

SALE

Hillside Mobile Home Park

1247 LPGA BLVD

Daytona Beach, FL 32117

PRESENTED BY:

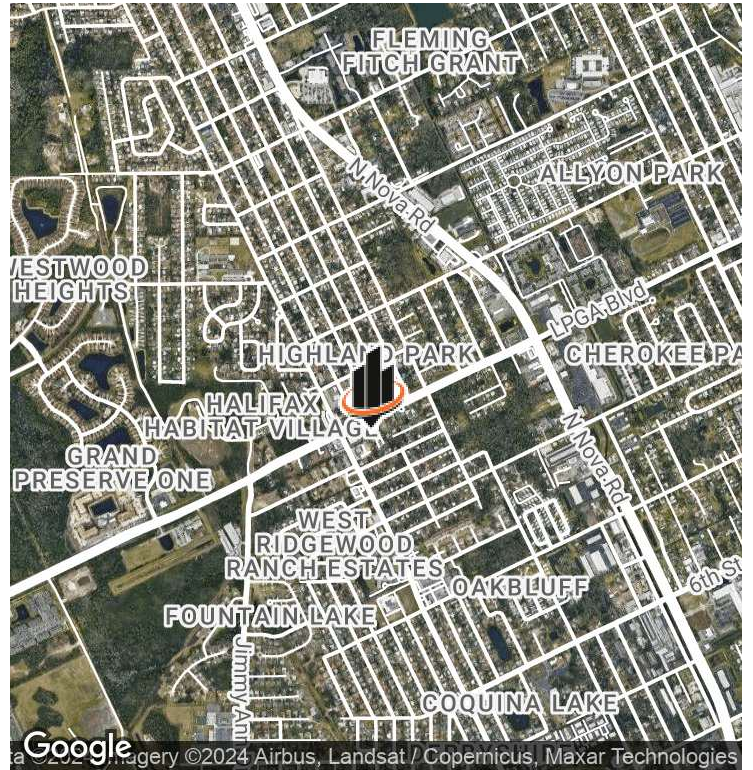
MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
LOT SIZE:	1.615 Acres
CAP RATE:	8.62%
NOI:	\$137,927
RENOVATED:	2021
MARKET:	Daytona Beach
TRAFFIC COUNT:	19,400
APN:	424401050024

PROPERTY OVERVIEW

Stabilized/Turn-Key manufactured home community. Infrastructure renovated in 2021 and rents stabilized.

Asking price is \$69,565/unit and 8.62% Cap Rate.

Property serviced by city water and on-site septic.

HIGH DEMAND area for affordable housing in a small, quiet community with easy access to World Famous Daytona Beach & I-95.

PROPERTY HIGHLIGHTS

- Property includes 20 manufactured home pad rentals (1 park-owned home) and 3 single family home rentals (1 home fully renovated 2022).
- 3 Single Family Homes, 12 Tenant Owned Manufactured Homes, 7 Tenant Owned RV Homes, 1 Park Owned Manufactured Home.
- Local property management currently in place.
- All tenants are current on rent.

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INCOME & EXPENSES

INCOME SUMMARY

HILLSIDE MOBILE HOME & RV PARK

GROSS RENTAL INCOME	\$192,840
GROSS INCOME	\$192,840

EXPENSES SUMMARY

HILLSIDE MOBILE HOME & RV PARK

REAL ESTATE TAXES	\$15,712
PROPERTY INSURANCE	\$6,730
WATER	\$5,868
GARBAGE	\$1,800
PROPERTY MANAGEMENT	\$6,000
MAINTENANCE FACTOR	\$9,160
OPERATING EXPENSES	\$45,270

NET OPERATING INCOME	\$137,928
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RENT ROLL

UNIT	BEDROOMS	RENT
1243 LPGA	2	\$1,200
1247 LPGA	3	\$1,500
1257 LPGA	3	\$1,500
Lot 1	-	\$580
Lot 2	-	\$580
Lot 3	-	\$580
Lot 4	-	\$580
Lot 5	-	\$580
Lot 6	-	\$580
Lot 7	-	\$580
Lot 8	-	\$580
Lot 9	-	\$580
Lot 10	-	\$580
Lot 11	-	\$580
Lot 12	-	\$580
Lot 13	-	\$660
Lot 14	-	\$580
Lot 15	-	\$580
Lot 16	-	\$580
Lot 17	-	\$580
Lot 18	-	\$580
Lot 19	-	\$580
Lot 20	-	\$580
TOTALS		\$15,880

