

# 3 RIVERS RUN RV PARK

2703 US HIGHWAY 27 | BRANFORD, FL 32008



OFFERING MEMORANDUM

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



## EXCLUSIVELY LISTED BY:



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# PROPERTY OVERVIEW



**\$3,000,000**  
PURCHASE PRICE



**2703 US HIGHWAY 27**  
STREET  
ADDRESS



**75**  
NUMBER  
OF LOTS



**2007**  
YEAR  
BUILT



**±10.00 AC**  
LOT  
SIZE







# PROPERTY OVERVIEW

## INVESTMENT HIGHLIGHTS



**PRIME VALUE-ADD OPPORTUNITY:** Strategically located 45 minutes northwest of Gainesville, FL, offering potential for substantial rent growth and operational enhancements.



**BELOW-MARKET RENTS:** Current rental rates are below market, providing significant upside potential as rents are brought in line with the area's competitive benchmarks.



**STRONG LONG-TERM TENANT BASE:** The majority of tenants are long-term residents, ensuring stable and consistent income with reduced turnover risks.



**SPACIOUS PROPERTY WITH EXPANSION POTENTIAL:** Spanning nearly 10 acres, the park offers ample room for expansion to increase the number of RV pads, add amenities, or introduce additional revenue streams.



**HIGH DEMAND LOCATION:** Situated in a region with strong demand for affordable long-term RV living, benefiting from proximity to Gainesville and its economic drivers, including the University of Florida.





# FINANCIAL OVERVIEW

## RENT ROLL

LOT #	RENT	TYPE
1	\$200	RV
2	\$550	RV
3	\$0	RV LOT
4	\$580	RV
5	\$0	RV LOT
6	\$550	RV
7	\$550	RV
8	\$550	RV
9	\$0	RV LOT
10	\$580	RV
11	\$550	RV
12	\$580	RV
13	\$550	RV
14	\$550	RV
15	\$550	RV
16	\$550	RV
17	\$550	RV
18	\$0	RV LOT
19	\$0	RV LOT
20	\$550	RV
21	\$550	RV
22	\$550	RV
23	\$625	RV
24	\$0	RV
25	\$550	RV
26	\$550	RV

LOT #	RENT	TYPE
27	\$0	RV LOT
28	\$0	RV LOT
29	\$0	RV LOT
30	\$580	RV
31	\$550	RV
32	\$725	RV
33	\$600	RV
34	\$550	RV
35	\$550	RV
36	\$550	RV
37	\$550	RV
38	\$550	RV
39	\$550	RV
40	\$0	RV LOT
41	\$550	RV
42	\$550	RV
43	\$0	RV LOT
44	\$550	RV
45	\$0	RV LOT
46	\$725	RV
47	\$580	RV
48	\$0	RV LOT
49	\$550	RV
50	\$550	RV
51	\$550	RV
52	\$550	RV
53	\$550	RV

LOT #	RENT	TYPE
54	\$580	RV
55	\$550	RV
56	\$625	RV
57	\$550	RV
58	\$0	RV
59	\$550	RV
60	\$655	RV
61	\$0	RV LOT
62	\$0	RV LOT
63	\$0	RV LOT
64	\$0	RV LOT
65	\$0	RV LOT
66	\$0	RV LOT
67	\$0	RV LOT
68	\$0	RV LOT
69	\$0	RV LOT
70	\$0	RV LOT
71	\$0	RV LOT
72	\$0	RV LOT
73	\$0	RV LOT
74	\$0	RV LOT
75	\$0	RV LOT
76	\$75	STO
77	\$75	STO
78	\$0	STO
79	\$0	STO
80	\$0	STO



