

LARGE RV PARK



Grandma's Grove RV Park

2250 SR 80, LaBelle, FL, 33935



Grandma's Grove RV Park

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Exclusively Marketed by:

Randy Krise, CCIM

Broker

(239) 633-8672

randy@krisecg.com

Lic: 3052234



www.krisecg.com

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01

Executive Summary

Investment Summary

Location Summary

GRANDMA'S GROVE RV PARK

OFFERING SUMMARY

ADDRESS	2250 SR 80 LaBelle FL 33935
COUNTY	Hendry
MARKET	LaBelle, FL
SUBMARKET	East Lee County, FL
LAND ACRES	58
TOTAL ROOMS	247
YEAR BUILT	1978
YEAR RENOVATED	2022
APN	1 28 43 13 A00 0038.000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$25,000,000
PRICE PER KEY	\$101,215
OCCUPANCY	100.00 %
NOI (2023)	\$557,146
CAP RATE (2023)	2.23 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	1,577	11,665	18,310
2022 Median HH Income	\$33,777	\$37,812	\$39,003
2022 Average HH Income	\$50,753	\$61,431	\$62,862

Great Property with Unlimited Upside.

- This property has been in the same family since the land was purchased in 1978.
- It has water treatment and water supply.
- Each campsite has its own electric hook-up and water supply.

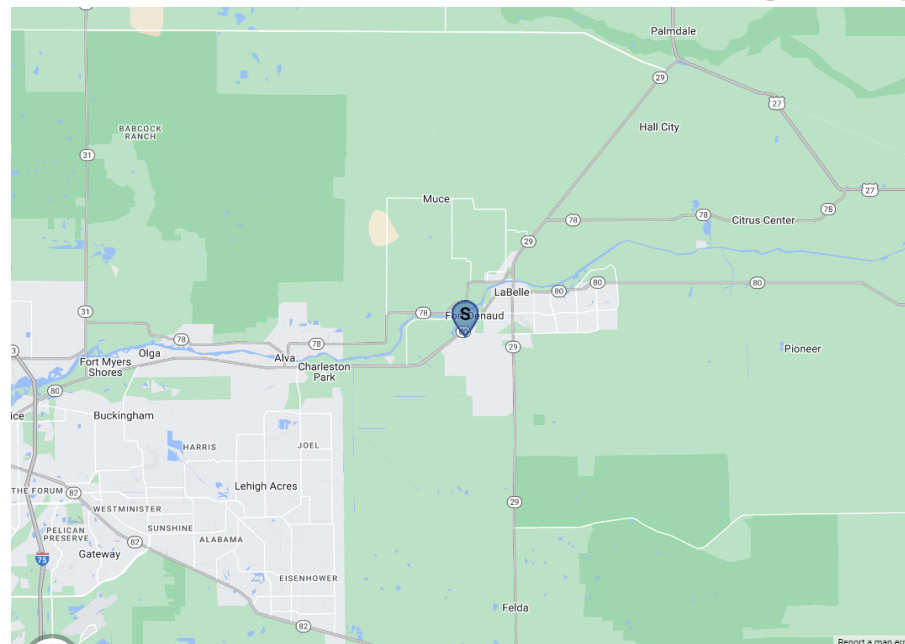


- There are some year-round guests. Others stay for a day, a week or even a month.
- The owners have always operated the property in an organized and professional manner. Although profit is a motivation, it's not their number one priority.
- The pricing is well below market and revenues could double with little effort.
- There are 25 additional acres, currently used as a tree farm, that Hendry County agrees could be developed into additional RV sites.
- The county says the only restriction to adding these sites are setbacks. City water and sewer will be available to the site in approximately August of 2024.

