

FOR SALE



INVESTMENT OFFERING MEMORANDUM

BIG BASS LODGE & RV PARK

APARTMENTS | SINGLE-FAMILY | RV SITES
1069 MARINE LANE, MOORE HAVEN, FL

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE





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Big Bass Lodge & RV Park

Moore Haven, FL

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EXECUTIVE SUMMARY

Presenting a unique opportunity to acquire a fully occupied, income-producing hospitality and residential investment in Moore Haven, Florida. The offer consists of multiple income-generating assets across Marina Lane and Cramer Lane, including a nine-unit lodge, three single-family residences, five occupied RV sites, and a variety of supporting site improvements including a waterfront dock, gazebo, laundry facility, and carports.

The property currently generates approximately \$20,700 in monthly gross revenue with an estimated annual net operating income of \$185,352, providing investors with immediate cash flow from a diversified tenant base. Income is derived from a combination of long-term residential rentals and RV accommodations, creating multiple revenue streams while reducing reliance on any single tenant or asset type.

The existing lodge has the ability to expand from nine to eleven rental units, while additional land on the Cramer Lane parcels provides opportunities to develop additional RV sites or residential accommodations, subject to local approvals. These expansion opportunities position the asset for future revenue growth while leveraging existing infrastructure.

Situated in the heart of Glades County near Lake Okeechobee, the property benefits from consistent demand generated by recreational visitors, seasonal residents, outdoor enthusiasts, and the local workforce.

Whether acquired as a cash-flow investment, a hospitality operation, or a value-add redevelopment opportunity, Big Bass Lodge & RV Park offers a compelling combination of current income, operational flexibility, and future growth potential within one of South Florida's premier freshwater recreation markets.



INVESTMENT HIGHLIGHTS

- Fully occupied income-producing lodging and RV park
- Approx. \$185,352 Annual Net Operating Income (Seller Provided)
- Diverse income stream from apartments, single-family homes and RV sites
- Opportunity to expand rental inventory
- Waterfront setting with canal access and dock
- Multiple parcels included in the sale
- Stable monthly cash flow

VALUE-ADD OPPORTUNITIES

- Expand the existing lodge from 9 to 11 units
- Marina Lane property allows up to 15 total units
- Add 3-4 additional RV sites on Cramer Lane
- Potential development of additional cottages, manufactured homes, or container homes (subject to approvals)
- Increase rental income through future market rent adjustments



INVESTMENT OVERVIEW

PRICE	\$1,399,999
PROPERTY NAME	Big Bass Lodged & RV Park
LOCATION	1069 Marina Ln & Cramer Ln, Moore Haven, FL
OCCUPANCY	100%
NUMBER OF RENTAL UNITS	17 existing rental units/sites*
ANNUAL NOI	\$185,352
MONTHLY GROSS REVENUE	\$20,700
UTILITIES	Municipal Water, Septic, Electric
WATERFRONT	Canal Front with Dock
EXPANSION POTENTIAL	Yes
COMBINED ACREAGE	±1.44-AC

**9 lodge units + 3 homes + former office residences + 5 RV sites*

ADDITIONAL SITE IMPROVEMENTS

- Waterfront Dock
- Canal Walkway
- Gazebo
- Two Carports
- On-site Laundry Facility