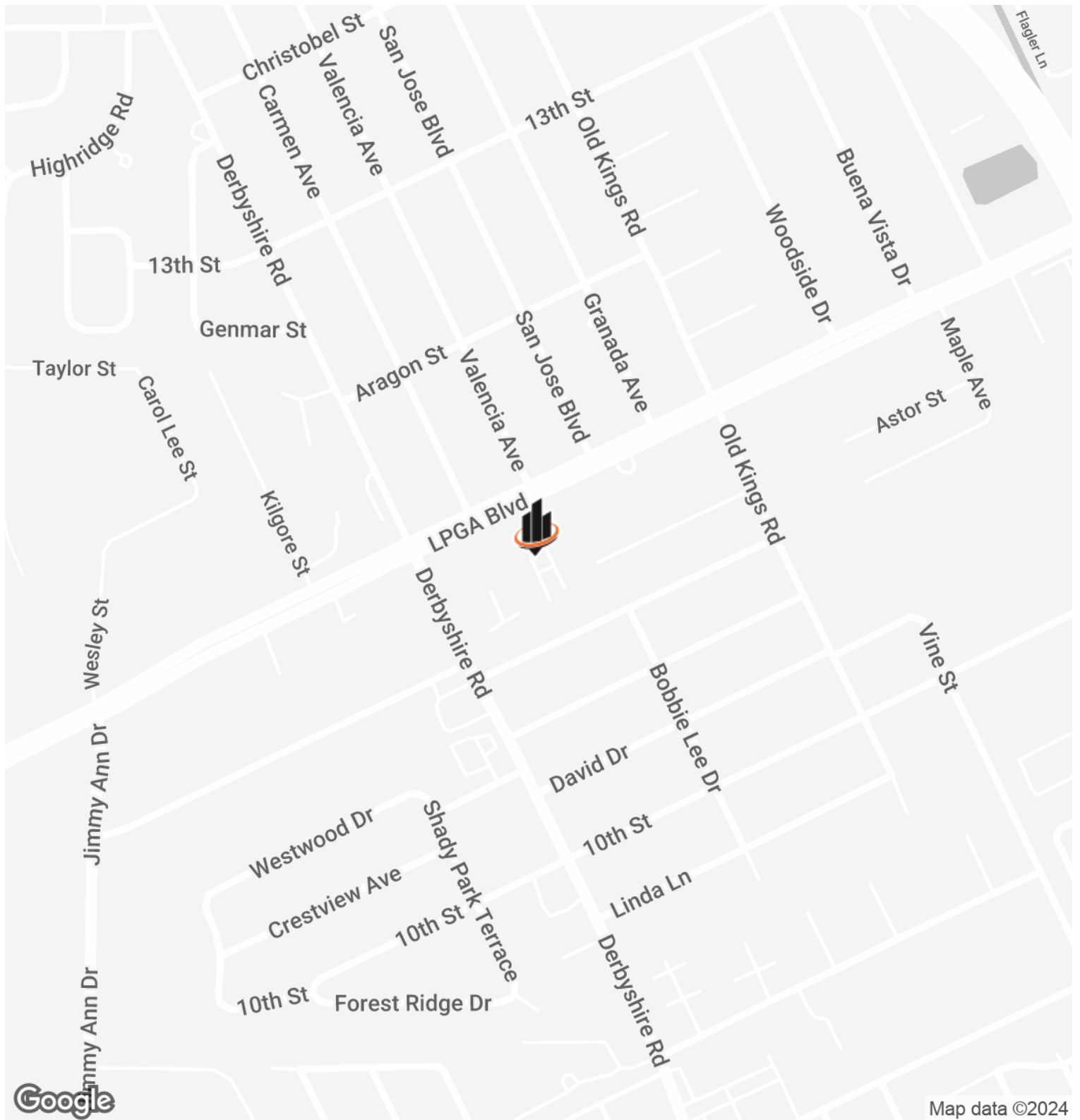
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ADDITIONAL PHOTOS