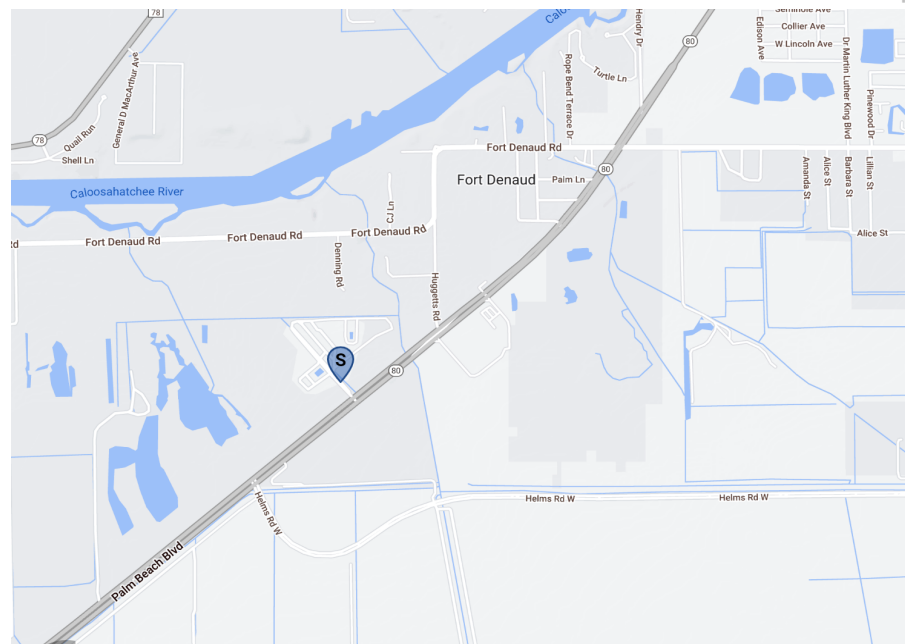
West LaBelle Florida RV Park

- Grandma's Grove is located on FL State Route 80 which is Palm Beach Blvd, the main east-west artery between Fort Myers/SW FL, West Palm, and Palm Beach, FL.
- FL SR 80 travels along Lake Okeechobee and skirts the northern boundary of the FL Everglades, and is close enough to the city of LaBelle to go for dinner, etc.
- You are an hour away from Fort Myers Beach and 90 minutes from the east coast beaches.
- Heading north you are two hours from Disney/Orlando.
- An hour will put you smack dab in the middle of the Florida Everglades with beautiful wildlife and fishing.
- You are minutes away from the Caloosahatchee River from which you can traverse to the Atlantic Ocean or the Gulf of Mexico in your boat.
- It is a golfer's paradise with beautiful courses minutes away in every direction including Tampa, Fort Myers, Naples, Miami, Fort Lauderdale, West Palm Beach, Orlando, and everywhere in between.

Regional Map



Locator Map





02

Property Description

- Property Features
- Aerial Map
- Amenities Property
- Images

PROPERTY FEATURES

TOTAL ROOMS	247
LAND ACRES	58
YEAR BUILT	1978
YEAR RENOVATED	2022
ZONING TYPE	AG
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	6
NUMBER OF INGRESSES	1

