



WATERFRONT RV & MOBILE HOME COMMUNITY · PRIVATE ISLAND ASSET

PEACE RIVER RV & MOBILE HOME PARK

39 UNITS | ±1.9 ACRES | ARCADIA, FL (DESOTO COUNTY)

29215 / 29188 / 29204 / 29208 Snook Circle, Arcadia, FL — a multi-parcel waterfront community on the Peace River featuring 36 RV/mobile home pads, a duplex, a single-family home, and a private island amenity with boat ramp and fishing docks.

OFFERED AT

\$2,400,000

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for use by a limited number of parties and is furnished solely to assist the recipient in deciding whether to pursue further interest in the acquisition of Peace River RV & Mobile Home Park (the "Property"). It does not purport to be all-inclusive or to contain all information a prospective purchaser may require.

The information contained herein has been obtained from the Owner and sources believed to be reliable, but has not been independently verified for accuracy or completeness and is presented subject to errors, omissions, and changes. Financial projections are estimates based on assumptions regarding future events, and actual results may vary. Prospective purchasers are advised to conduct their own independent investigation, engage legal and financial advisors, and verify all information prior to making a purchase decision.

By accepting this Memorandum, the recipient agrees to keep its contents confidential and to use it solely for the purpose of evaluating a potential acquisition of the Property, and not to disclose it to any third party without prior authorization.



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LISTING CONTACT

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OFFERING PROCESS

Offers should be submitted in the form of a Letter of Intent (LOI) and include, at minimum: proposed price, earnest money deposit, due diligence period, and proposed closing date.

Investment Summary

39 RENTABLE UNITS	±1.9 ACRES (82,809 SF)	MHP ZONING
13.2% MARKET CAP RATE (PRO FORMA)	6.8% IN-PLACE CAP RATE	\$61.5K PRICE PER UNIT

Peace River RV & Mobile Home Park is a rare, multi-parcel waterfront investment opportunity in Arcadia, FL, offered at a below-replacement-cost basis of \$2,400,000. The Property spans several contiguous parcels along Snook Circle on the Peace River and includes 36 RV/mobile home pads, a two-unit duplex, a single-family home, on-site office, community laundry, and a privately-owned island amenity — a combination of assets not found in comparable park listings in the region.

Investment Highlights

- **Multiple Income Streams** — lot rent, storage unit income, community laundry income, and additional upside from boat ramp and dock fees.
- **Below-Market Rents with Room to Grow** — current in-place rents run well below market averages, with further upside to stabilized/target rents as leases turn.
- **Stabilizing Occupancy** — several vacant pads are already reflected in the current numbers, offering a clear, near-term path to increased NOI simply through lease-up.
- **The Island Opportunity** — the Property includes a private island (“Fish & Camp Island”) already served by electricity and water, with 4 fishing docks and public restroom facilities. A modest investment in a gazebo and outdoor grilling area could convert this into a branded short-term camping and fishing retreat — a genuinely unique income driver.
- **Strategic, Accessible Location** — just 7 miles from I-75, with direct water access on the Peace River in a market experiencing continued growth in Southwest Florida’s Charlotte/DeSoto County corridor.
- **Additional Exposure Parcel** — ownership includes a separate signage/land parcel at Lot 17, providing added street visibility for the community.

Property Summary

Property Name	Peace River RV & Mobile Home Park
Addresses	29215 Snook Circle – Center Lots & Laundry Room 29188 Snook Circle – Duplex (Sides 1 & 2) 29204 Snook Circle – Single-Family House 29208 Snook Circle – Grounds Office
Location / County	Arcadia, FL — DeSoto County
Total Acreage	±1.9 Acres (82,809 SF), multiple parcels
Zoning	MHP (Mobile Home Park) — independent verification advised
Utilities	City Water; Septic (9 Separate Systems); Electric Paid Directly by Tenants
Site Improvements	On-Site Office, Community Laundry Room, Well Room, Public Restroom Facility (2 CBS Buildings), Community Boat Ramp

Unit Mix

Unit Type	Count	Notes
RV / Mobile Home Pads — Tenant-Owned Home	28	Tenant owns home; pays lot rent only
RV / Mobile Home Pads — Park-Owned Home	8	Park owns the home and lot (incl. single-wide units)
Duplex Units	2	29188 Snook Circle, Sides 1 & 2
Single-Family House	1	29204 Snook Circle — 2/1 CBS + bonus room
Total Rentable Units	39	
Storage Units (Ancillary Income)	2	Additional income outside base rent roll

Waterfront Setting on the Peace River



The Property sits directly along a Peace River canal, with mature oak canopy, private docks, and a footbridge connecting the mainland community to the Property's private island parcel.