FINANCIAL OVERVIEW

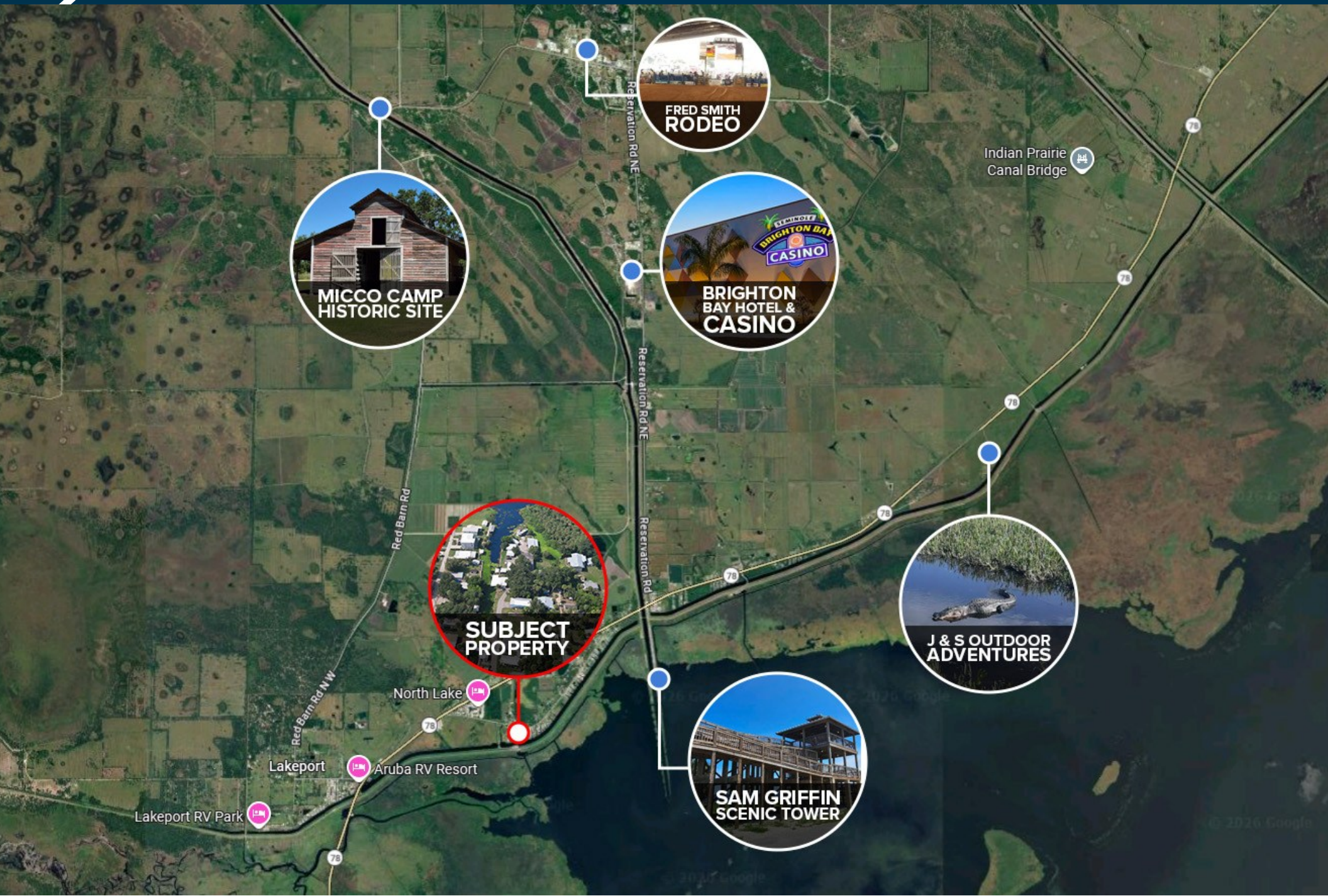
Asset	Quantity	Monthly Income
Lodge Units	9	\$9,600
Former Office Residence	1	\$1,350
Brick Residence	1	\$1,500
Blue Residence	1	\$1,500
White Residence	1	\$1,650
Gray Residence	1	\$1,000
Marina RV Sites	4	\$2,600
Cramer RV Site	1	\$650
Total Monthly Revenue		\$20,700

Expense	Monthly
Electric	~\$2,000
Water	~\$1,000
Insurance	~\$600
Property Taxes	~\$1,250
Landscaping	\$150-300
Garbage	~\$150
Annual Licensing	~\$350/year