# FINANCIAL OVERVIEW

## INCOME & EXPENSES

INCOME	CURRENT	PRO FORMA	ASSUMPTIONS
Total Annualized Rent Revenue	\$322,130	\$417,600	(Pro-Forma - Year 1) 80% Occupancy x \$580/lot 60/75 lots occupied
Miscellaneous Income	\$4,906	\$4,782	-
Vacant Lot Rents @ Market	\$178,200	\$104,400	(Current) 27 Vacant Lots @\$550/lot (Pro-Forma) 15 Vacant Lots @\$580/lot
Gross Potential Rental Income (GPRI)	\$505,236	\$526,782	-
Vacancy	(\$178,200)	(\$104,400)	-
Collection Loss (1.00% Collected)	(\$3,221)	(\$4,176)	-
Effective Gross Income (EGI)	\$323,815	\$418,206	-
EXPENSES	CURRENT	PRO FORMA	ASSUMPTIONS
Real Estate Taxes	\$23,790	\$24,300	Suwannee County - 0.793%
Insurance	\$8,161	\$10,458	Not in Flood Zone
Total Real Estate Expense	\$31,951	\$34,758	-
Utilities	\$78,740	\$88,634	Private Utilities - Well & Septic
Repairs & Maintenance	\$35,522	\$38,250	Pro-Forma - \$450 lot/year
Management Expenses	\$25,905	\$33,456	8% Management Expense
Licenses & Permits	\$802	\$802	-
Advertising	\$1,581	\$8,500	(Pro-Forma) \$100 lot/year
AirBnb Fee	\$1,476	\$2,644	-
Total Expenses	\$175,977	\$207,044	-
% Expense Ratio	54.34%	49.51%	-
Net Operating Income	\$145,183	\$211,162	-