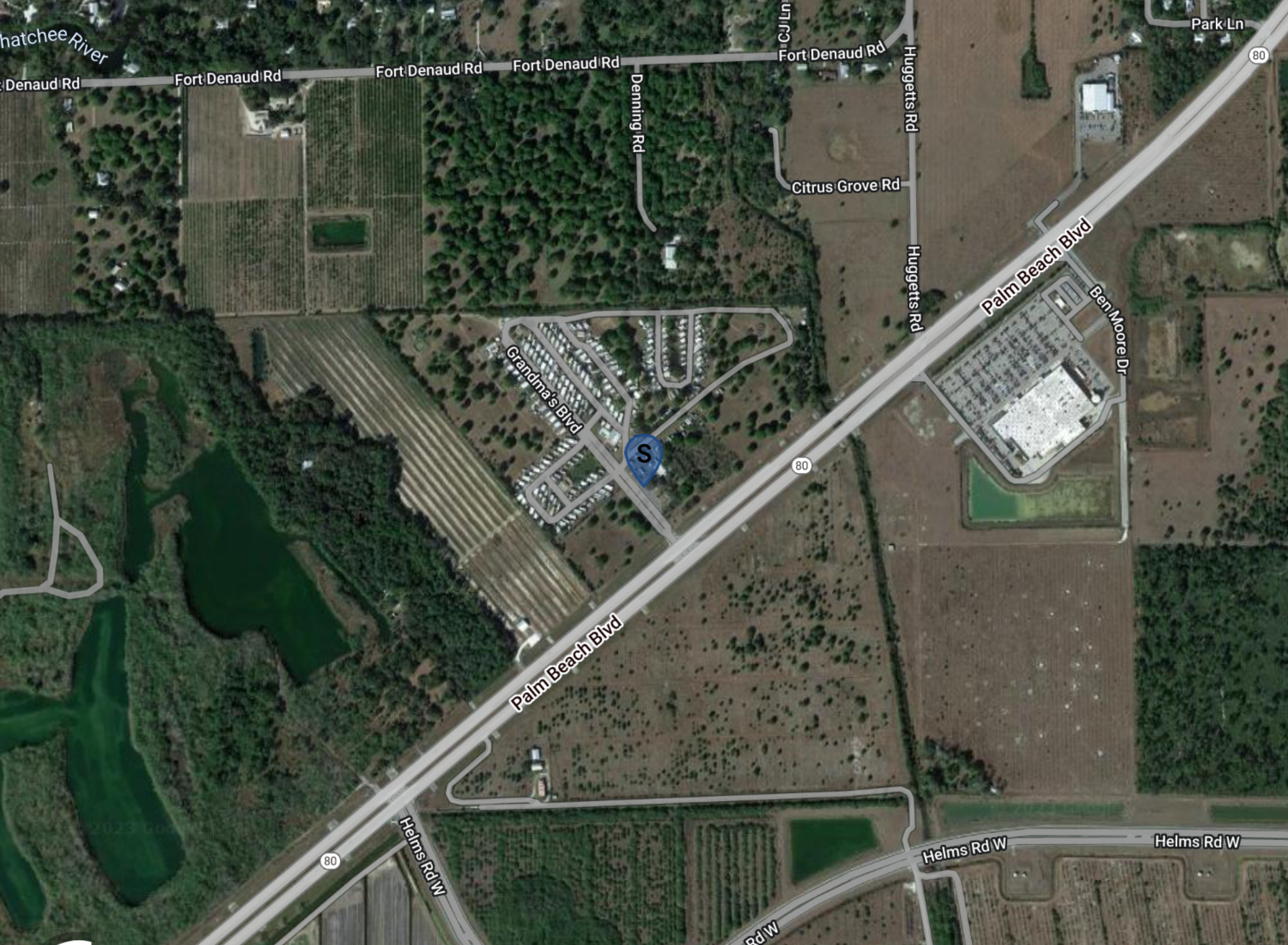
NEIGHBORING PROPERTIES

NORTH	Farm Land
SOUTH	FSW and Walmart
EAST	City of LaBelle
WEST	Lee County

AMENITIES

POOL	Yes
WIFI	YES







Amenities

» CLUB HOUSE

» STAFFED OFFICE W/SECURITY

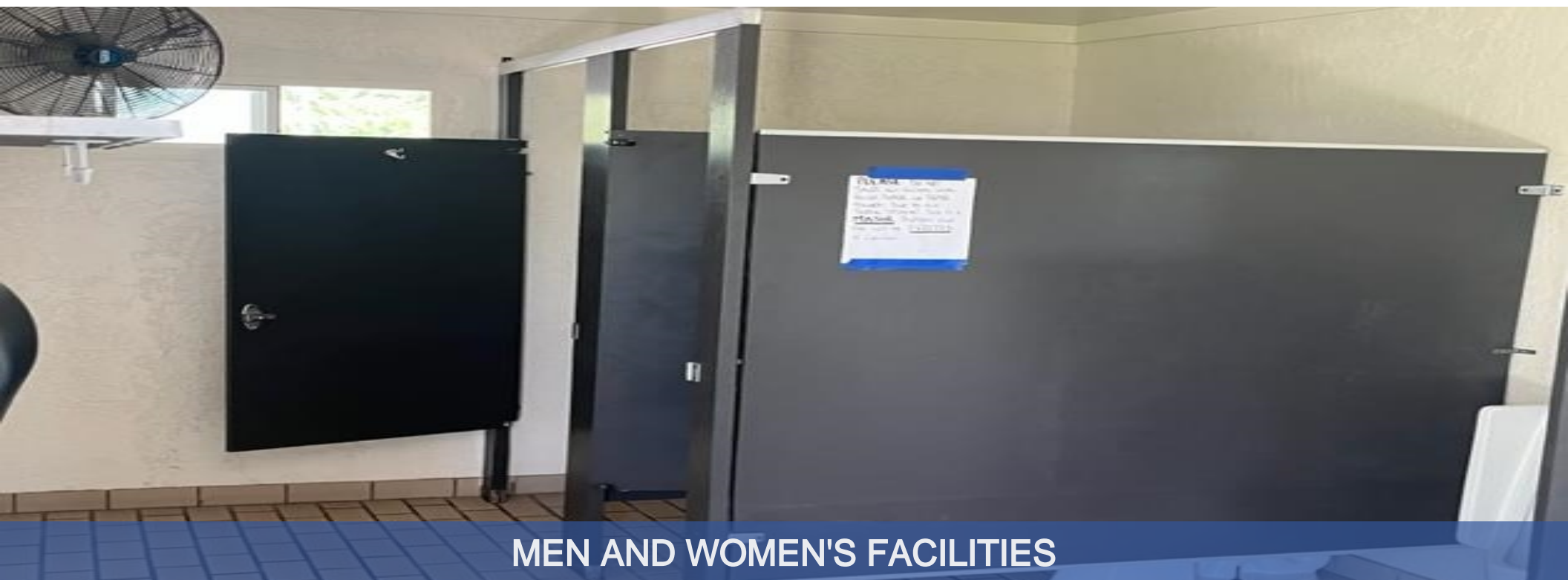




BATH HOUSE LAUNDRY



MULTIPLE SHOWERS



MEN AND WOMEN'S FACILITIES



POOL/SHUFFLEBOARD



SECURE STORAGE



03

Financial Analysis

Income & Expense Analysis

INCOME	2022	2023
Gross Room Revenue	\$597,730	\$527,146
Other Income Laundry Vending	\$25,000	\$30,000
Effective Gross Income	\$622,730	\$557,146
Less Expenses	\$460,646	
Net Operating Income	\$162,084	\$557,146

Income Notes: This property has been operated by the same owner since 1978. Traditional income appreciation plans have never been implemented. The potential to more than double the annual income is apparent to any professional operator who would run this property. Traditional annual increases and maximum yield from annual customers have been consistently neglected.

EXPENSES	2022
Real Estate Taxes	\$54,199
Insurance	\$15,091
Repairs & Maintenance	\$65,152
Water / Sewer	\$68,269
Landscaping	\$7,367
Marketing	\$10,960
Other Expenses	\$239,608
Total Operating Expense	\$460,646
% of EGI	73.97 %





Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,254	9,002	15,220
2010 Population	1,395	9,599	16,120
2022 Population	1,577	11,665	18,310
