



**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE! SELLER FINANCING!**

**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

**904 N Kingsway Rd , SEFFNER FL, FL 33584**

**CONFIDENTIAL OFFERING MEMORANDUM • JUNE 24, 2025**

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904 N Kingsway Rd , SEFFNER FL, FL 33584

## TABLE OF CONTENTS

### CONTENTS

PROPERTY INFORMATION	3
FINANCIAL ANALYSIS	8
LOCATION INFORMATION	12
ADVISOR BIOS	18

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# PROPERTY INFORMATION







## **(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

904 N Kingsway Rd , SEFFNER FL, FL 33584

### **EXECUTIVE SUMMARY**



### **OFFERING SUMMARY**

Sale Price:	\$5,500,000
Number Of Units:	44
Seller Financing Available:	Yes
5-Yr Avg. Cash-On-Cash Return	15.4%
2025 Cap Rate:	10%
2025 Cash-On-Cash Return:	13%
2026 Cap Rate:	11%
2026 Cash On Cash Return	15%
2027 Cap Rate:	12%
2027 Cash-On-Cash Return:	16%
Property Manager Would Stay	Yes
Renovated:	2025
Zoning:	MHP
Market:	Seffner/Brandon
Sub Market:	Tampa

### **PROPERTY OVERVIEW**

SEFFNER SHORES MOBILE HOME PARK CONSISTS OF A 14-UNIT STAND-ALONE GATED COMMUNITY AND 30 ADDITIONAL UNITS, IN SEFFNER, FL. THE 14-UNIT MOBILE HOME PARK (LITTLE PEPPER) SITS IN AN AMAZING LOCATION JUST OFF OF E HILLSBOROUGH AVE, A MAJOR THROUGHWAY IN TAMPA, FL! THE SURROUNDING UNITS ALL ON THEIR OWN LOT, ARE WITHIN A 3-MILE RADIUS OF LITTLE PEPPER & HAVE ALL BEEN UPDATED IN THE PAST 3-5 YEARS. BOTH PARKS HAVE BEEN IN OPERATION FOR OVER 20 YEARS, AND HAVE SEEN MASSIVE GROWTH, WITH THE RENTAL DEMAND SOARING! THE BEAST PART ABOUT THIS DEAL IS THAT THE SELLER IS OFFERING AMAZING SELLER FINANCING, CREATING INCREDIBLE RETURNS, WHICH INCLUDE A 13% CASH-ON-CASH RETURN IN PLACE AND A 15% CASH-ON-CASH RETURN IN 2026! (SEE P. 5 FOR FULL DETAILS!)

SEFFNER IS A RAPIDLY GROWING MARKET LOCATED JUST 13 MILES FROM DOWNTOWN TAMPA AND IS ONE OF THE LARGEST RENTAL MARKETS FOR MOBILE HOMES IN THE STATE OF FLORIDA! THE PROPERTIES ARE IN IMMACULATE CONDITION AND HAVE BEEN WELL MAINTAINED BY THE OWNERS WITH MANY IMPROVEMENTS AND UPGRADES DONE TO EACH UNIT.

THE PROPERTY IS CURRENTLY 100% OCCUPIED & RARELY HAS ANY VACANCY, AS THE DEMAND FOR RENTAL UNITS OF THIS TYPE IS IMMENSE. THE OWNERS EVEN HAVE A WAITLIST OF POTENTIAL TENANTS IF/WHEN A UNIT BECOMES AVAILABLE! THE CURRENT RENTAL RATES ARE \$200-\$250 PER UNIT, BELOW THE CURRENT MARKET AVERAGE & OVER HALF OF THE TENANTS ARE MONTH-TO-MONTH, CREATING A FANTASTIC VALUE-ADD OPPORTUNITY FOR A BUYER TO RAISE RENTS IMMEDIATELY.

THE PROPERTY CURRENTLY BOATS AN IN-PLACE CAP RATE OF OVER 10% IN-PLACE & A CASH-ON-CASH RETURN OF 13%. WITH THE SELLER FINANCING AVAILABLE & THE ABILITY TO RAISE RENTAL RATES IMMEDIATELY, A BUYER CAN OBTAIN A CAP RATE OF 11% BY THE START OF 2026 AND A CASH-ON-CASH RETURN OF OVER 15%! THIS WILL STEADILY INCREASE OVER TIME & BY 2027 A BUYER CAN OBTAIN A CASH-ON-CASH RETURN OF OVER 16%!

### **SECTION 1 • PROPERTY INFORMATION**





**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

904 N Kingsway Rd , SEFFNER FL, FL 33584

**SELLER FINANCING AVAILABLE!**



**SELLER FINANCING APPROXIMATE TERMS:**

DOWN PAYMENT: \$3,300,000

FIXED INTEREST RATE:

Years 1-2: 5%

Year 3: 5.5%

Years 4-5: 6%

INTEREST-ONLY PAYMENTS

AN AMORTIZATION OF 30-YEARS

BALLOON LENGTH: 5-YEAR

MONTHLY DEBT SERVICE AS LOW AS \$9,166

THE BEST PART OF THIS SALE IS THAT THE SELLER IS OFFERING AMAZING SELLER FINANCING TERMS! THE SELLER IS OFFERING THE FOLLOWING TERMS: \$3,300,000 DOWN PAYMENT, 5%-6% FIXED INTEREST RATE, AMORTIZED OVER 30-YEARS/ OR INTEREST-ONLY PAYMENTS, WITH A 5-YEAR BALLOON. THESE TERMS, ALONG WITH THE RENTAL RATE INCREASES AVAILABLE TO THE BUYER, WILL EASILY PRODUCE A CASH-ON-CASH RETURN OF APPROXIMATELY 15% BY THE END OF 2025!

THESE TERMS ARE FAR BETTER THAN ANYTHING A BANK CAN CURRENTLY OFFER. THIS PROPERTY WOULD LIKELY REQUIRE A 30%-35% DOWN PAYMENT. AS WELL AS AN AMORTIZATION OF APPROXIMATELY 20-25 YEARS WITH NO INTEREST ONLY OPTION AVAILABLE, AT BEST!

THE BUYERS CAN ENJOY IMMENSE SAVINGS BY USING THE INTEREST-ONLY OPTION! THESE TERMS ARE FAR SUPERIOR THAN ANY CONVENTIONAL FINANCING AVAILABLE IN TODAY'S MARKET!

