



THE BLACK DAIRY MHP FOR SALE! (SELLER FINANCING!)

(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR SALE! SELLER FINANCING AVAILABLE!

6416 Black Dairy Rd, Seffner, FL 33584

CONFIDENTIAL OFFERING MEMORANDUM • NOVEMBER 04, 2025

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Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldicommercialrealty.com



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

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The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

presented by:

David Rosenthal

V.P. Commercial Sales

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

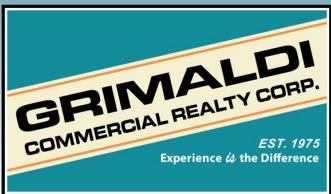
Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Please do not go on-site without an appointment, and make sure not to speak to any tenants whatsoever about the sale of this property. If you would like to schedule a site visit, please get in touch with David Rosenthal.

MULTIFAMILY PROPERTY FOR SALE



PROPERTY INFORMATION





(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR SALE! SELLER FINANCING AVAILABLE!

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Number Of Units:	15
2026 Cap Rate:	8.1%
2026 Cash-On-Cash Return	23%
2027 Cap Rate:	9%
2027 Cash-On-Cash Return	27%
Seller Financing Available:	Yes
5-Year Cash-On-Cash Return	25.4%
Lot Size:	1.9 Acres
Zoning:	MHP
Market:	Seffner, Fl
Sub Market	Tampa, Fl
Year Built:	1986
Renovated:	2025

PROPERTY OVERVIEW

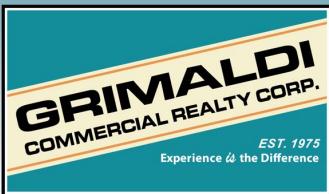
THE BLACK DAIRY MOBILE HOME PARK IS A 15-UNIT MOBILE HOME PARK LOCATED ON A 1.9 ACRE LOT IN SEFFNER, FL. SEFFNER IS LOCATED JUST 13 MILES FROM DOWNTOWN TAMPA AND IS ONE OF THE LARGEST RENTAL MARKETS FOR MOBILE HOMES IN THE STATE OF FLORIDA! THE SELLER IS OFFERING AMAZING SELLER FINANCING, WHICH MAKES THIS DEAL EVEN BETTER (SEE P.5 FOR FULL DETAILS).

THE PARK HAS BEEN IN OPERATION FOR OVER 30 YEARS & CONSISTS OF EXTREMELY LONG-TERM TENANTS ON MONTH-TO-MONTH LEASES. THE PROPERTY CONSISTS OF SEVERELY UNDER-MARKET RENTAL RATES FOR THE AREA, MAKING THIS AN INCREDIBLE INVESTMENT OPPORTUNITY FOR THE BUYER.

A BUYER CAN PURCHASE THE PROPERTY USING THE FANTASTIC SELLER FINANCING TERMS, AND IMMEDIATELY RAISE RENTS TO THE MARKET AVERAGE RATE. CURRENTLY THE RENTS ARE APPROXIMATELY \$250-\$400 PER MONTH BELOW THE MARKET AVERAGE IN THIS RAPIDLY GROWING AREA! THERE IS IMMENSE OPPORTUNITY TO IMPROVE SOME OF THE OLDER UNITS OR EVEN REMOVE THEM AND OFFER TENANTS LOT RENTAL PADS, AND ACHIEVE AN EVEN HIGHER MONTHLY RENTAL RATE.

THE BLACK DAIRY MOBILE HOME PARK HAS AMAZING UPSIDE AND IS ONE OF THE BEST VALUE-ADD ASSETS ON THE MARKET! A BUYER CAN EASILY OBTAIN A CASH-ON-CASH RETURN OF OVER 23% AND A CAP RATE OF OVER 8% IN 2026, & A CASH-ON-CASH RETURN OF OVER 26% AND A CAP RATE OF OVER 9% IN 2027!

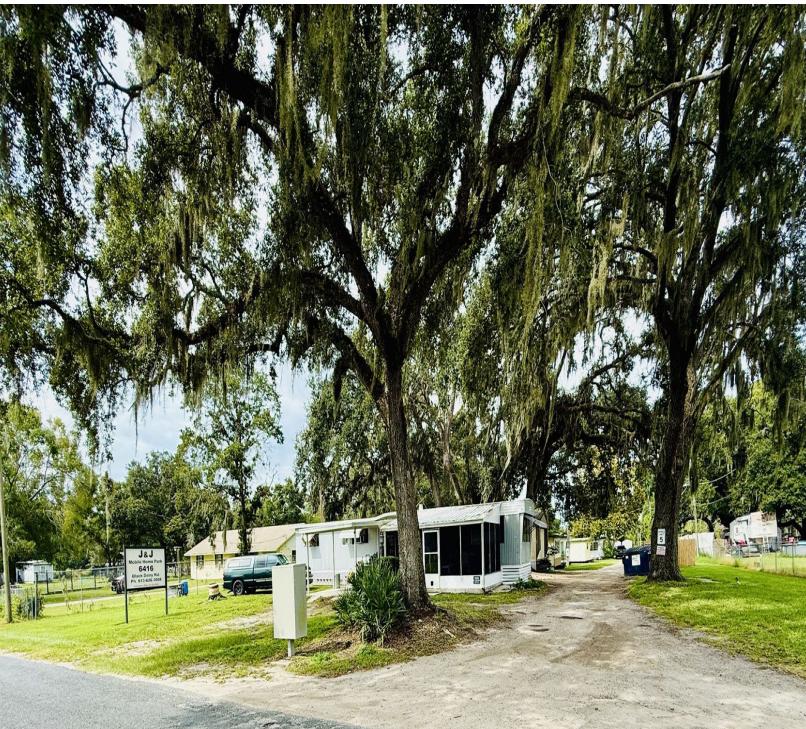
SECTION 1 • PROPERTY INFORMATION



(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR SALE! SELLER FINANCING AVAILABLE!

6416 Black Dairy Rd, Seffner, FL 33584

SELLER FINANCING AVAILABLE!



SELLER FINANCING APPROXIMATE TERMS:

DOWN PAYMENT: \$250,000!