2027 Population	1,593	11,832	18,451
2022 African American	94	606	713
2022 American Indian	22	204	378
2022 Asian	10	77	92
2022 Hispanic	989	6,909	11,087
2022 Other Race	333	2,657	4,486
2022 White	749	5,709	9,202
2022 Multiracial	369	2,407	3,430
2022-2027: Population: Growth Rate	1.00 %	1.40 %	0.75 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	48	445	725
\$15,000-\$24,999	84	549	843
\$25,000-\$34,999	127	691	954
\$35,000-\$49,999	131	739	987
\$50,000-\$74,999	8	359	681
\$75,000-\$99,999	32	388	640
\$100,000-\$149,999	58	381	552
\$150,000-\$199,999	0	81	168
\$200,000 or greater	8	115	172
Median HH Income	\$33,777	\$37,812	\$39,003
Average HH Income	\$50,753	\$61,431	\$62,862

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	466	3,141	5,124
2010 Total Households	433	3,100	5,067
2022 Total Households	496	3,748	5,723
2027 Total Households	508	3,848	5,844
2022 Average Household Size	3.18	2.96	2.98
2000 Owner Occupied Housing	281	1,976	3,205
2000 Renter Occupied Housing	128	820	1,320
2022 Owner Occupied Housing	325	2,390	3,706
2022 Renter Occupied Housing	171	1,358	2,017
2022 Vacant Housing	65	610	1,200
2022 Total Housing	561	4,358	6,923
2027 Owner Occupied Housing	338	2,498	3,858
2027 Renter Occupied Housing	170	1,349	1,986
2027 Vacant Housing	64	586	1,147
2027 Total Housing	572	4,434	6,991
2022-2027: Households: Growth Rate	2.40 %	2.65 %	2.10 %