**SECTION 1 • PROPERTY INFORMATION**





904 N Kingsway Rd , SEFFNER FL, FL 33584

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

THE PARK IS LOCATED IN ONE OF THE FASTEST-GROWING AREAS IN TAMPA, FL. THE BUYER HAS THE ABILITY TO INSTANTLY RAISE THE RENTAL RATES AND INCREASE THEIR RETURNS WITH OVER 50% OF THE TENANTS ON MONTH-TO-MONTH LEASES. THE DEMAND FOR THIS TYPE OF RENTAL UNIT HAS NEVER BEEN HIGHER AND, AS A RESULT, RENTAL RATES IN THE AREA HAVE BEEN ON THE RISE FOR YEARS. FURTHERMORE, THE UNITS ARE APPROXIMATELY \$200-\$250 PER MONTH BELOW THE MARKET AVERAGE RENTAL RATE, GIVING THE BUYER MASSIVE UPSIDE!

THIS IS THE PERFECT VALUE-ADD OPPORTUNITY FOR AN INVESTOR! WHO IS LOOKING FOR A HIGH-CASH-FLOWING ASSET WITH MASSIVE UPSIDE IMMEDIATELY, AND IN THE FUTURE! DUE TO THE CONDITION OF THE UNITS AND HOW INEXPENSIVE IT IS TO RENOVATE THESE UNITS, A BUYER CAN INCREASE THE RENTS WITHOUT HAVING TO SPEND LOTS OF MONEY ON CAPEX! CURRENTLY, THERE IS EVEN A WAITING LIST FOR TENANTS WHO WOULD LIKE TO MOVE INTO THE PARK WHEN A UNIT BECOMES AVAILABLE.

NEW TENANTS ARE REQUIRED TO SUBMIT AN APPLICATION AND PASS A BACKGROUND CHECK BEFORE RENTING ANY UNIT AT THE PARK! THE OWNER AND MANAGER HAVE DONE A FANTASTIC JOB KEEPING THE UNITS UP TO DATE AND LIMITING THE DAY-TO-DAY REPAIRS BY UPGRADING THE UNITS WHENEVER POSSIBLE. THE PROPERTY IS IN EXCELLENT CONDITION AND EVERY UNIT HAS BEEN UPDATED IN THE LAST 3-5 YEARS.

### SECTION 1 • PROPERTY INFORMATION





**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

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## PROPERTY MANAGEMENT AND RENOVATIONS



### PROPERTY DESCRIPTION

THE OWNER AND MANAGER HAVE ALSO DONE A FANTASTIC JOB OF IMPLEMENTING AND EXECUTING THEIR UNIT-SPECIFIC PLAN FOR REPAIRS AND MAINTENANCE, WHICH IS EASY FOR A NEW BUYER TO USE GOING FORWARD. THIS WILL PREVENT LARGE CAPEX EXPENSES FROM PILING UP IN THE FUTURE! BY KEEPING EACH UNIT AND LOT IN GREAT CONDITION, THE BUYER WILL BE ABLE TO BUDGET THEIR COSTS AND KEEP THE IN-PLACE CASH FLOW AS HIGH AS POSSIBLE YEAR-OVER-YEAR! THE CURRENT MANAGEMENT COMPANY WILL STAY IN PLACE AT THE PROPERTY IF THE BUYER WOULD LIKE AFTER CLOSING! THIS WOULD ALLOW FOR A SMOOTH TRANSITION FOR THE BUYER, AS THIS MANAGEMENT COMPANY HAS BEEN WORKING AT THE PROPERTY SINCE 2021! THE BUYER CAN HIRE THEIR OWN MANAGER COMPANY TO RUN THE DAY-TO-DAY OPERATIONS IF THEY DON'T WANT TO KEEP THE CURRENT MANAGERS IN PLACE!

PLEASE SEE BELOW FOR THE FULL LIST OF UPDATES AND RENOVATIONS TO EACH UNIT!

RECENT RENOVATIONS IN THE LAST 3-5 YEARS INCLUDE, BUT ARE NOT LIMITED TOO, THE FOLLOWING: NEW FLOORING IN EVERY UNIT (VINYL AND CARPET), NEW KITCHEN APPLIANCES, NEW INTERIOR AND EXTERIOR PAINT FOR 33 OUT OF 44 UNITS, RENOVATED BEDROOMS, NEW WINDOWS, CENTRAL AC UNITS AND MAINTENANCE, NEW ROOFS ON EACH UNIT, SEPTIC TANK MAINTENANCE AND REPLACEMENT FOR EACH UNIT, ELECTRICAL UPDATES AND PANEL REPLACEMENTS, PEST CONTROL TREATMENT FOR EACH AND EVERY UNIT, NEW MAILBOXES AND FENCING, AND EXTENSIVE TREE REMOVAL!

ALL UNITS AT LITTLE PEPPER USE SEPTIC TANKS AND EACH SEPTIC SYSTEM WAS UPDATED IN THE LAST 5 YEARS, INCLUDING THE REPLACEMENT OF ALL DRAIN FIELDS AT THE PROPERTY IN 2025! THE ADDITIONAL 30 UNITS ARE A MIX OF SEPTIC (21) AND WELL SYSTEMS (9). TENANTS ARE RESPONSIBLE FOR ALL UTILITIES ON SITE, INCLUDING WATER FOR THESE ADDITIONAL 30 UNITS!

### SECTION 1 • PROPERTY INFORMATION





# FINANCIAL ANALYSIS







**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

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**RENT ROLL\***

Rent Roll	6/5/2025
Date	SEFFNER SHORES MOBILE HOME PARK FOR SALE!
Property Name	Seffner and Tampa, Fl
City, State	44
Total Units	

