn for lease
- Add a community pool
- Airbnb or entire compound lease for corporate events, weddings, family reunions, birthday parties, etc with AgriTourism designation.

Expenses:

- Water Treatment Plant - \$100 per month - Outsourced (Water Medic)
- Lawncare - \$650 per month - Outsourced
- StarLink Internet with mesh extender / routers for the entire property - \$120 per month
- Insurances (We only pay Hazard and Liability Insurances)
 - \$662 p/mo (Hazard)
 - \$42 p/mo (Liability)
- RE Taxes \$533 per month
- Electric approx \$450 per month

Estimated Flood Quotes: 17800 - \$3,882; 17780 - \$4,749; 17790 - \$4,014

Annual Est Expenses: \$30,700

Proforma NOI = \$119,000 - \$30,000 = \$89,000

** Potential to get AG exemption to lower taxes for certain AG2 / Agritourism activities.

2025 REAL GROSS INCOME (YTD)

3 STR Houses = \$58,714

1 Annual RV Lot Rent = \$7,800

Total: **\$66,514**