Source: esri

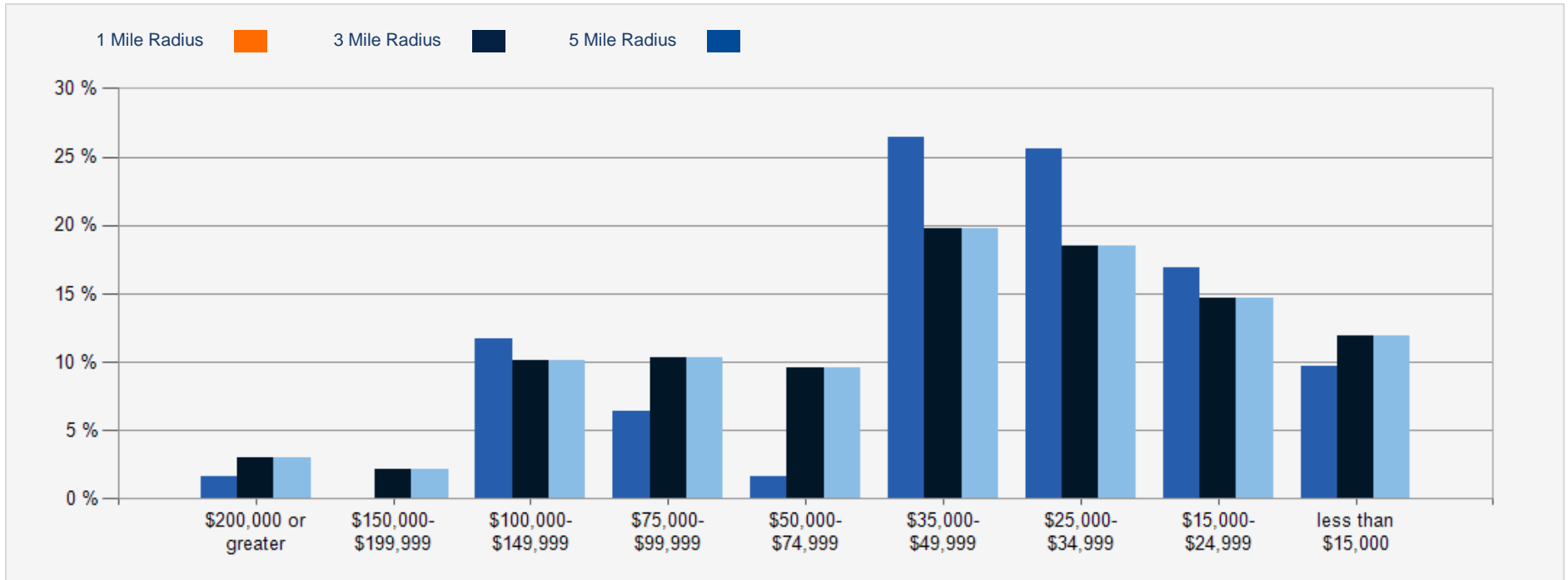
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	126	913	1,453
2022 Population Age 35-39	104	779	1,238
2022 Population Age 40-44	107	785	1,198
2022 Population Age 45-49	85	636	1,045
2022 Population Age 50-54	74	602	993
2022 Population Age 55-59	79	563	931
2022 Population Age 60-64	71	562	928
2022 Population Age 65-69	54	464	771
2022 Population Age 70-74	55	446	730
2022 Population Age 75-79	38	320	533
2022 Population Age 80-84	16	207	345
2022 Population Age 85+	19	191	308
2022 Population Age 18+	1,102	8,476	13,557
2022 Median Age	32	34	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,000	\$38,307	\$39,941
Average Household Income 25-34	\$48,558	\$56,987	\$59,352
Median Household Income 35-44	\$36,748	\$44,096	\$46,238
Average Household Income 35-44	\$53,657	\$70,372	\$70,974
Median Household Income 45-54	\$36,123	\$45,858	\$49,517
Average Household Income 45-54	\$57,837	\$73,933	\$74,427
Median Household Income 55-64	\$36,186	\$39,672	\$41,688
Average Household Income 55-64	\$54,723	\$65,086	\$66,874
Median Household Income 65-74	\$30,831	\$34,031	\$35,556
Average Household Income 65-74	\$48,095	\$58,361	\$60,816
Average Household Income 75+	\$40,153	\$42,703	\$44,870

