

# Commercial Investment

Coco Palms 21585 OLD ST RD 4A Cudjoe Key, FL

## Investment Specifics

**Price:** \$1,400,000

**Use:** Mobile home park or planned residential development

**Land size:** Approx. 60,000s.f.

**Zoning:** URM

**RE Taxes:** \$17,996.00



16 unit mobile home park on Cudjoe Key, Florida. Clean quiet park, fully rented with waiting list. 30 minutes to downtown Key West and 3 hours to Miami. Well maintained with mature landscaping and a great Cuban restaurant on the premises. Parcel sizes large enough to replace with modular homes in the future. Call for more details.

**KEYS**  
COMMERCIAL  
REAL ESTATE LLC

**Gary F. Smith**  
— Broker —  
(305) 304-7009

[keywestlifestyle.com](http://keywestlifestyle.com)

P.O. Box 1974  
Key West, FL 33041



# Coco Palms Rent Roll 2010

UNIT 1	\$1,000.00 (park owned)
UNIT 2	\$ 650.00
UNIT 3	\$ 650.00 (park owned)
UNIT 4	\$ 800.00 (park owned)
UNIT 5	\$1,000.00 (park owned)
UNIT 6	\$ 650.00
UNIT 7	\$ 400.00
UNIT 8	\$ 650.00
UNIT 9	\$ 650.00
UNIT 10	\$1,200.00 (park owned)
UNIT 11	\$ 650.00
UNIT 12	\$ 475.00
UNIT 13	\$ 650.00
UNIT 14	\$ 650.00
UNIT 15	\$ 650.00
UNIT 16	\$ 650.00