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LOCATION MAP

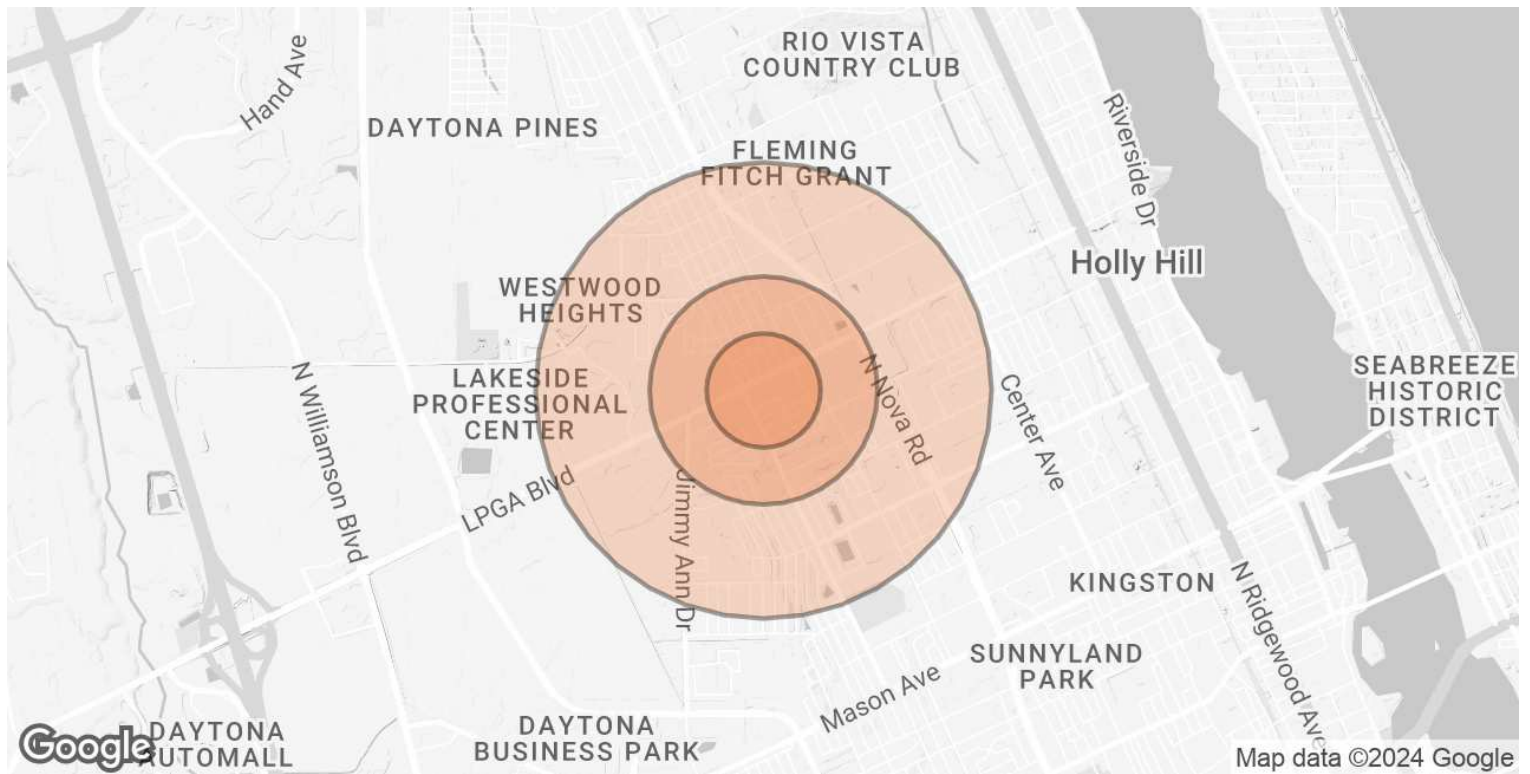


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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	868	3,508	12,597
AVERAGE AGE	47.3	48.0	45.0
AVERAGE AGE (MALE)	48.3	49.1	47.0
AVERAGE AGE (FEMALE)	47.9	48.3	45.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	339	1,363	5,241
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$49,032	\$50,605	\$48,987
AVERAGE HOUSE VALUE	\$125,399	\$126,116	\$113,005

2020 American Community Survey (ACS)

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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com

Direct: **386.999.1762** | Cell: **386.999.1762**

PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B

Ormond Beach, FL 32174

386.310.7900

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O: 386.999.1762

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