INTEREST RATE: 5%

INTEREST-ONLY PAYMENTS OR

AN AMORTIZATION OF 30 YEARS

BALLOON LENGTH: 5 YEARS

MONTHLY DEBT SERVICE AS LOW AS \$5,208!

THE BEST PART OF THIS SALE IS THAT THE SELLER IS WILLING TO PROVIDE SELLER FINANCING AT AMAZING TERMS. CURRENTLY, THE SELLER IS OFFERING THE FOLLOWING SELLER FINANCING TERMS: \$250,000 DOWN PAYMENT, 5% INTEREST RATE, AMORTIZED OVER 30 YEARS/ OR INTEREST ONLY, WITH A 5-YEAR BALLOON. THESE TERMS, ALONG WITH THE RENTAL INCREASES AVAILABLE TO THE BUYER, WILL EASILY PRODUCE A CASH-ON-CASH RETURN OF APPROXIMATELY 23% BY THE END OF 2026!

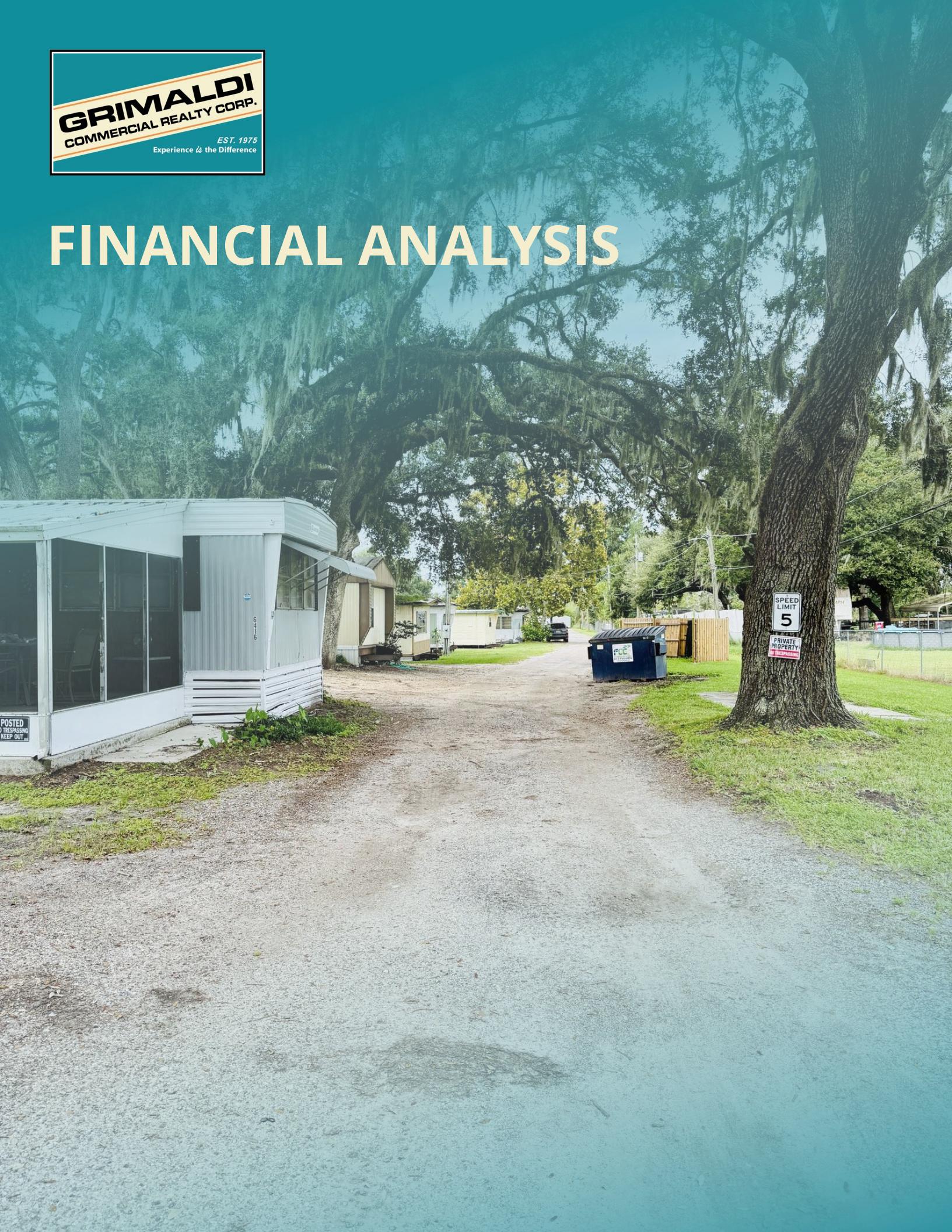
THESE TERMS ARE FAR BETTER THAN ANYTHING A BANK CAN CURRENTLY OFFER, AS A PROPERTY LIKE THIS WOULD REQUIRE CLOSE TO APPROXIMATELY 30% DOWN AND WOULD ONLY OFFER AN AMORTIZATION OF APPROXIMATELY 20-25 YEARS AT BEST, WITH NO INTEREST-ONLY OPTION AVAILABLE!

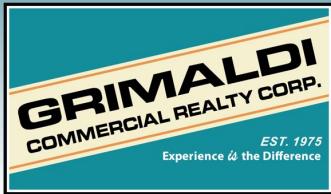
THE BUYERS' MONTHLY SAVINGS FROM USING THE INTEREST-ONLY OPTION ARE IMMENSE. THESE TERMS ARE FAR SUPERIOR TO ANY CONVENTIONAL FINANCING AVAILABLE IN TODAY'S MARKET!