BUILDING ADDRESS	UNIT NUMBER	Unit Type	S/F(M.O.I.)	(T-12) 2024 MONTHLY RENT	2025 MONTHLY RENT	2026 MONTHLY RENT	STATUS	LEASE END DATE
101 Little Pepper Lane	1	3/2	700	\$1,375	\$1,500	\$1,600	OCCUPIED	5/31/26
102 Little Pepper Lane	2	3/2	1,248	\$1,450	\$1,500	\$1,600	OCCUPIED	4/30/26
103 Little Pepper Lane	3	2/1	1,280	\$1,000	\$1,400	\$1,475	OCCUPIED	7/31/25
104 Little Pepper Lane	4	3/2	840	\$400	\$400	\$1,000	OCCUPIED	Month-To-Month
105 Little Pepper Lane	5	2/1	1,120	\$1,300	\$1,400	\$1,500	OCCUPIED	8/31/25
106 Little Pepper Lane	6	3/1	1,281	\$1,450	\$1,600	\$1,890	OCCUPIED	8/31/25
107 Little Pepper Lane	7	4/2	924	\$1,385	\$1,800	\$2,000	OCCUPIED	Month-To-Month
108 Little Pepper Lane	8	3/2	924	\$1,400	\$1,600	\$1,725	OCCUPIED	9/30/25
109 Little Pepper Lane	9	2/1	924	\$1,000	\$1,250	\$1,375	OCCUPIED	Month-To-Month
111 Little Pepper Lane	10	3/1	840	\$1,500	\$1,540	\$1,650	OCCUPIED	Month-To-Month
112 Little Pepper Lane	11	Commercial	2,000	\$1,600	\$2,000	\$2,175	OCCUPIED	10/31/25
114 Little Pepper Lane	12	3/1	1,120	\$1,400	\$1,500	\$1,575	OCCUPIED	4/30/26
116 Little Pepper Lane	13	2/2	924	\$1,200	\$1,240	\$1,375	OCCUPIED	Month-To-Month
118 Little Pepper Lane	14	3/2	1,344	\$1,425	\$1,500	\$1,650	OCCUPIED	Month-To-Month
309 Hillside Dr. Seffner Fl, 33584	15	2/1	890	\$1,300	\$1,500	\$1,650	OCCUPIED	Month-To-Month
317 Hillside Dr. Seffner Fl, 33584	16	1/1	600	\$850	\$1,000	\$1,250	OCCUPIED	6/30/25
403 Hillside Dr. Seffner Fl, 33584	17	2/1	925	\$1,000	\$1,500	\$1,600	OCCUPIED	Month-To-Month
405 Hillside Dr. Seffner Fl, 33584	18	2/1	999	\$1,750	\$2,000	\$2,100	OCCUPIED	Month-To-Month
401 W Tennessee Ave. Seffner, Fl 33	19	3/2	900	\$1,200	\$1,200	\$1,300	OCCUPIED	Month-To-Month
403 W Tennessee Ave. Seffner, Fl 33	20	5/2	999	\$1,505	\$1,700	\$1,775	OCCUPIED	Month-To-Month
407 W Tennessee Ave. Seffner, Fl 33	21	4/2	925	\$1,035	\$1,100	\$1,300	OCCUPIED	Month-To-Month
901 Yankee Ct. Seffner, Fl 33584	22	3/2	1,172	\$1,500	\$1,600	\$1,725	OCCUPIED	Month-To-Month
1004 Lianne Pl. Seffner Fl 33584	23	2/1	700	\$1,000	\$1,200	\$1,375	OCCUPIED	Month-To-Month
1012 Brinwood Dr. Seffner, Fl 335	24	2/1	582	\$1,350	\$1,400	\$1,550	OCCUPIED	2/28/26
1017 Brinwood Dr. Seffner, Fl 335	25	2/1	688	\$950	\$1,000	\$1,250	OCCUPIED	7/31/25
1807 Bland Seffner, Fl 33584	26	3/1	924	\$1,400	\$1,700	\$1,900	OCCUPIED	Month-To-Month
4106 Cragmont Seffner, Fl 33584	27	4/1	1,248	\$1,200	\$1,200	\$1,500	OCCUPIED	12/31/25
5407 Mobile Dr. Seffner, Fl 3358	28	3/2	1,202	\$1,300	\$1,350	\$1,500	OCCUPIED	Month-To-Month
5408 Mobile Dr. Seffner, Fl 3358	29	3/1	1,375	\$1,200	\$1,400	\$1,500	OCCUPIED	5/31/26
5413 Mobile Dr. Seffner, Fl 3358	30	2/2	1,396	\$1,000	\$1,100	\$1,275	OCCUPIED	Month-To-Month
5417 Mobile Dr. Seffner, Fl 3358	31	2/1	784	\$1,350	\$1,350	\$1,500	OCCUPIED	1/31/26
5421 Mobile Dr. Seffner, Fl 3358	32	2/1	1,396	\$850	\$1,000	\$1,100	OCCUPIED	6/30/25
5432 Mobile Dr. Seffner, Fl 3358	33	2/2	784	\$850	\$950	\$1,100	OCCUPIED	Month-To-Month
5445 Mobile Dr. Seffner, Fl 3358	34	2/1	860	\$1,025	\$1,300	\$1,500	OCCUPIED	3/31/26
10114 Lake Tampa, Fl 33619	35	2/1	672	\$875	\$1,000	\$1,200	OCCUPIED	Month-To-Month
10116 Lake Tampa, Fl 33619	36	2/1	450	\$875	\$1,000	\$1,200	OCCUPIED	Month-To-Month
10129 Oak Ave. Tampa, Fl 33619	37	1/1	505	\$875	\$1,000	\$1,175	OCCUPIED	9/30/25
10202 Oak St. Tampa, Fl 33619	38	2/1	940	\$875	\$1,000	\$1,250	OCCUPIED	Month-To-Month
10224 Oak Ave. Tampa, Fl 33619	39	3/1	1,164	\$1,250	\$1,500	\$1,625	OCCUPIED	7/31/25
10214 Leroy Ave. Tampa, Fl 3361	40	2/1	912	\$900	\$1,050	\$1,250	OCCUPIED	12/31/25
10205 Leroy Ave, Tampa, Fl 3361	41	4/3	1,124	\$2,000	\$2,400	\$2,525	OCCUPIED	Month-To-Month
10808 Magnolia Ave Seffner, Fl 335	42	3/1	1,280	\$1,600	\$1,600	\$1,750	OCCUPIED	Month-To-Month
14920 US HWY 301 Thonotosassa, Fl 3	43	4/2	1,440	\$1,750	\$2,000	\$2,175	OCCUPIED	Month-To-Month
5413 Trail Dr. Seffner, Fl 33584	44	3/1	1,052	\$1,250	\$1,400	\$1,500	OCCUPIED	6/30/26
Total				\$53,750	\$60,730	\$67,990		

(T-12) 2024 MONTHLY RENT 2025 MONTHLY RENT 2026 MONTHLY RENT

\$645,000.00 \$728,760.00 \$815,880.00

SECTION 2 • FINANCIAL ANALYSIS





**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

904 N Kingsway Rd , SEFFNER FL, FL 33584

**INCOME STATEMENT\***

Income Statement		APPROX. SELLER FINANCING TERMS:			
Property Name	Seffner Shores Mobile Home Park	Loan Amount	\$2,200,000	Interest Rate	
Number of Units	44	Down Payment	\$3,300,000	Year 1-2	5%
Purchase Price	\$5,500,000	Interest Rate	5.00%	Year 3	5.5%
2025 Cash-On-Cash Return:	13.0%	Interest only	YES	Year 4-5	6%
2025 CAP RATE	10%	Monthly Payment	\$9,166		

