

SALE

Hillside Mobile Home Park

1247 LPGA BLVD

Daytona Beach, FL 32117

PRESENTED BY:

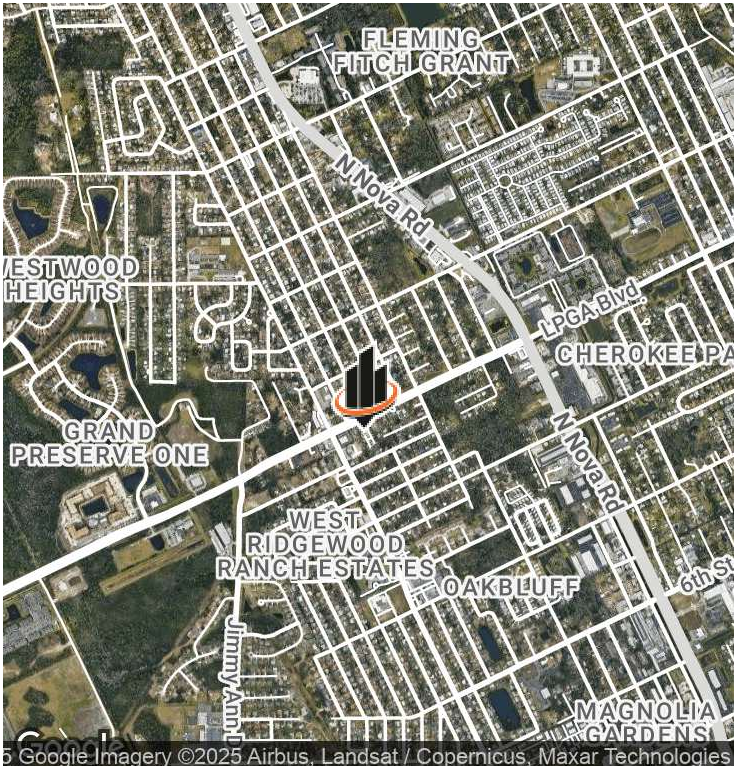
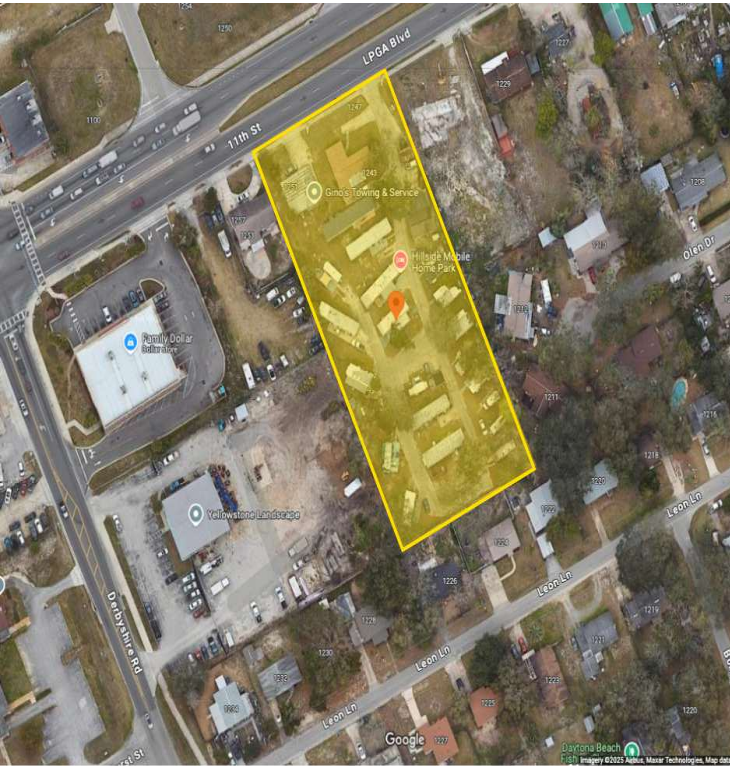
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
LOT SIZE:	1.615 Acres
CAP RATE:	8.76%
NOI:	\$140,093
RENOVATED:	2021
MARKET:	Daytona Beach
TRAFFIC COUNT:	19,400
APN:	424401050024

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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.