SECTION 1 • PROPERTY INFORMATION



FINANCIAL ANALYSIS





**(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR
SALE! SELLER FINANCING AVAILABLE!**

6416 Black Dairy Rd, Seffner, FL 33584

RENT ROLL*

Rent Roll

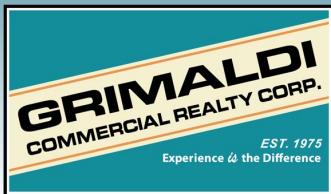
Date 11/1/25
 Property Name BLACK DAIRY MHP FOR SALE!
 City, State Seffner, FL
 Total Units 14

BUILDING ADDRESS	UNIT NUMBER	Unit Type	S/F (M.O.L.)	(T-12) 2024 MONTHLY RENT	2025 MONTHLY RENT	2026 MONTHLY RENT	STATUS	LEASE END DATE
Black Dairy MHP	1	2/1	700	\$625	\$800	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	2	2/2	1248	\$700	\$800	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	3	2/1'	1280	\$500	\$500	\$800	Vacant	10/31/25
Black Dairy MHP	4	2/1	840	\$715	\$800	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	5	2/1	1120	\$400	\$400	\$850	Vacant	12/15/25
Black Dairy MHP	6	1/1	1280	\$500	\$500	\$900	Vacant	10/1/25
Black Dairy MHP	7	2/1	924	\$625	\$800	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	8	1/1	885	\$500	\$600	\$800	Vacant	9/30/25
Black Dairy MHP	9	3/2	924	\$900	\$800	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	10	2/2	840	\$900	\$800	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	11	2/2	1394	\$760	\$800	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	12	2/2	1120	\$1,000	\$1,000	\$1,000	OCCUPIED	Month-To-Month
Black Dairy MHP	13	3/2	924	\$450	\$500	\$800	OCCUPIED	Month-To-Month
Black Dairy MHP	14	3/2	1344	\$1,000	\$1,000	\$1,000	Vacant	Month-To-Month
Black Dairy MHP	15	LOT RENTAL		\$0	\$0	\$650	Pad Rental	Month-To-Month
Total				\$9,575	\$10,100	\$13,800		

(T-12) 2024 MONTHLY RENT 2025 MONTHLY RENT 2026 MONTHLY RENT

\$114,900.00 \$121,200.00 \$165,600.00

SECTION 2 • FINANCIAL ANALYSIS



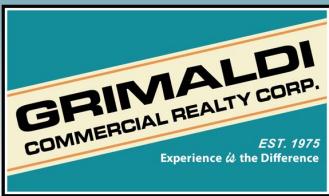
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INCOME STATEMENT*

Income Statement		APPROX. SELLER FINANCING TERMS:				
Property Name	BD MHP FOR SALE!	Loan Amount	\$1,250,000			
Number of Units	15	Down Payment	\$250,000			
Purchase Price	\$1,500,000	Interest Rate	5.00%			
2026 Cash-On-Cash Return:	23.0%	Interest only	Yes			
CAP RATE 2026	8.0%	Monthly Payment	\$5,208			
		T-12 (2024)	2025	2026	2027	2028
INCOME						
RENT		\$103,500	\$121,200	\$165,600	\$175,536	\$191,159
OTHER INCOME (Cancellations, Lost Deposits, Park Fees)		\$1,150	\$1,175	\$1,250	\$1,275	\$1,301
POTENTIAL GROSS INCOME		\$104,650	\$122,375	\$166,850	\$176,811	\$192,459
EFFECTIVE GROSS INCOME		\$104,650	\$122,375	\$166,850	\$176,811	\$192,459
EXPENSES						
UTILITIES (WATER PUMP AND CAM)		\$1,200	\$1,225	\$1,225	\$1,250	\$1,288
TRASH		\$2,250	\$2,318	\$2,387	\$2,459	\$2,532
SEPTIC/ SEWER/ WELL MAINTAINCE		\$1,850	\$1,906	\$1,963	\$2,022	\$2,082
MANAGEMENT		\$8,280	\$9,696	\$13,248	\$14,043	\$15,293
REPAIRS AND MAINTENANCE		\$6,985	\$7,195	\$9,500	\$10,100	\$10,403
LAWN & PEST CONTROL		\$1,000	\$1,020	\$1,040	\$1,061	\$1,082
LICENSES		\$200	\$210	\$210	\$210	\$210
INSURANCE		\$2,500	\$2,575	\$2,652	\$2,700	\$2,781
PROPERTY TAX		\$7,136	\$7,441	\$13,565	\$13,656	\$13,000
OPERATING EXPENSES		\$31,401	\$33,585	\$45,790	\$47,500	\$48,671
NET OPERATING INCOME (NOI)		\$73,249	\$88,790	\$121,060	\$129,311	\$143,788
CASH FLOW FROM OPERATIONS		\$73,249	\$88,790	\$121,060	\$129,311	\$143,788
DEBT SERVICE			\$62,496	\$62,496	\$62,496	\$71,496
NCF AFTER DEBT SERVICE		\$73,249	\$26,294	\$58,564	\$66,815	\$72,292
RETURNS AND CAP RATE						
		T-12 (2024)	2025	2026	2027	2028
PURCHASE PRICE	(\$1,500,000)					
CASH FLOW FROM OPERATIONS		\$73,249	\$88,790	\$121,060	\$129,311	\$143,788
TOTAL UNLEVERED CASH FLOW	(\$1,500,000)	\$73,249	\$88,790	\$121,060	\$129,311	\$143,788
FREE AND CLEAR CAP RATE	7.42%			8.1%	9%	10%
Purchase	(\$1,500,000)					
Loan Funding	\$1,250,000					
Before Tax Cash Flow		\$73,249	\$26,294	\$58,564	\$66,815	\$72,292
Total Levered Cash Flow	(\$250,000)	\$73,249	\$26,294.5	\$58,564	\$66,815	\$72,292
Cash-on-Cash Return	22.40%		11%	23%	27%	29%

SECTION 2 • FINANCIAL ANALYSIS



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PROPERTY DESCRIPTION



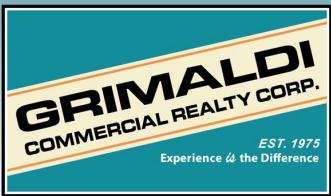
PROPERTY DESCRIPTION

THE BLACK DAIRY MOBILE HOME PARK IS A 15-UNIT MHP IN SEFFNER, FL! THE PROPERTY SITS ON A LARGE 1.9 ACRE LOT, AND IS LOCATED IN THE LARGEST MHP MARKETS IN THE STATE. THE RENTAL DEMAND IN SEFFNER FOR MOBILE HOME UNITS IS OFF THE CHARTS WITH NEW TENANTS MOVING TO THE AREA MONTHLY. THE PARK IS CURRENTLY A MIX OF PARK-OWNED HOMES AND LOT RENTALS WITH HOOKUPS ON SITE. THE PARK IS IDEALLY LOCATED NEXT TO MANY OTHER PARKS, AND THE SELLERS HAVE DONE A FANTASTIC JOB CREATING A VERY SAFE ENVIRONMENT FOR TENANTS TO LIVE.