	T-12 (2024)	2025	2026	2027	2028
<b>INCOME</b>					
RENT	\$645,000	\$728,760	\$815,880	\$856,674	\$925,208
OTHER INCOME ( Cancellations, Lost Deposits, Pet Fees)	\$8,547	\$9,203	\$9,387	\$9,575	\$9,766
<b>POTENTIAL GROSS INCOME</b>	<b>\$653,547</b>	<b>\$737,963</b>	<b>\$825,267</b>	<b>\$866,249</b>	<b>\$934,974</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$653,547</b>	<b>\$737,963</b>	<b>\$825,267</b>	<b>\$866,249</b>	<b>\$934,974</b>
<b>EXPENSES (FOR ALL 44 UNITS COMBINED)</b>					
UTILITIES (WATER/SEWER)	\$5,455	\$6,179	\$6,315	\$6,504	\$6,700
TRASH	\$6,235	\$6,418	\$6,610	\$6,808	\$7,013
SEPTIC MAINTIANCE	\$6,356	\$6,505	\$6,656	\$6,856	\$7,061
MANAGEMENT	\$63,780	\$72,876	\$81,630	\$84,079	\$86,601
REPAIRS AND MAINTIANCE	\$31,719	\$32,671	\$33,650	\$34,660	\$35,699
LOT MAINTIANCE	\$3,160	\$3,233	\$3,305	\$3,404	\$3,506
LAWN AND PEST CONTROL	\$5,655	\$5,564	\$5,875	\$6,051	\$6,233
MISC PARK AND UNIT EXPENSES	\$8,165	\$8,343	\$8,525	\$8,781	\$9,044
LICENSES	\$428	\$429	\$439	\$452	\$466
INSURANCE	\$10,963	\$11,115	\$11,447	\$11,790	\$12,144
PROPERTY TAX	\$44,250	\$45,998	\$50,250	\$52,598	\$54,310
<b>OPERATING EXPENSES</b>	<b>\$186,166</b>	<b>\$199,331</b>	<b>\$214,702</b>	<b>\$221,984</b>	<b>\$228,777</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$467,381</b>	<b>\$538,632</b>	<b>\$610,565</b>	<b>\$644,265</b>	<b>\$706,197</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$467,381</b>	<b>\$538,632</b>	<b>\$610,565</b>	<b>\$644,265</b>	<b>\$706,197</b>
<b>DEBT SERVICE</b>		\$109,992	\$109,992	\$109,992	\$137,496
<b>NCF AFTER DEBT SERVICE</b>	<b>\$467,381</b>	<b>\$428,640</b>	<b>\$500,573</b>	<b>\$534,273</b>	<b>\$568,701</b>
<b>RETURNS AND CAP RATE</b>					
	T-12 (2024)	2025	2026	2027	2028
<b>PURCHASE PRICE</b>	<b>(\$5,500,000)</b>				
<b>CASH FLOW FROM OPERATIONS</b>		\$467,381	\$538,632	\$610,565	\$644,265
<b>TOTAL UNLEAVERED CASH FLOW</b>	<b>(\$5,500,000)</b>	<b>\$467,381</b>	<b>\$538,632</b>	<b>\$610,565</b>	<b>\$706,197</b>
<b>FREE AND CLEAR CAP RATE</b>	<b>11.4%</b>	<b>10%</b>	<b>11%</b>	<b>12%</b>	<b>13%</b>
Purchase	(\$5,500,000)				
Loan Funding	\$2,200,000				
Before Tax Cash Flow		\$467,381	\$428,640	\$500,573	\$534,273
<b>Total Levered Cash Flow</b>	<b>(\$3,300,000)</b>	<b>\$467,381</b>	<b>\$428,640</b>	<b>\$500,573</b>	<b>\$568,701</b>
<b>Cash-on-Cash Return</b>	<b>15%</b>	<b>13%</b>	<b>15%</b>	<b>16%</b>	<b>17%</b>

SECTION 2 • FINANCIAL ANALYSIS





## **(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

904 N Kingsway Rd , SEFFNER FL, FL 33584

### **COMPLETE HIGHLIGHTS**

#### **SALE HIGHLIGHTS**

- (44-UNIT) MOBILE HOME PARK IN SEFFNER, FL!
- 14-UNIT GATED MOBILE HOME PARK (LITTLE PEPPER) WITH AN ADDITIONAL 30 UNITS, ALL WITHIN A 3-MILE RADIUS!
- EACH OF THE ADDITIONAL 30 UNITS IS SITUATED ON ITS OWN LOT WITH FRONT AND BACK YARD!
- AMAZING SELLER FINANCING AVAILABLE!
- APPROXIMATE SELLER FINANCING TERMS:
- DOWN PAYMENT: \$3,300,000
- FIXED INTEREST RATE! YEAR 1-2: 5%, YEAR 3: 5.5%, Year 4-5: 6%.
- INTEREST-ONLY PAYMENTS AND A 5-YEAR BALLOON!
- 10% CAP RATE IN PLACE!
- 13% CASH-ON-CASH RETURN IN PLACE!
- 11% CAP RATE IN 2026!
- 15% CASH-ON-CASH RETURN IN 2026!
- ALL UNITS HAVE BEEN RENOVATED IN THE LAST 3-5 YEARS!
- 100% OCCUPIED! EXTREMELY LOW RENTAL RATES IN PLACE, GIVING THE BUYER MASSIVE UPSIDE!
- SHORT-TERM LEASES IN-PLACE, ALLOWING THE BUYER TO RAISE RENTAL RATES INSTANTLY!
- CURRENT RENTAL RATES ARE APPROXIMATELY \$100-\$200 DOLLARS BELOW THE MARKET AVERAGE!