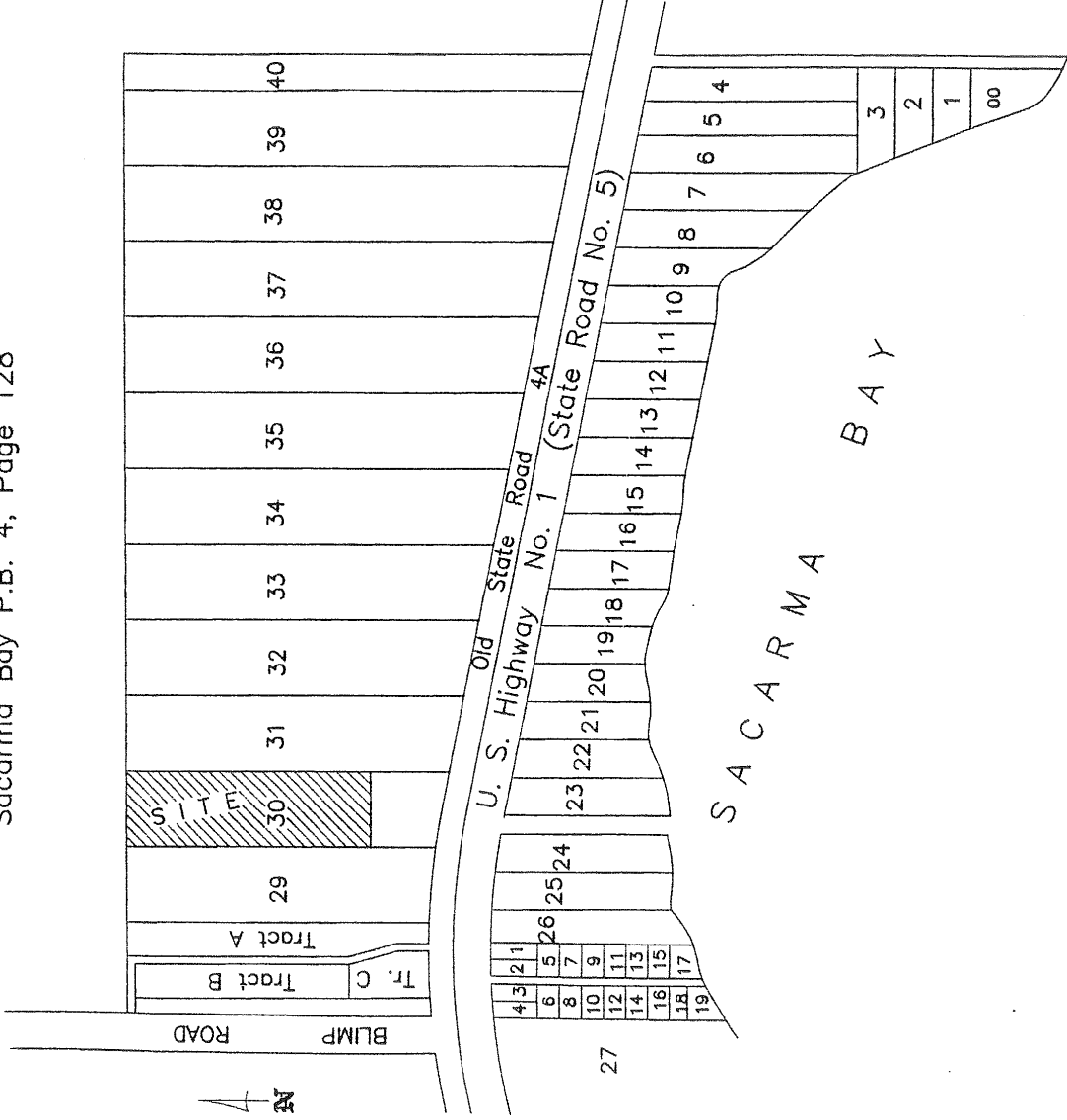
**TOTAL MONTHLY      \$ 11,375.00**

**TOTAL ANNUAL        \$136,500.00**

# COCO PALMS HOMEOWNERS ASSOCIATION, INC

## LOCATION MAP

Sacarma, P.B. 2, Page 48 &  
Sacarma Bay P.B. 4, Page 128



Sheet 2 of 8

Coco Palms, Homeowners Association, Inc.  
21585 Overseas Highway, Cudjoe Key, FL 33042

Land Condominium Survey

Dwn No.:  
08-310

Scale: 1"=40'      Ref.      Flood panel No. 1,3,11 K

Date: 9/8/08      Flood Zone: AE      Flood Elev. 10'