ALMOST ALL OF THE TENANTS HAVE LIVED IN THEIR RESPECTIVE UNITS FOR OVER 5 YEARS. MULTIPLE TENANTS WILL BE MOVING OUT OF THEIR UNITS AT THE END OF 2025, AS THE SELLERS DECIDED NOT TO EXTEND THEIR LEASES, GIVING THE BUYER THE MAXIMUM AMOUNT OF FLEXIBILITY IN THE FUTURE. THIS WILL CREATE THE PERFECT OPPORTUNITY FOR A BUYER TO GO IN AND UPGRADE/REPLACE THOSE UNITS OR REMOVE THE UNITS AND MAKE THEM LOT RENTALS GOING FORWARD. THIS WILL ALLOW THE BUYER TO BRING THE RENTAL RATES UP TO THE MARKET AVERAGE AND PRODUCE A SIGNIFICANT SPIKE IN THE NOI AT THE PARK.

THE ABILITY TO CASH FLOW THIS ASSET WITH AMAZING SELLER FINANCING TERMS, AND MAKE IMMEDIATE IMPROVEMENTS, IS WHAT MAKES THIS PARK THE BEST VALUE-ADD PROPERTY ON THE MARKET! THE CURRENT RENTAL RATES ARE SEVERELY UNDERMARKET FOR THE AREA, AND THE BUYER CAN EASILY RAISE THEM TO THE MARKET AVERAGE ON DAY ONE, CREATING AN AMAZING VALUE-ADD OPPORTUNITY. IF A BUYER WERE TO DO SOME RENOVATIONS AT THE PROPERTY, THEY CAN RAISE THE RENTAL RATES EVEN HIGHER AND LIKELY BRING THE RATES TO THE MARKET AVERAGE, CREATING A CASH-ON-CASH RETURN OF OVER 29%

SECTION 2 • FINANCIAL ANALYSIS



(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR SALE! SELLER FINANCING AVAILABLE!

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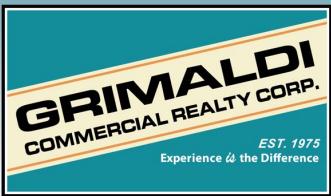
COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- (15-UNIT) MOBILE HOME PARK IN SEFFNER, FL!
- LONG-TERM TENANTS IN PLACE, WITH ALMOST ALL TENANTS ON MONTH-TO-MONTH LEASES!
- THIS ALLOWS THE BUYER TO RAISE RENTAL RATES INSTANTLY!
- AMAZING SELLER FINANCING AVAILABLE!
- APPROX TERMS: \$250,000 DOWN PAYMENT,
- IR: 5% IR!
- INTEREST- ONLY PAYMENTS!
- 5-YEAR BALLOON!
- MONTHLY DEBT SERVICE PAYMENTS AS LOW AS \$5,208.
- 23% CASH-ON-CASH RETURN AND 8.1% CAP RATE IN 2026!
- 26% CASH-ON-CASH RETURN & 9% CAP RATE IN 2027!
- 29% CASH-ON-CASH RETURN & 10% CAP RATE IN 2028!
- CURRENT RENTAL RATES ARE APPROXIMATELY \$250-\$400 BELOW THE MARKET AVERAGE!
- HUGE VALUE-ADD OPPORTUNITY TO IMPROVE UNITS AND INCREASE RENTAL RATES IMMEDIATELY!
- ABILITY FOR THE BUYER TO TRANSFER ALL TENANTS TO PAD RENTALS EASILY IF THEY PREFER TO DO SO!