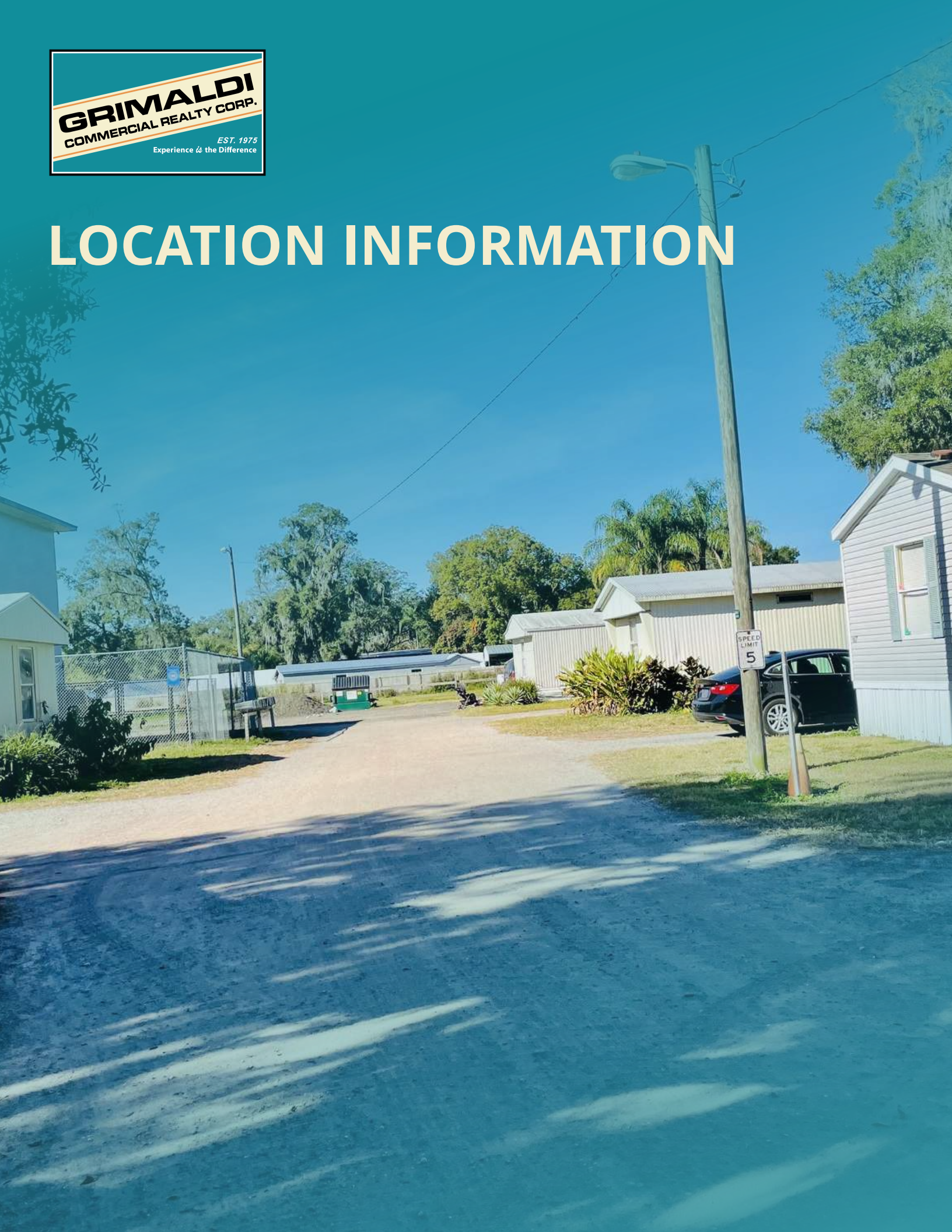


#### **SECTION 2 • FINANCIAL ANALYSIS**





# LOCATION INFORMATION



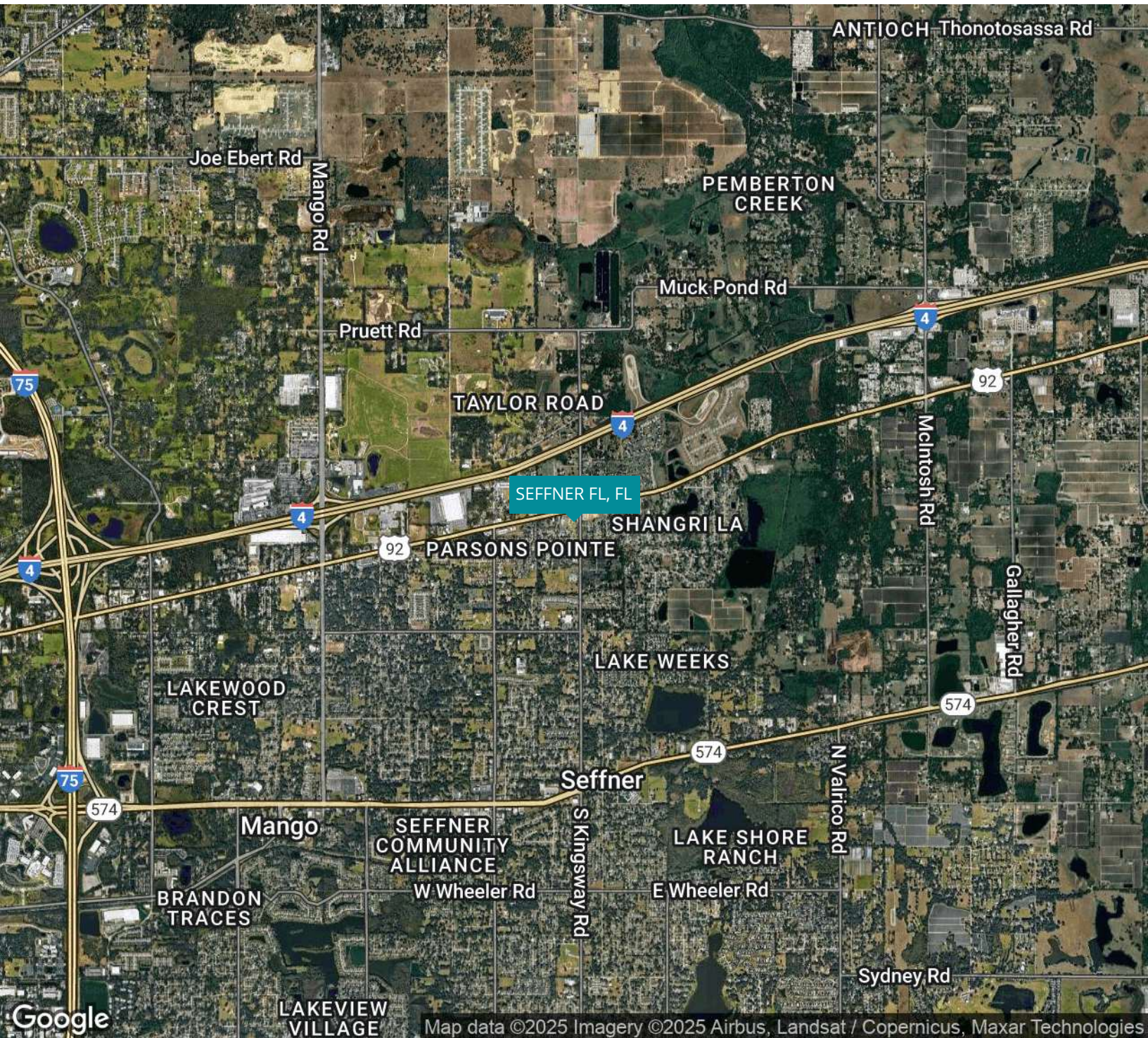




**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

904 N Kingsway Rd , SEFFNER FL, FL 33584

## REGIONAL MAP



### SECTION 3 • LOCATION INFORMATION