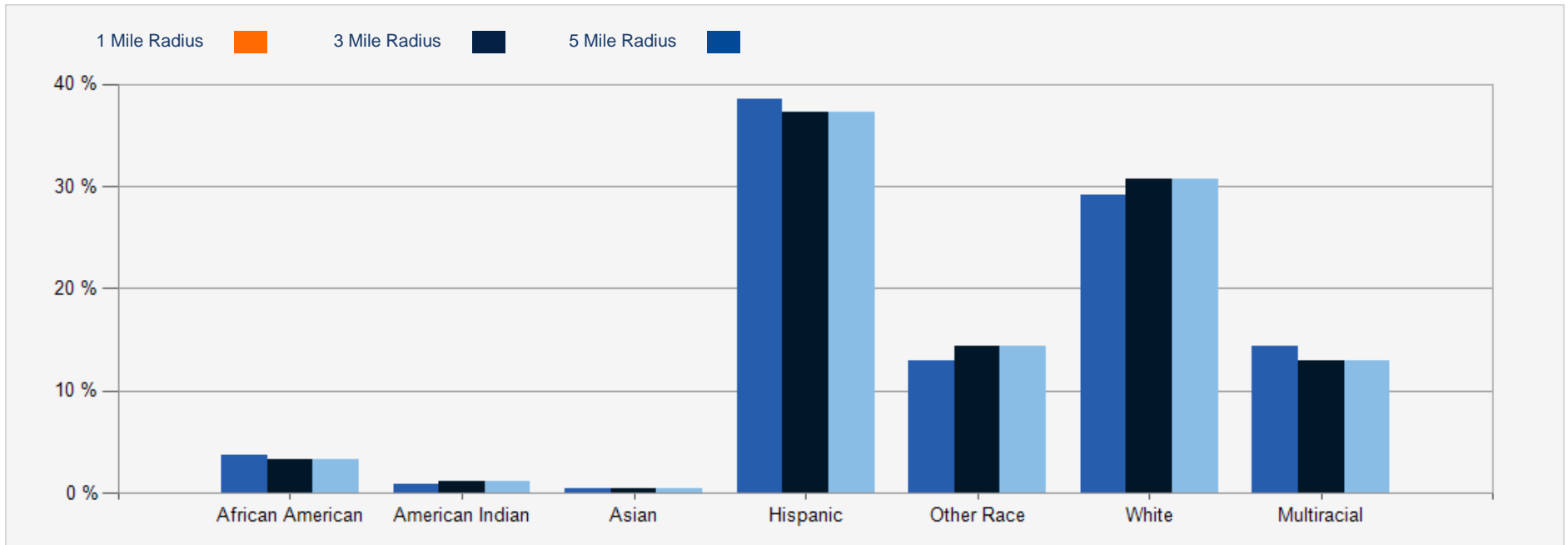
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	101	796	1,235
2027 Population Age 35-39	124	886	1,395
2027 Population Age 40-44	103	773	1,230
2027 Population Age 45-49	104	769	1,189
2027 Population Age 50-54	79	604	1,005
2027 Population Age 55-59	67	575	953
2027 Population Age 60-64	68	510	852
2027 Population Age 65-69	59	502	835
2027 Population Age 70-74	42	413	692
2027 Population Age 75-79	40	342	573
2027 Population Age 80-84	25	232	396
2027 Population Age 85+	16	209	345
2027 Population Age 18+	1,112	8,544	13,554
2027 Median Age	32	34	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,949	\$40,882	\$43,170
Average Household Income 25-34	\$53,371	\$64,189	\$66,615
Median Household Income 35-44	\$37,835	\$47,912	\$51,589
Average Household Income 35-44	\$60,666	\$78,414	\$79,179
Median Household Income 45-54	\$38,530	\$52,756	\$57,179
Average Household Income 45-54	\$66,605	\$85,386	\$85,805
Median Household Income 55-64	\$37,513	\$44,016	\$47,801
Average Household Income 55-64	\$64,730	\$75,705	\$77,504
Median Household Income 65-74	\$32,549	\$37,676	\$39,941
Average Household Income 65-74	\$55,195	\$69,451	\$72,865
Average Household Income 75+	\$43,144	\$48,294	\$51,533