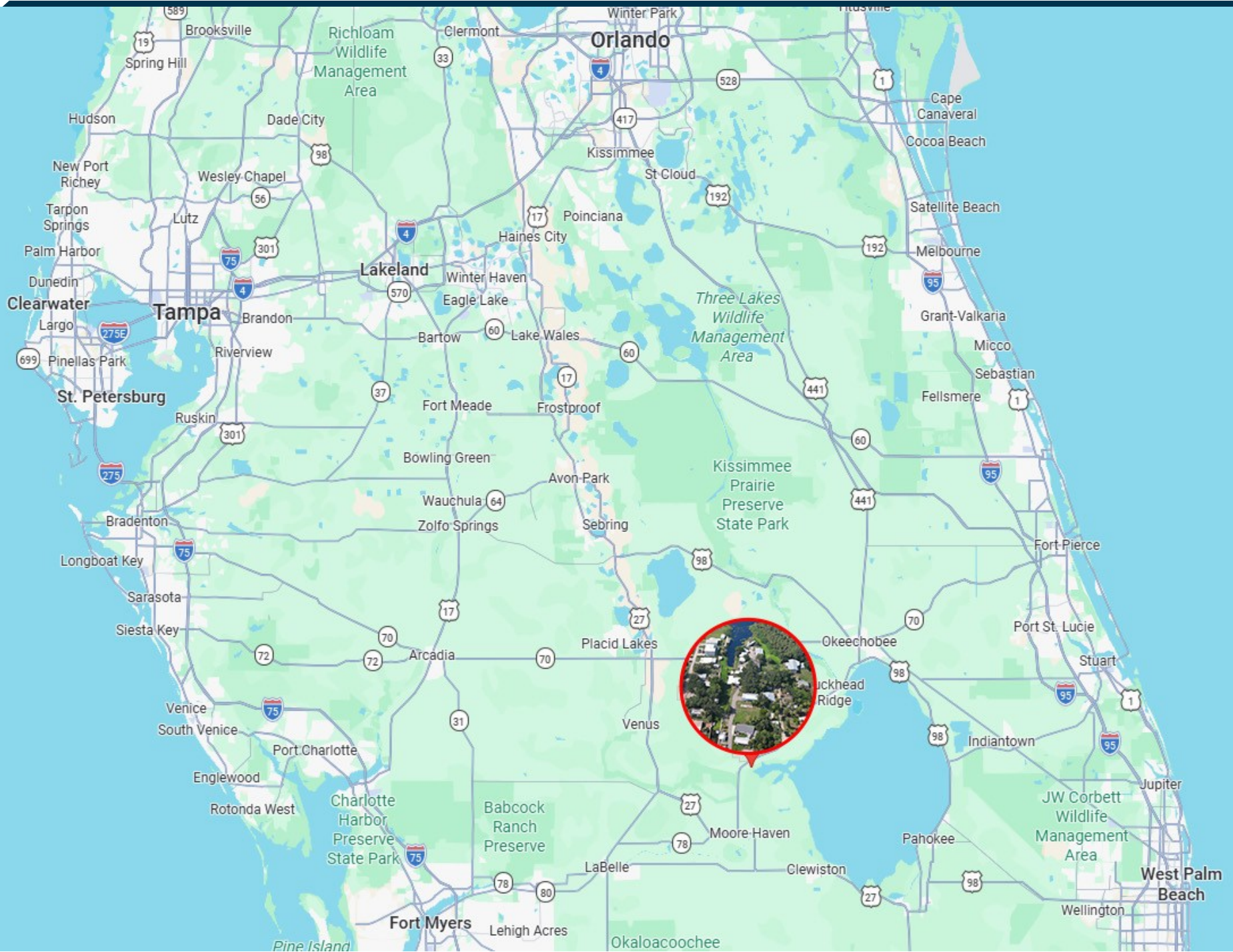
Unit Mix	Quantity
1 Bed / 1 Bath Lodge Units	9
1 Bed / 1 Bath Home	2
2 Bed / 1 Bath Home	2
3 Bed / 1 Bath Home	1
RV Sites	5



SITE SURROUNDINGS



REGIONAL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	1,226	1,364	3,444
2025 Population	1,588	1,774	4,046
2030 Population Projection	1,772	1,981	4,447
Annual Growth 2020-2025	5.9%	6.0%	3.5%
Households			
2020 Households	517	557	1,128
2025 Households	680	738	1,371
2030 Household Projection	768	834	1,531
Annual Growth 2020-2025	1.9%	2.0%	1.4%
Housing			
Owner Occupied Households	623	677	1,181
Renter Occupied Households	144	157	350
Households By Income			
Avg Household Income	\$53,913	\$55,041	\$55,181
Median Household Income	\$37,198	\$37,352	\$36,747
Population Summary			
Median Age	56.30	55.10	45.10
Avg Age	51.30	50.70	45.00



CONTACT INFORMATION

Big Bass Lodge & RV Park

1069 Marina Lane

Moore Haven, FL 33471

\$1,399,999

PURCHASE PRICE

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