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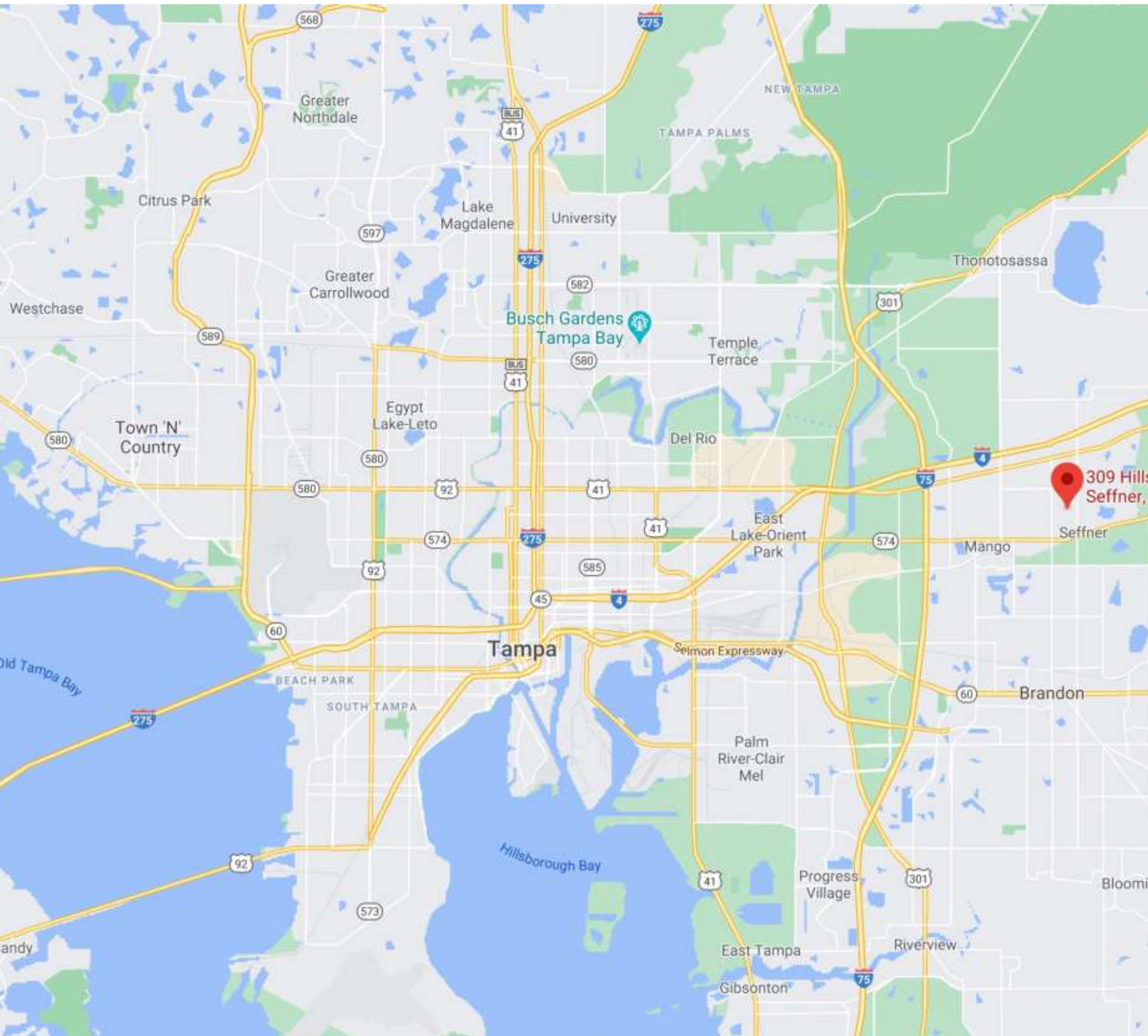




**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

904 N Kingsway Rd , SEFFNER FL, FL 33584

**ROAD MAP**



**SECTION 3 • LOCATION INFORMATION**

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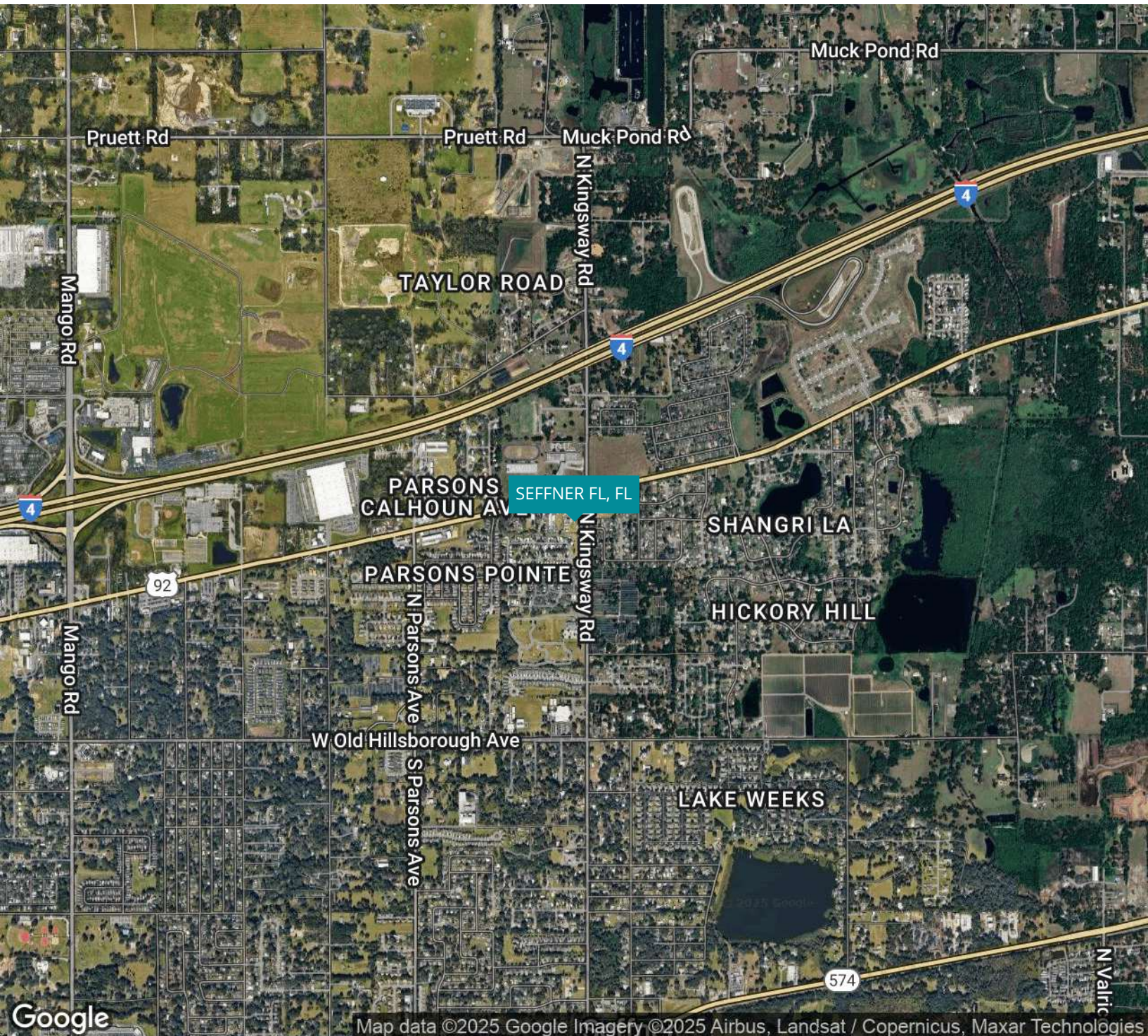