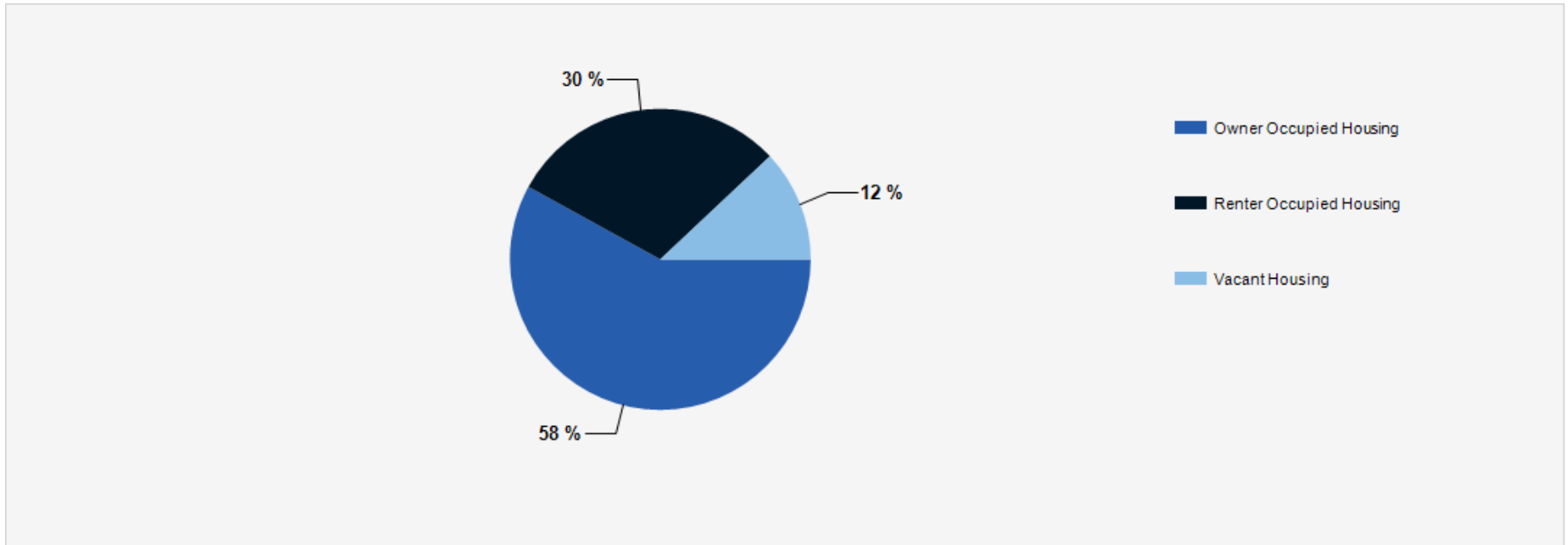
2022 Household Income



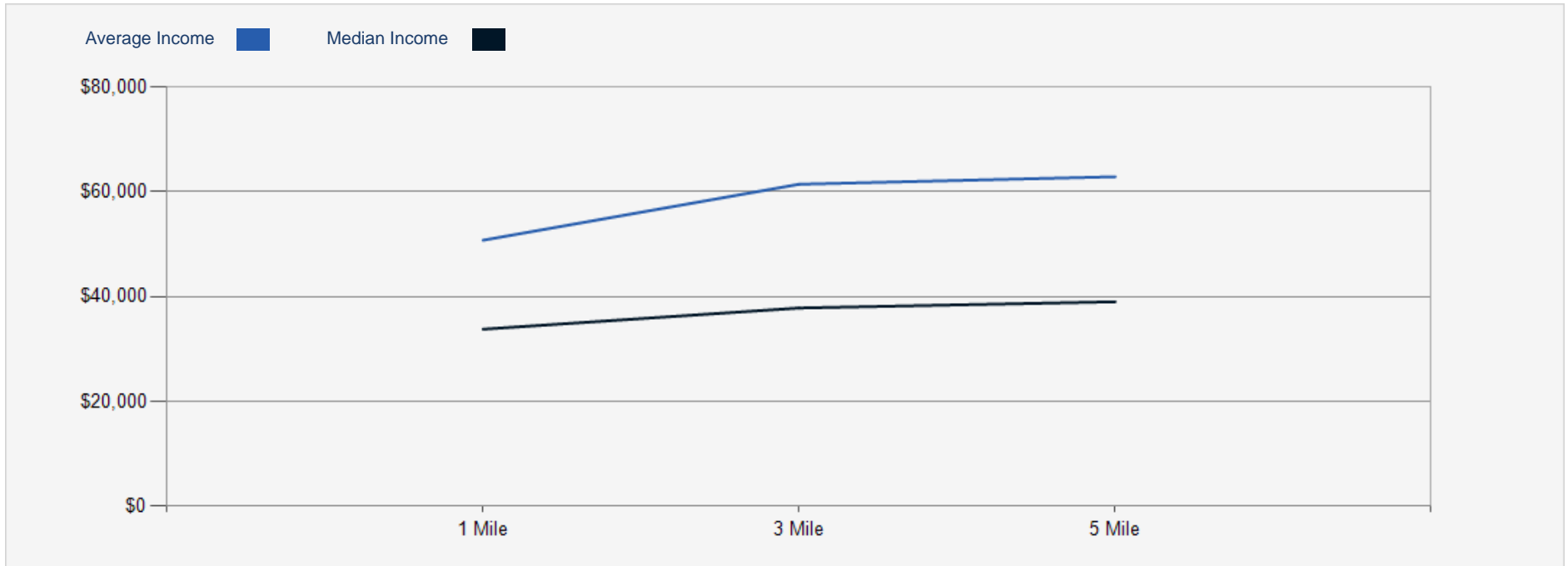
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