**Rustic Oaks**  
RV Park, LLC

DAVE'S WELDING LLC

**YETI**  
CONSTRUCTION  
SERVICES

**Chetucknee Springs**

**DOLLAR GENERAL**

DUKE ENERGY ELECTRIC SUBSTATION

**SUBJECT PROPERTY**



 TREPO - THREE RIVERS PARK

 WEBBER'S DIVING RETREAT

**MOONSHINE ACRES**  
RV PARK



# MARKET OVERVIEW

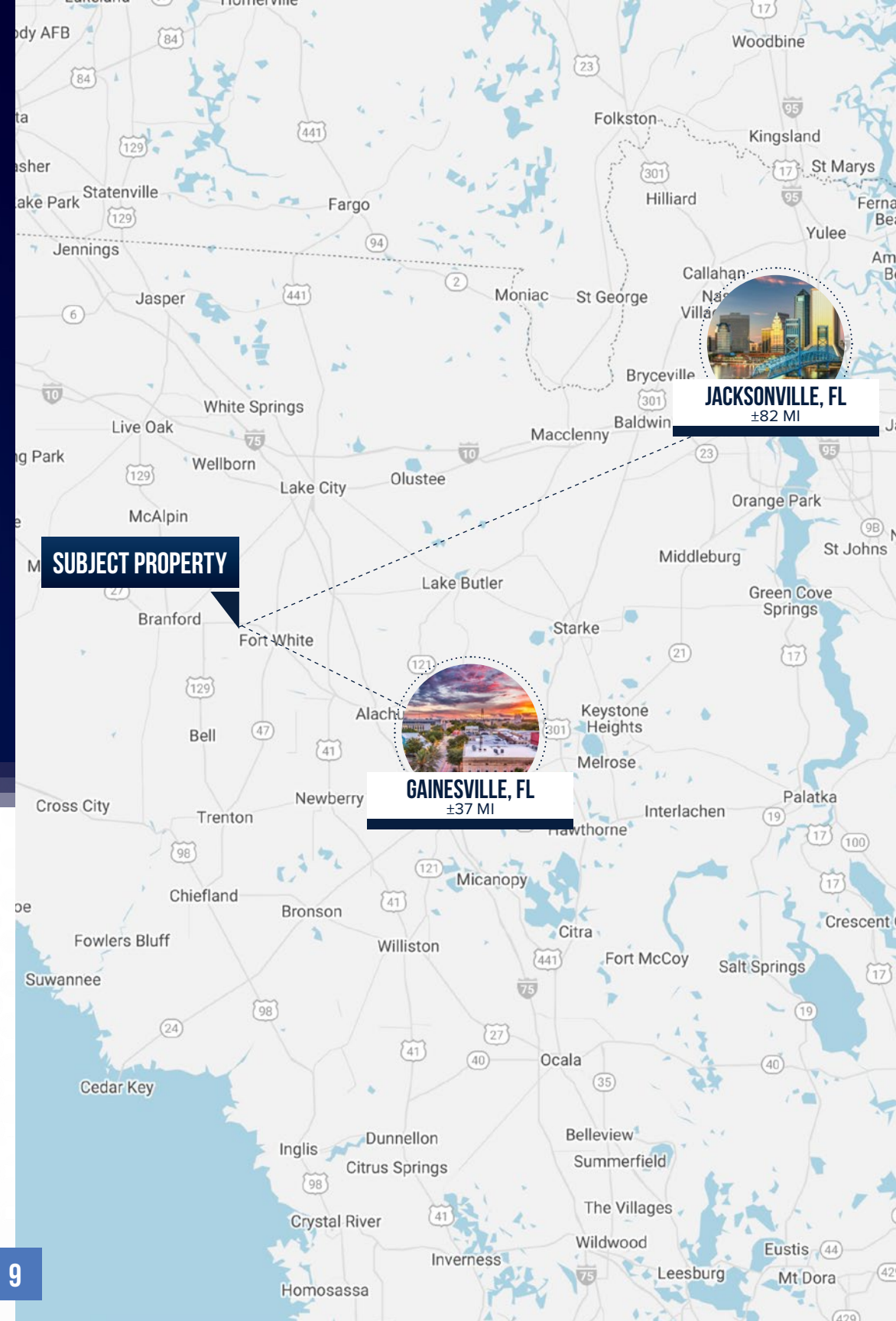
## Branford, FL

Branford, Florida is a remote town located in Suwannee County in northern Florida, along the scenic Suwannee River. The area is renowned for its natural beauty, offering residents and visitors access to outdoor activities such as boating, kayaking, fishing, and hiking. With nearby springs and lush forests, the town is a haven for nature enthusiasts, providing a tranquil setting surrounded by abundant wildlife and rolling hills. The Suwannee River plays a central role in the community, attracting tourists and outdoor adventurers year-round.

The economy of Branford is primarily fueled by agriculture, small businesses, and tourism, with the Suwannee River and its surrounding springs being major attractions. The area also has historical ties to the timber and phosphate industries, contributing to its unique cultural heritage. Branford is served by the Suwannee County School District, and its proximity to Gainesville—home to the University of Florida—provides residents access to a larger city for additional amenities and services. Gainesville offers a vibrant cultural scene, educational opportunities, and a wealth of recreational activities, making it an attractive hub for those in the region. The blend of Branford's natural beauty, recreational opportunities, and a relaxed atmosphere, along with the nearby urban convenience of Gainesville, makes it an ideal destination for those seeking a peaceful yet connected lifestyle.

## DEMOGRAPHICS

POPULATION	5-MILE	10-MILE	20-MILE
2020 Census	5,914	20,450	100,327
2025 Estimate	6,846	22,723	107,243
2030 Projection	7,457	24,511	24,255
HOUSEHOLDS	5-MILE	10-MILE	20-MILE
2020 Census	2,407	8,140	39,387
2025 Estimate	2,792	9,061	41,926
2030 Projection	3,050	9,801	45,591
INCOME	5-MILE	10-MILE	20-MILE
Avg. Household Income	\$59,526	\$67,652	\$90,263







**61,771**

TOTAL ENROLLMENT 2023-2024

UFL EDU TODAY



**#30**

IN NATIONAL UNIVERSITIES

US NEWS & WORLD REPORT

## UF | UNIVERSITY of FLORIDA

The University of Florida (UF), located in Gainesville, is **one of the nation's largest and most respected public universities**, recognized for its comprehensive academic offerings, robust research programs, and significant impact on the local and national economy. Established in 1853, UF has grown to become a leading institution in higher education, with a diverse student body and a wide range of undergraduate, graduate, and professional programs. The university is **consistently ranked among the top public universities in the United States, particularly for its strengths in fields such as engineering, business, agriculture, medicine, and law**. UF's research initiatives are globally recognized, contributing to advancements in science, technology, and healthcare that benefit both the academic community and society at large.

UF's presence in Gainesville is a **major driver of the city's economy and culture**, influencing everything from the local housing market to job creation. The university's significant student population, along with its faculty, staff, and alumni, contributes to the vibrancy of the area, creating demand for housing, retail, and services. Additionally, **UF serves as a hub for innovation, entrepreneurship, and industry partnerships**, fostering economic development and providing employment opportunities in a variety of sectors. **The university's strong connections with the local community enhance Gainesville's appeal as a place to live and work, making it a key factor in the city's growth and long-term stability.**



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2703 US Highway 27, Brandford, FL 32008** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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