INCOME & EXPENSES

INCOME SUMMARY		HILLSIDE MOBILE HOME & RV PARK
GROSS RENTAL INCOME		\$195,120
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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		\$140,094

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RENT ROLL

UNIT	BEDROOMS	RENT
1243 LPGA	2	\$1,200.00
1247 LPGA	3	\$1,500.00
1257 LPGA	3	\$1,500.00
Lot 1	-	\$600.00
Lot 2	-	\$600.00
Lot 3	-	\$600.00
Lot 4	-	\$600.00
Lot 5	-	\$600.00
Lot 6	-	\$600.00
Lot 7	-	\$600.00
Lot 8	-	\$600.00
Lot 9	-	\$600.00
Lot 10	-	\$600.00
Lot 11	-	\$600.00
Lot 12	-	\$600.00
Lot 13	-	\$660.00
Lot 14	-	\$600.00
Lot 15	-	\$600.00
Lot 16	-	\$600.00
Lot 17	-	\$600.00
Lot 18	-	\$600.00
Lot 19	-	\$600.00
Lot 20	-	\$600.00
TOTALS		\$16,260.00

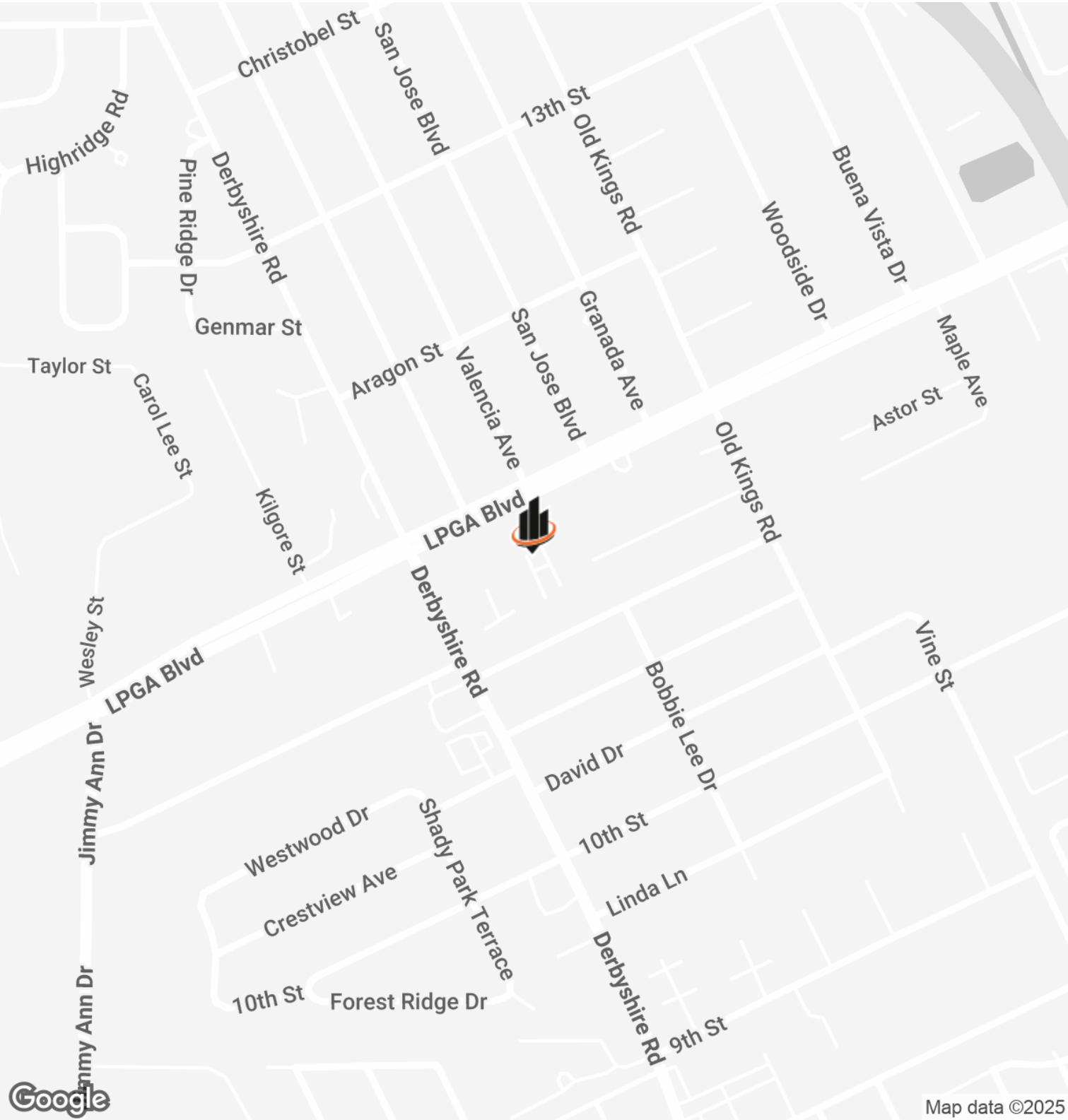
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ADDITIONAL PHOTOS