KRISSE

COMMERCIAL GROUP

05

Company Profile

Advisor Profile



Randy Krise, CCIM
Broker

Randy Krise, CCIM is the Owner and Broker of Krise Commercial Group, LLC, a commercial brokerage company licensed since 1984. Randy brings over 35 years of experience in commercial real estate to his clients.

In 1978 Randy Krise purchased a 6 acre tract of land for \$23,000 with 78% owner financing. Six months later that property appraised at \$155,000 and Randy was sold on the real estate business. Thirty five years later Randy is engaged fulltime as a commercial real estate broker, licensed in both the State of Florida and the State of Georgia. He holds the coveted CCIM designation and currently serves on the Board of the CCIM Institute.

In 2015, Randy served as the Florida CCIM Chapter President. Because of this position and others, he has a state wide presence in Florida Commercial Real Estate. Randy serves as Vice-Chairman of the Lee County Port Authority Airport Special Management Committee, the Lee County Development Code Advisory Committee, the Horizon Council and was a member of the Lee County Charter Review Commission. He is also the author of many articles and has been published in multiple newspapers and periodicals. Randy has been honored to speak at many conferences and organizations on the topic of commercial real estate.

Randy attended the University of Georgia, Georgia State University and Kennesaw State University. He spent most of his life close by in Marietta, Georgia where he was active in the community and served on numerous boards and foundations. As an entrepreneur he also started and owned childcare centers for over 26 years. A keen interest in politics led Randy to stand for public office.

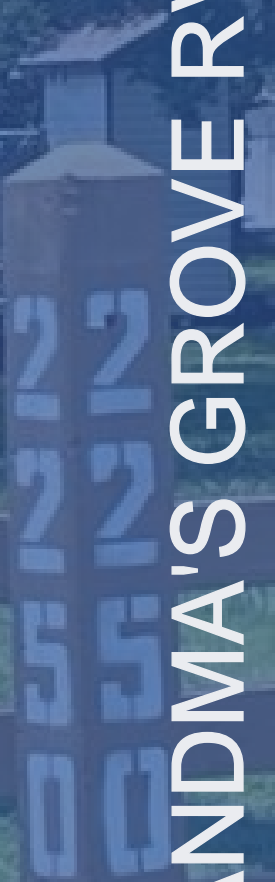
A proud veteran of the United States Air Force, Randy served on a launch crew for the Titan II ICBM. This missile carried the largest nuclear weapon in the United States arsenal.

Randy is married to Arvey a former Registered Nurse from Illinois, who is also a commercial real estate broker and restaurateur.

Closing properties worth hundreds of millions of dollars in value for his many clients, as both a sellers agent and buyers agent, Randy also owns and develops multiple commercial properties for his own company and serves as a property manager for both clients and himself.



GRANDMA'S GROVE RV PARK



Grandma's Grove Timeline 2023

KRISE COMMERCIAL GROUP



CLOSING
NOVEMBER 1

Grandma's Grove RV Park

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Lic: 3052234



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