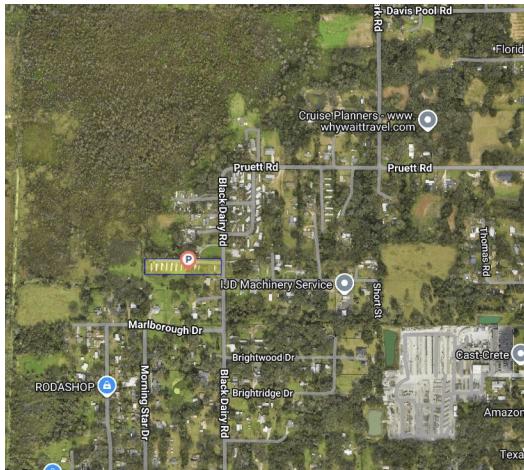
SECTION 2 • FINANCIAL ANALYSIS



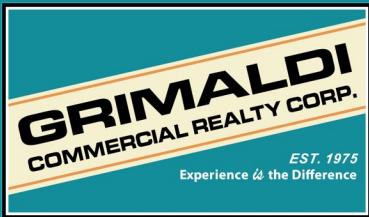
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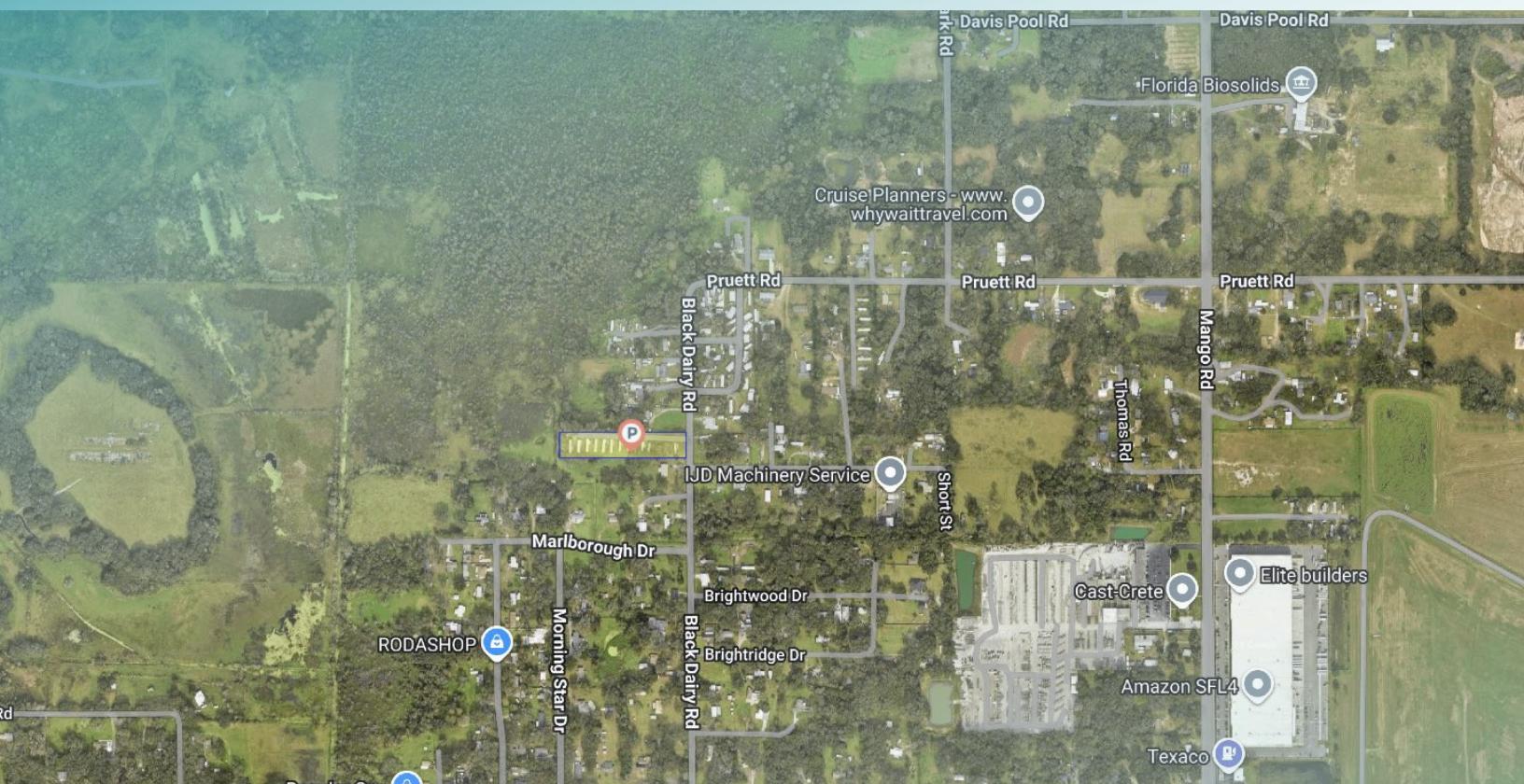
ADDITIONAL PHOTOS