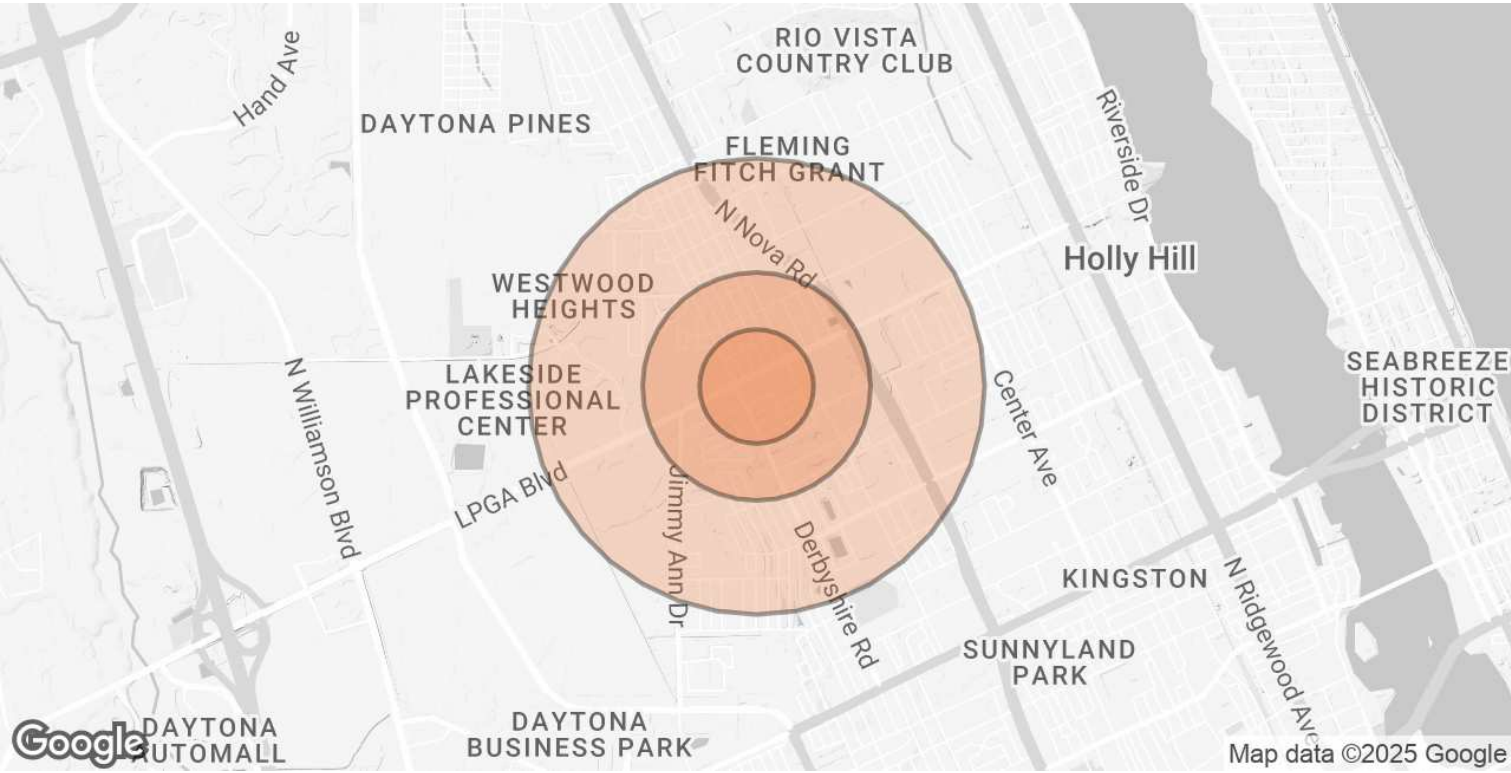
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LOCATION MAP



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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

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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)

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