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## REGIONAL MAP



### SECTION 3 • LOCATION INFORMATION

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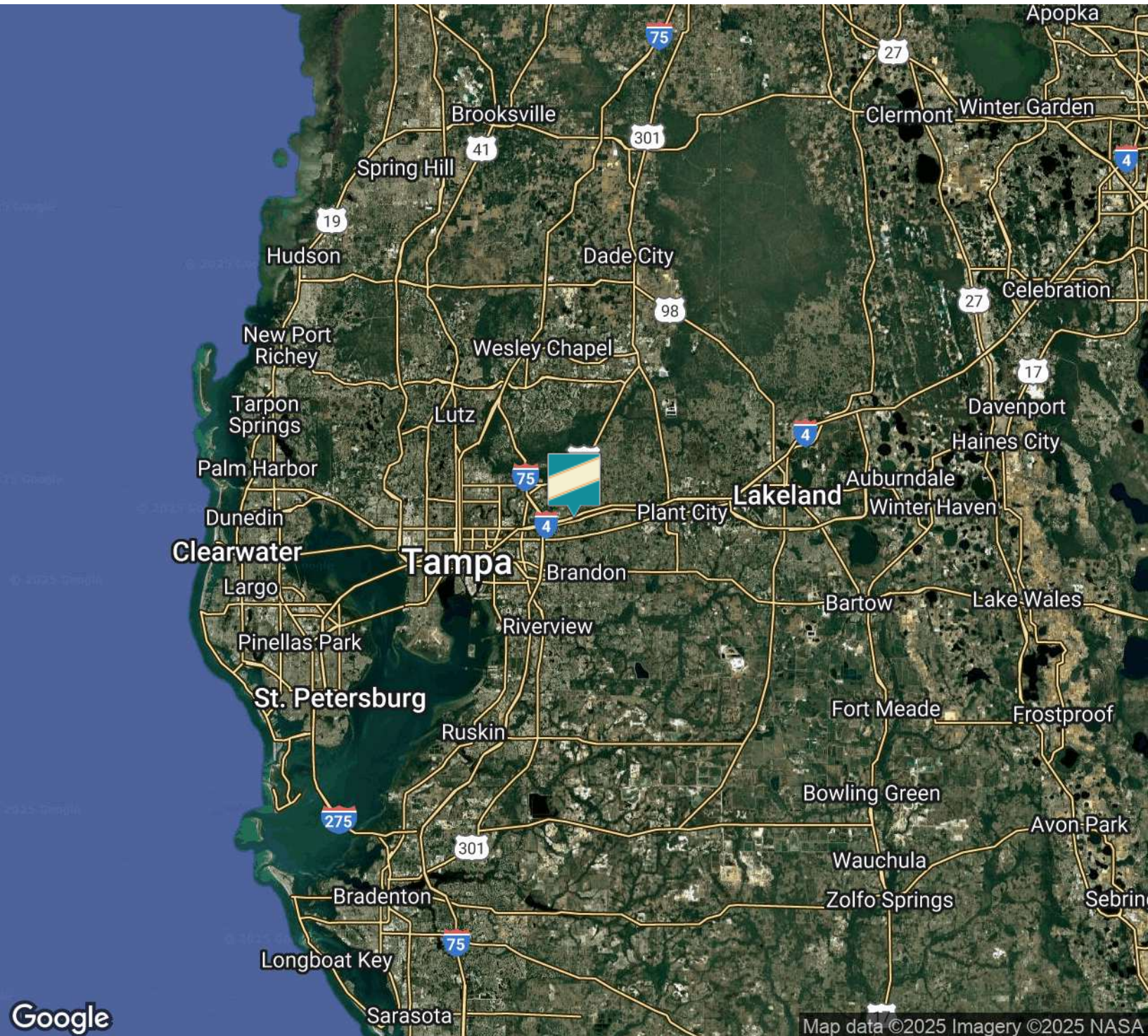