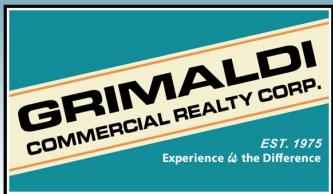


SECTION 2 • FINANCIAL ANALYSIS



LOCATION INFORMATION

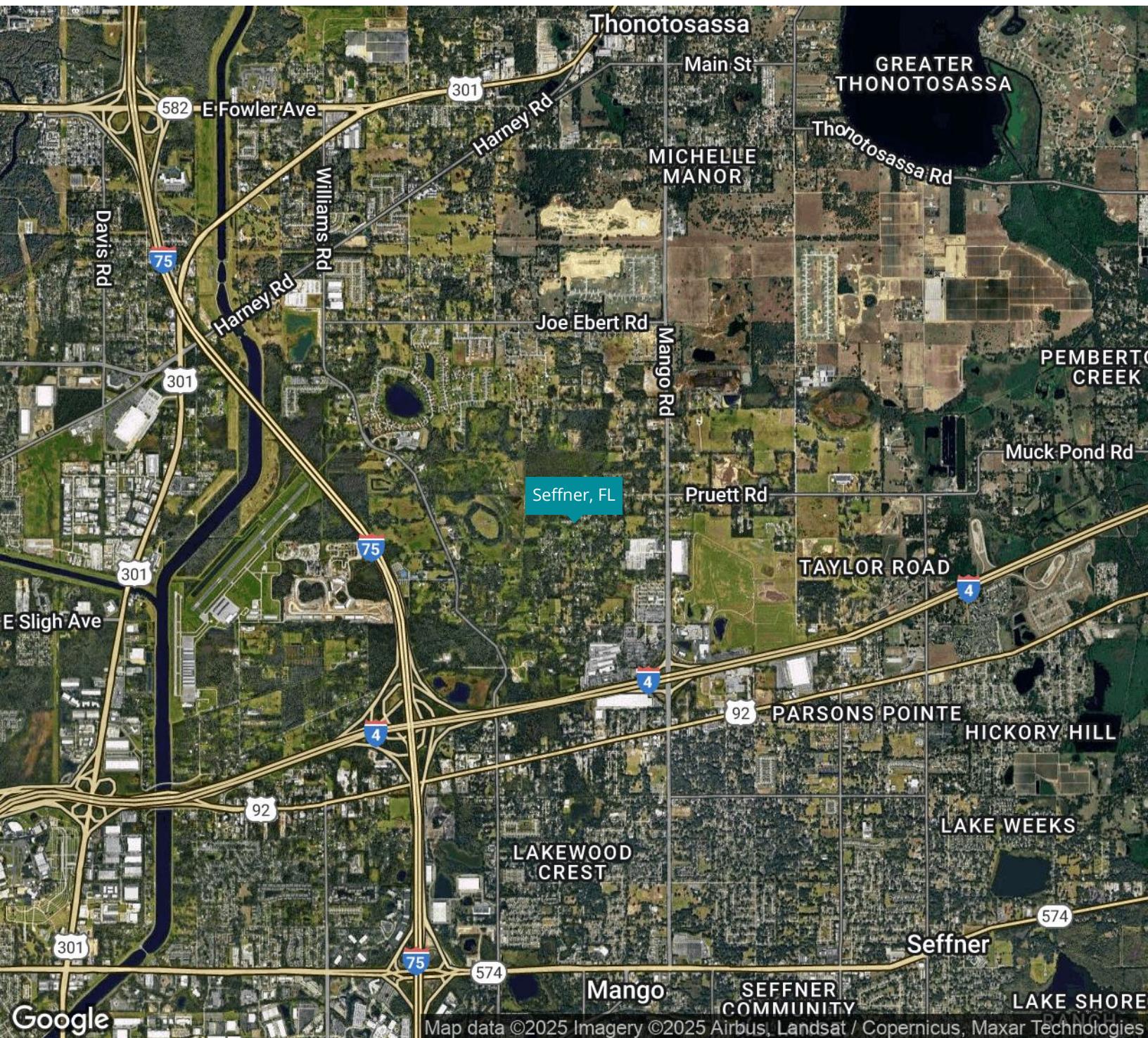




(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR
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REGIONAL MAP



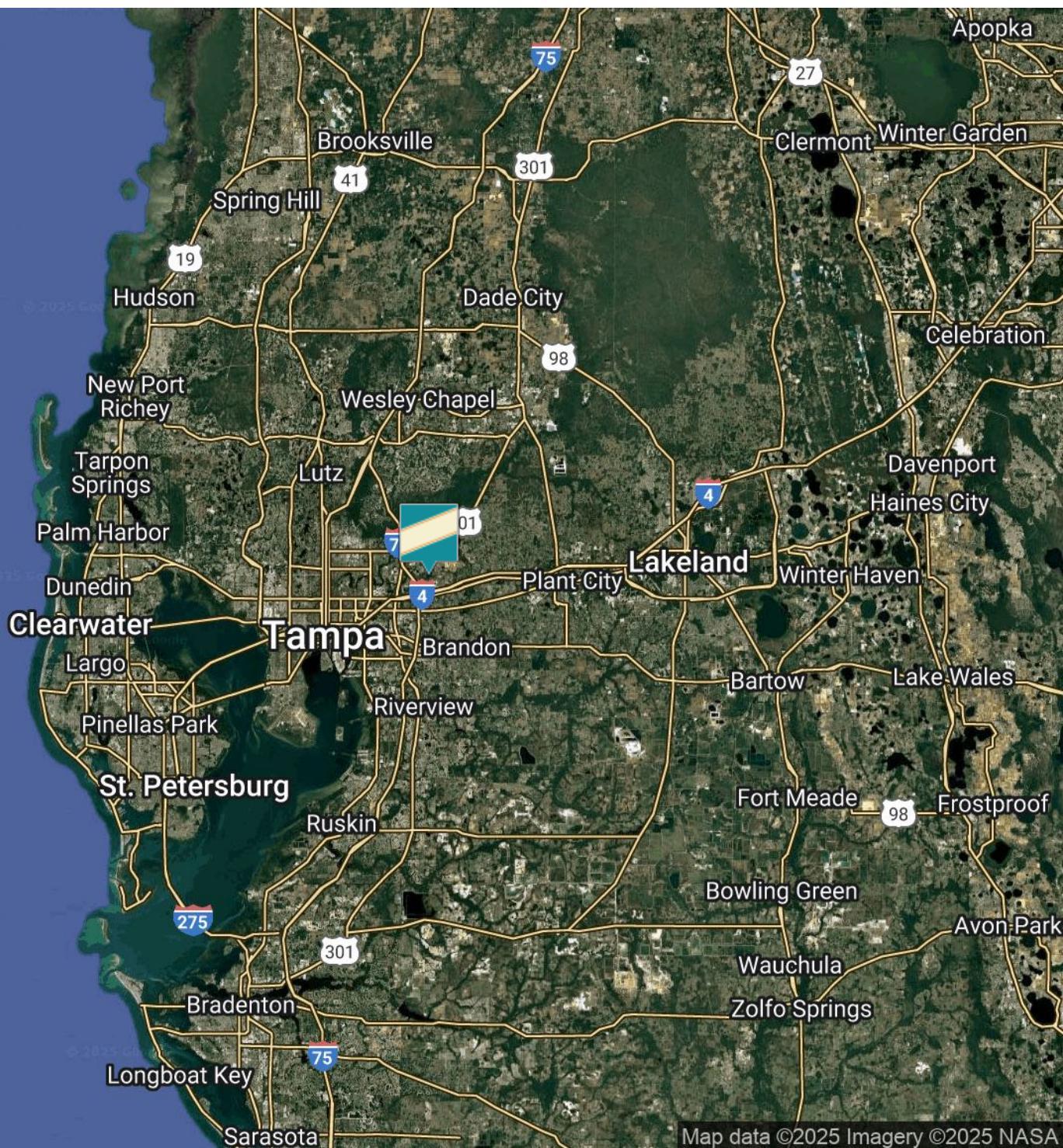
SECTION 3 • LOCATION INFORMATION



(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR
SALE! SELLER FINANCING AVAILABLE!