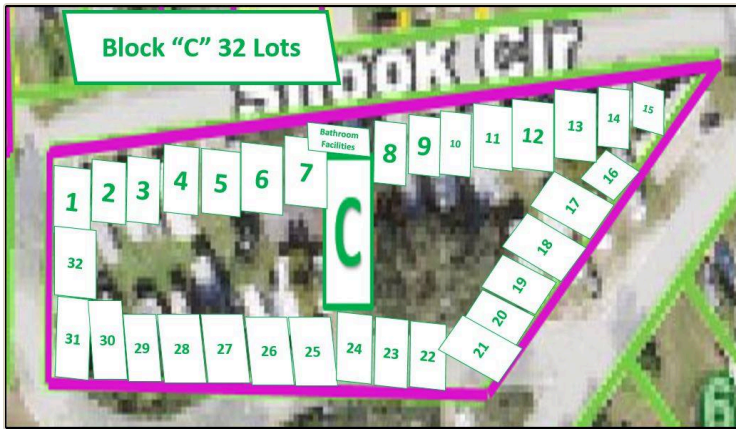
UNTAPPED INCOME POTENTIAL

A defining feature of this Property is its ownership of “Fish & Camp Island” — a private island parcel accessed by a footbridge from the mainland community, already served by electricity and water. The island includes 4 fishing docks and public restroom facilities (2 showers and 2 toilets per side), along with a duplex and boat ramp on the adjoining parcel.

With a relatively modest investment — a small gazebo and a couple of outdoor grills — this island could be converted into a branded short-term camping and fishing retreat, generating incremental weekend campsite income that is not currently reflected anywhere in the in-place financials. It's the kind of amenity that simply doesn't exist at comparable RV/MH park listings in the region.

Fishing Docks	4
Restroom Facilities	2 Showers + 2 Toilets / Side
Utilities to Island	Electricity & Water Connected
Access	Footbridge from Mainland Parcel
Adjoining Parcel	Duplex + Community Boat Ramp

Block “C” & Parcel Layout



Block “C” — 32 numbered lots along Snook Circle, with shared bathroom facilities at the center of the block.



The community sits along a canal off the Peace River, within a broader established mobile home and RV neighborhood in Arcadia. The Property's parcels are contiguous, giving a buyer a clean, unified footprint despite the multi-address structure.

Peace River RV & Mobile Home Park is located in Arcadia, the DeSoto County seat, along one of Southwest Florida's most recognizable natural waterways — the Peace River. The Property sits just 7 miles from Interstate 75, giving residents and visitors quick access to the broader Charlotte County / Port Charlotte / Punta Gorda corridor, while retaining the quieter, rural character that draws RV and outdoor-recreation tenants to DeSoto County.

The surrounding community is an established, waterfront mobile home and RV neighborhood with direct canal access to the river — a setting that supports both long-term residents and seasonal/recreational tenants drawn to fishing, boating, and river access. DeSoto County and the broader Southwest Florida region have seen continued interest from buyers and renters looking for more affordable, land-oriented alternatives to the coastal Sarasota/Charlotte County markets, which supports the case for continued lease-up and rent growth at the Property.

7 Mi.
TO INTERSTATE 75

Peace River
DIRECT CANAL / WATER ACCESS

DeSoto Co.
ARCADIA, FL

Income Statement (Annualized)

Income	Current (In-Place)	Current Market Occupied (100%)	Market (Pro Forma)
Gross Rental Income	\$291,600	\$349,200	\$445,200
Storage Income	\$4,560	\$4,560	\$4,560
Laundry Income	\$1,561	\$1,561	\$1,561
Effective Gross Income	\$297,721	\$355,321	\$451,321
Expenses			
Real Estate Taxes			\$27,693
Insurance			\$37,125
Property Management			\$18,000
Repairs & Maintenance			\$32,960
Water Treatment			\$3,297
Electric			\$2,999
Propane			\$1,340
Trash			\$11,872
Total Expenses			\$135,287
Net Operating Income	\$162,434	\$220,034	\$316,034

Note: "Current Market Occupied (100%)" reflects the Property fully leased at today's existing rent structure — isolating the upside available simply from filling vacant pads. "Market (Pro Forma)" goes a step further, reflecting full occupancy at target/market rent tiers across all 39 units. Operating expenses are held flat at current levels across all three scenarios; as occupancy stabilizes, some expense categories (management fee, repairs) would be expected to move with revenue — these scenarios illustrate upside potential, not a guaranteed forecast.

INVESTMENT METRICS

Pricing & Returns

Metric	Value
Asking Price	\$2,400,000
Price Per Unit (39 Units)	\$61,538
Price Per Acre	\$1,263,158
Cap Rate — Current (In-Place NOI)	6.8%
Cap Rate — Current Market Occupied (100%)	9.2%
Cap Rate — Market (Pro Forma)	13.2%
Expense Ratio — Current	45.4%
Expense Ratio — Current Market Occupied (100%)	38.1%
Expense Ratio — Market (Pro Forma)	30.0%

At a 6.8% in-place cap rate with room to grow toward 9.2% simply by filling vacant pads at today's existing rents — and as high as 13.2% once the Property is fully leased at market/target rent tiers — before layering in storage, laundry, boat ramp, and island camping upside, Peace River RV & Mobile Home Park offers a rare combination of current cash flow and clear, near-term value-add potential in a single asset.

CONTACT

Let's Talk About This Opportunity

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