**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

904 N Kingsway Rd , SEFFNER FL, FL 33584

## LOCATION MAP



### SECTION 3 • LOCATION INFORMATION

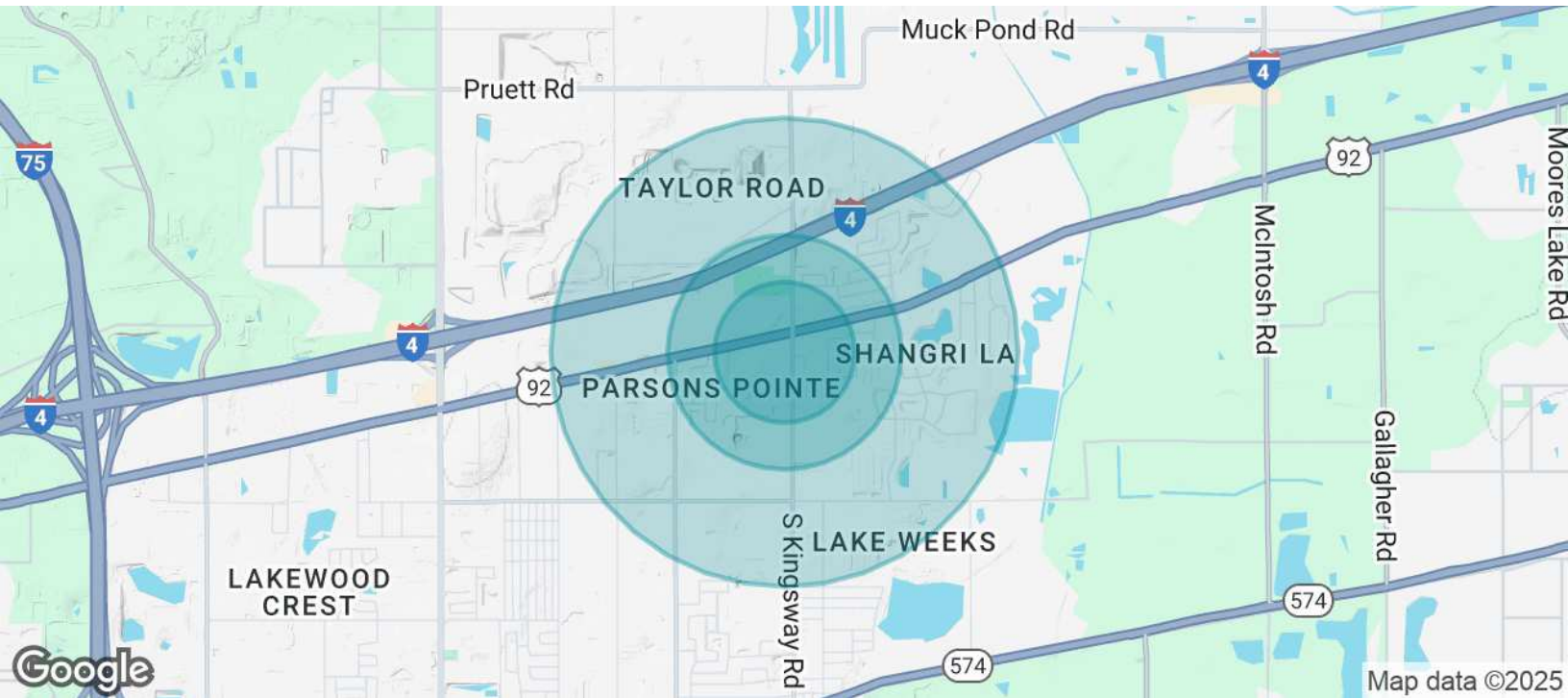




**(10% CAP RATE!) SEFFNER SHORES MOBILE HOME PARK FOR SALE (44-UNITS)!**

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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	627	2,176	6,152
Average age	40	40	41
Average age (Male)	39	39	40
Average age (Female)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	231	808	2,288
# of persons per HH	2.7	2.7	2.7
Average HH income	\$96,478	\$97,159	\$100,090
Average house value	\$307,859	\$314,284	\$343,357

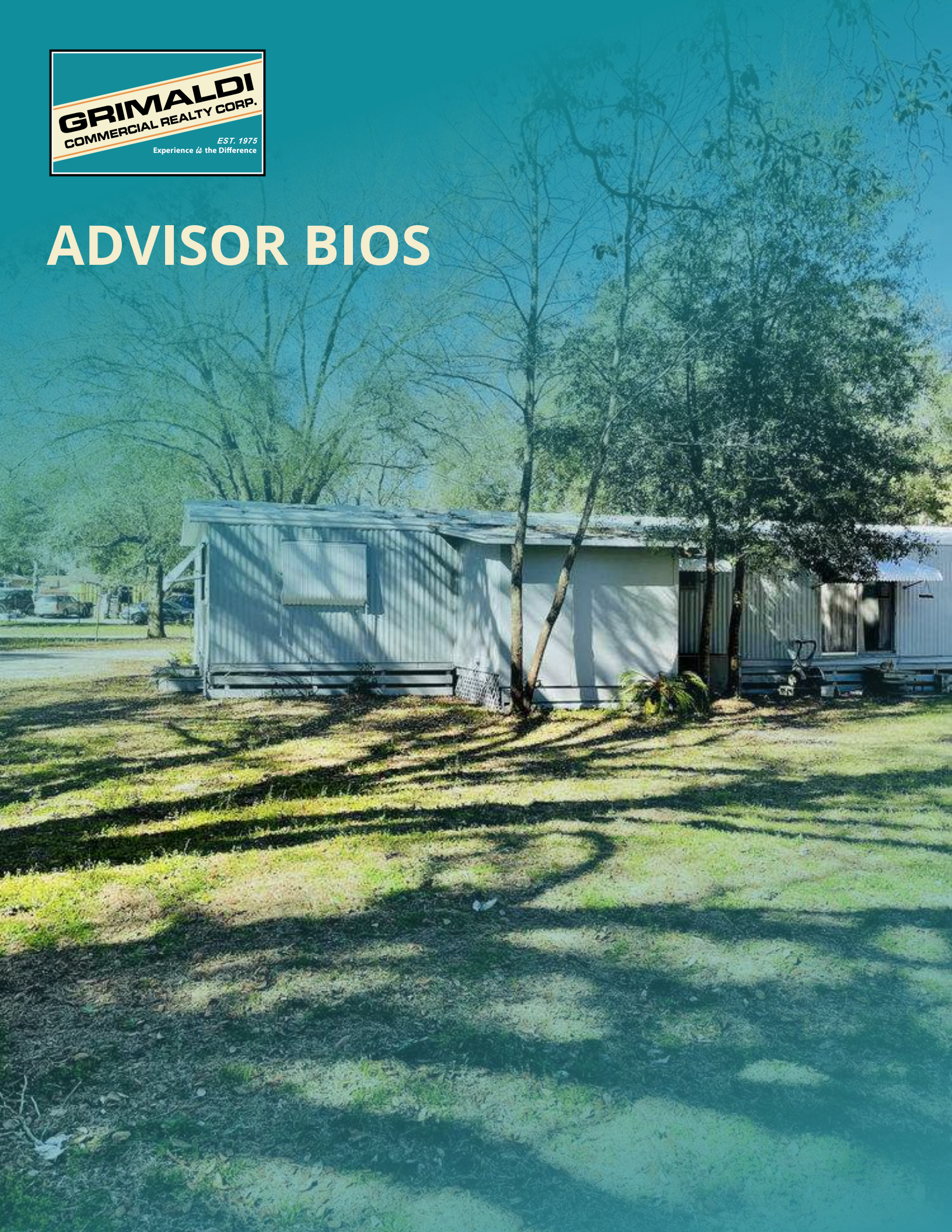
\* Demographic data derived from 2020 ACS - US Census

### SECTION 3 • LOCATION INFORMATION





# ADVISOR BIOS







904 N Kingsway Rd , SEFFNER FL, FL 33584

## ADVISOR BIO & CONTACT 1

### DAVID ROSENTHAL

V.P. Commercial Sales



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.245.7333  
david@grimaldicommercialrealty.com

### PROFESSIONAL BACKGROUND

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

Multifamily  
Retail Sales & Leases  
Financial Planning  
Real Estate Investment Trusts  
Dividend Reinvestment Plans & Dividend Payout Ratios  
Seller and Investor Financing  
Contract negotiations and due diligence  
Investment & Financial Analysis  
Property Valuation

### EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

### MEMBERSHIPS & AFFILIATIONS

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.