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LOCATION MAP



Map data ©2025 Imagery ©2025 NASA

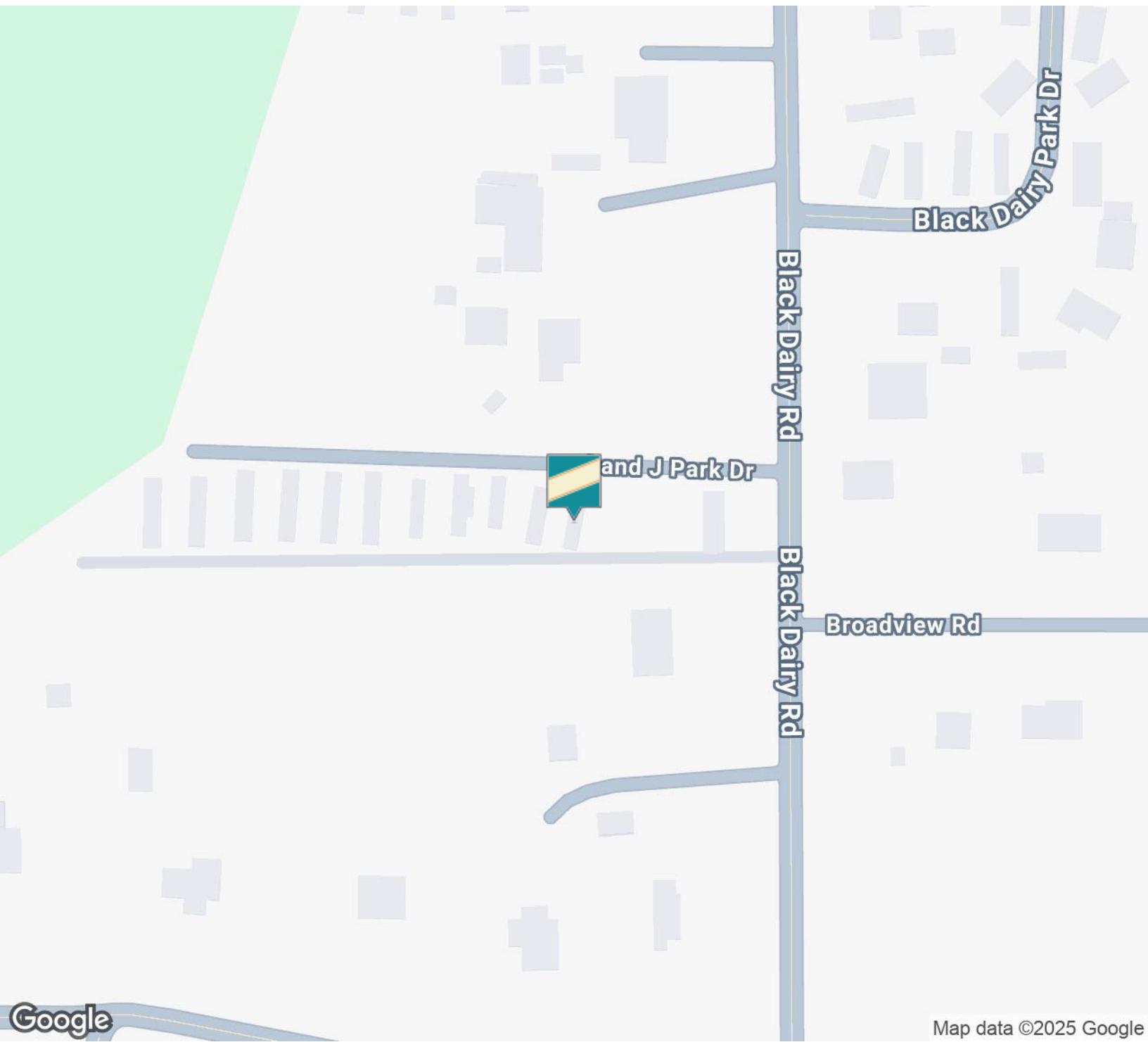
SECTION 3 • LOCATION INFORMATION



(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR
SALE! SELLER FINANCING AVAILABLE!

6416 Black Dairy Rd, Seffner, FL 33584

AERIAL MAP



SECTION 3 • LOCATION INFORMATION



DEMOGRAPHICS

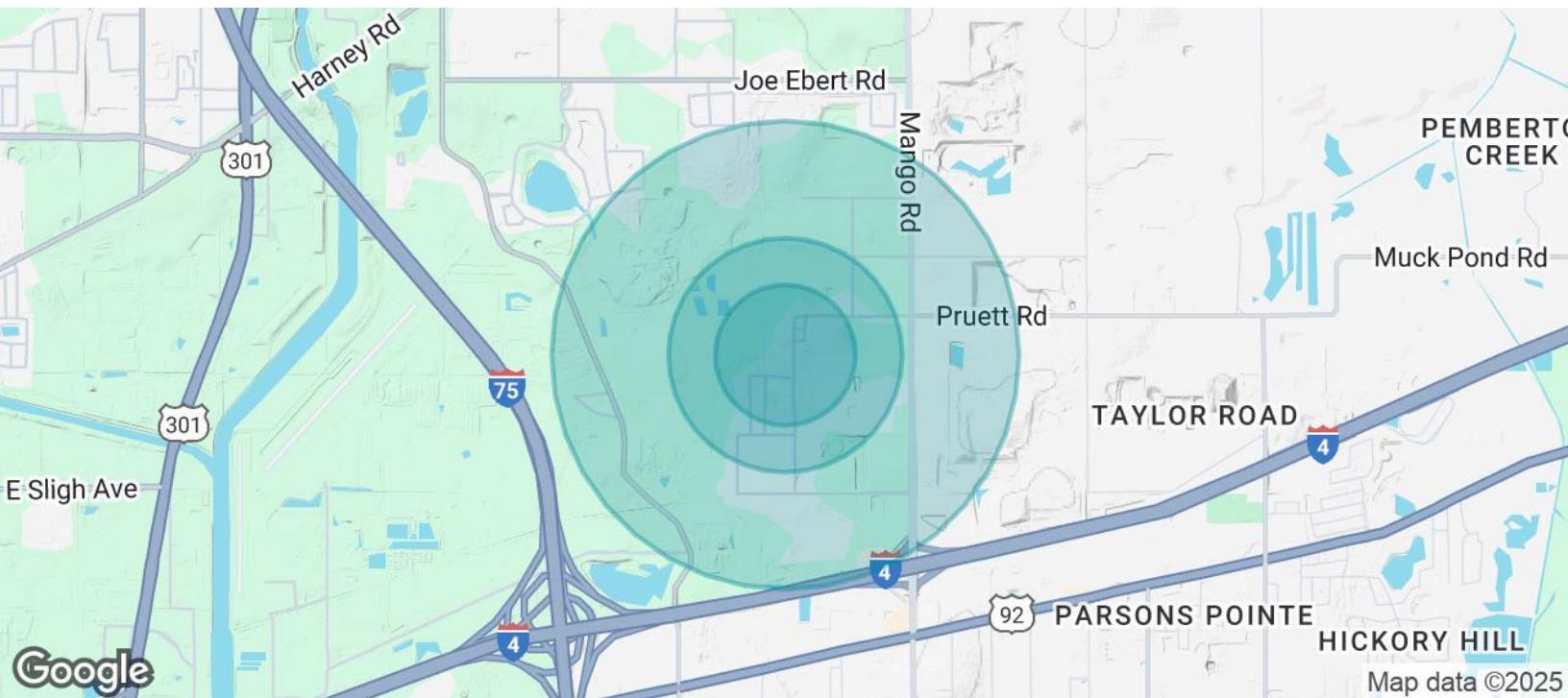




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6416 Black Dairy Rd, Seffner, FL 33584

DEMOGRAPHICS MAP & REPORT



POPULATION

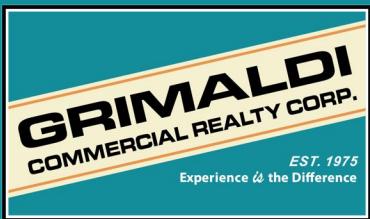
	0.3 MILES	0.5 MILES	1 MILE
Total Population	337	789	1,930
Average Age	41	41	41
Average Age (Male)	40	40	41
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	112	264	646
# of Persons per HH	3	3	3
Average HH Income	\$104,319	\$104,319	\$105,490
Average House Value	\$413,472	\$413,472	\$423,460

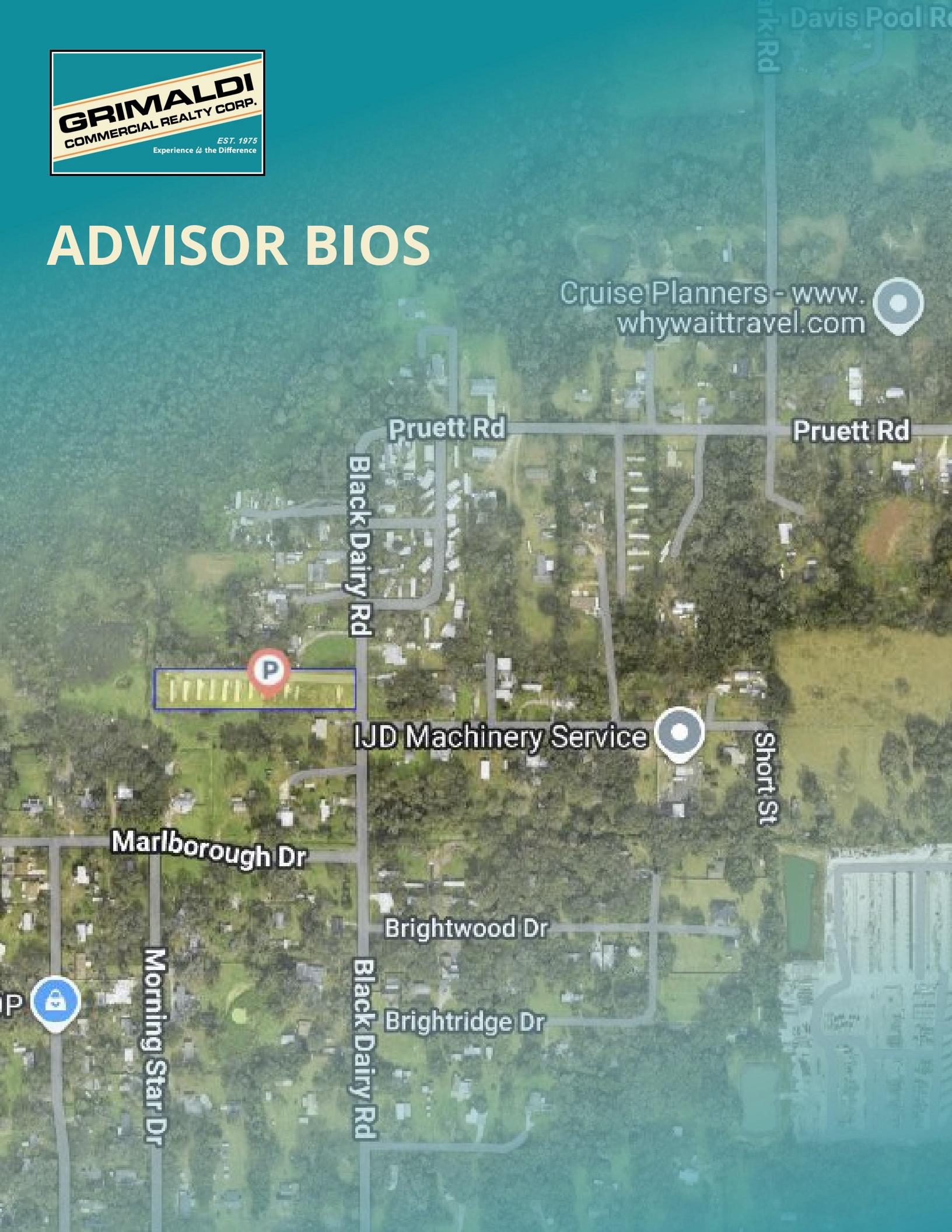
Demographics data derived from AlphaMap

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS

Cruise Planners - www.whywaittravel.com





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ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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C 813.245.7333
david@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

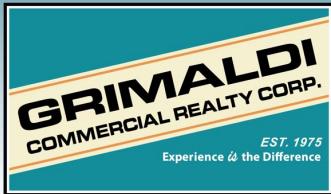
- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

SECTION 5 • ADVISOR BIOS



(23% CASH-ON-CASH RETURN) BLACK DAIRY MOBILE HOME PARK FOR SALE! SELLER FINANCING AVAILABLE!

6416 Black Dairy Rd, Seffner, FL 33584

ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Cresa Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

SECTION 5 • ADVISOR BIOS