9/16/08: Revised to homeowners

REVISIONS AND/OR ADDITIONS

f:\dwg\dataref\sacarma/homeowners

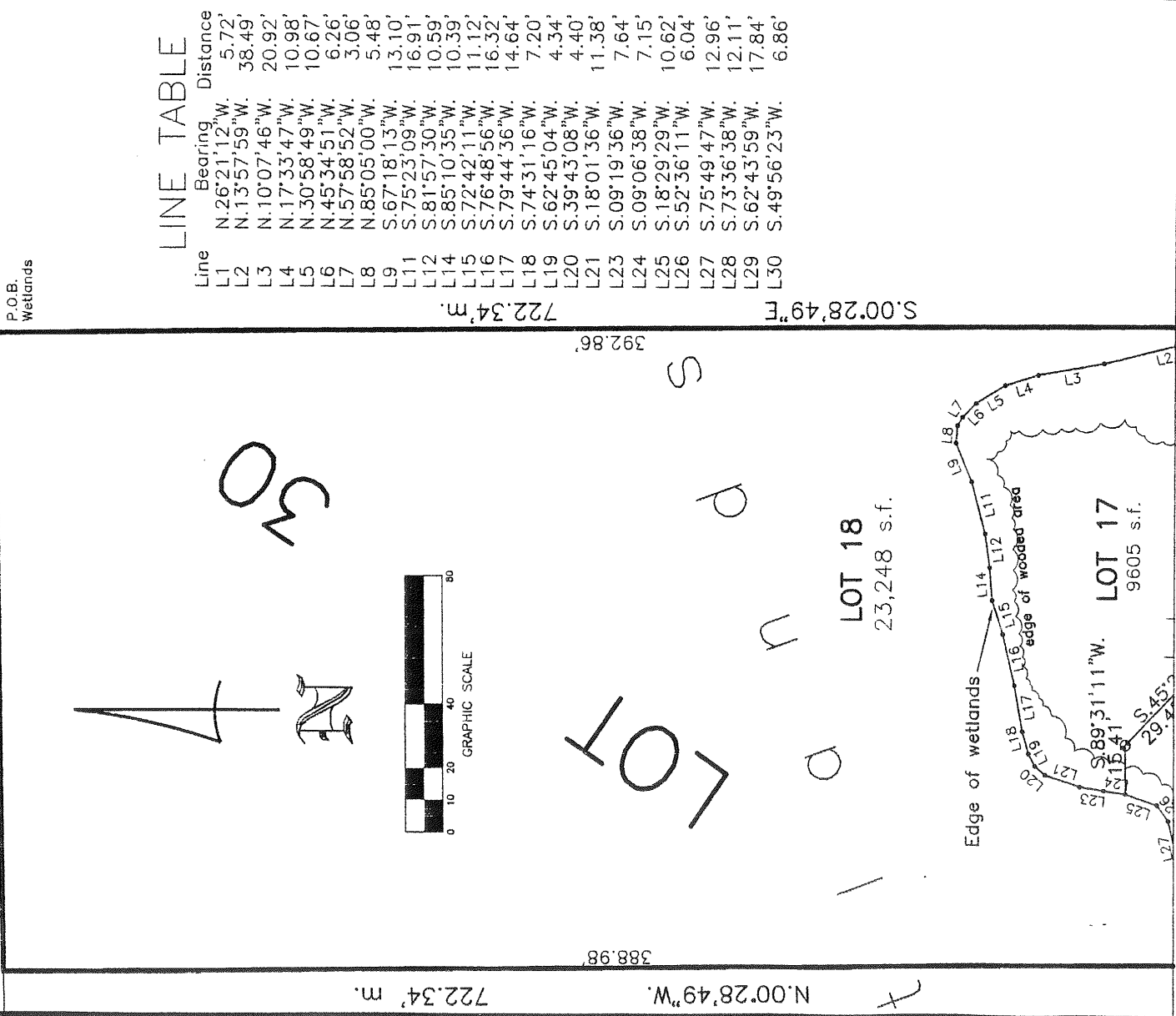
**ISLAND SURVEYING INC.**  
**ENGINEERS PLANNERS SURVEYORS**

3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0237  
E-Mail: fhildeb1@bellsouth.net



# COCO PALMS HOMEOWNERS ASSOCIATION, INC. SITE PLAN

S.89°31'11"W. 200.00'm. & d.



P.O.B.  
Wetlands

## LINE TABLE

Line	Bearing	Distance
L1	N.26°21'12"W.	5.72'
L2	N.13°57'59"W.	38.49'
L3	N.10°07'46"W.	20.92'
L4	N.17°33'47"W.	10.98'
L5	N.30°58'49"W.	10.67'
L6	N.45°34'51"W.	6.26'
L7	N.57°58'52"W.	3.06'
L8	N.85°05'00"W.	5.48'
L9	S.67°18'13"W.	13.10'
L11	S.75°23'09"W.	16.91'
L12	S.81°57'30"W.	10.59'
L14	S.85°10'35"W.	10.39'
L15	S.72°42'11"W.	11.12'
L16	S.76°48'56"W.	16.32'
L17	S.79°44'36"W.	14.64'
L18	S.74°31'16"W.	7.20'
L19	S.62°45'04"W.	4.34'
L20	S.39°43'08"W.	4.40'
L21	S.18°01'36"W.	11.38'
L23	S.09°19'36"W.	7.64'
L24	S.09°06'38"W.	7.15'
L25	S.18°29'29"W.	10.62'
L26	S.52°36'11"W.	6.04'
L27	S.75°49'47"W.	12.96'
L28	S.73°36'38"W.	12.11'
L29	S.62°43'59"W.	17.84'
L30	S.49°56'23"W.	6.86'

Coco Palms, Homeowners Association, Inc. 21585 Overseas Highway, Cudjoe Key, Fl. 33042		Dwn No: <b>08-310</b>
Land Condominium Survey	Ref.	Flood panel No. 3111 K
Scale: 1"=40'	Date: 9/8/08	Dwn. By: F.H.H. Flood Elev. 10'
REVISIONS AND/OR ADDITIONS		
9/16/08: updated to homeowners		
F:/DATA/FRED/SCARAMA/Homeowners		

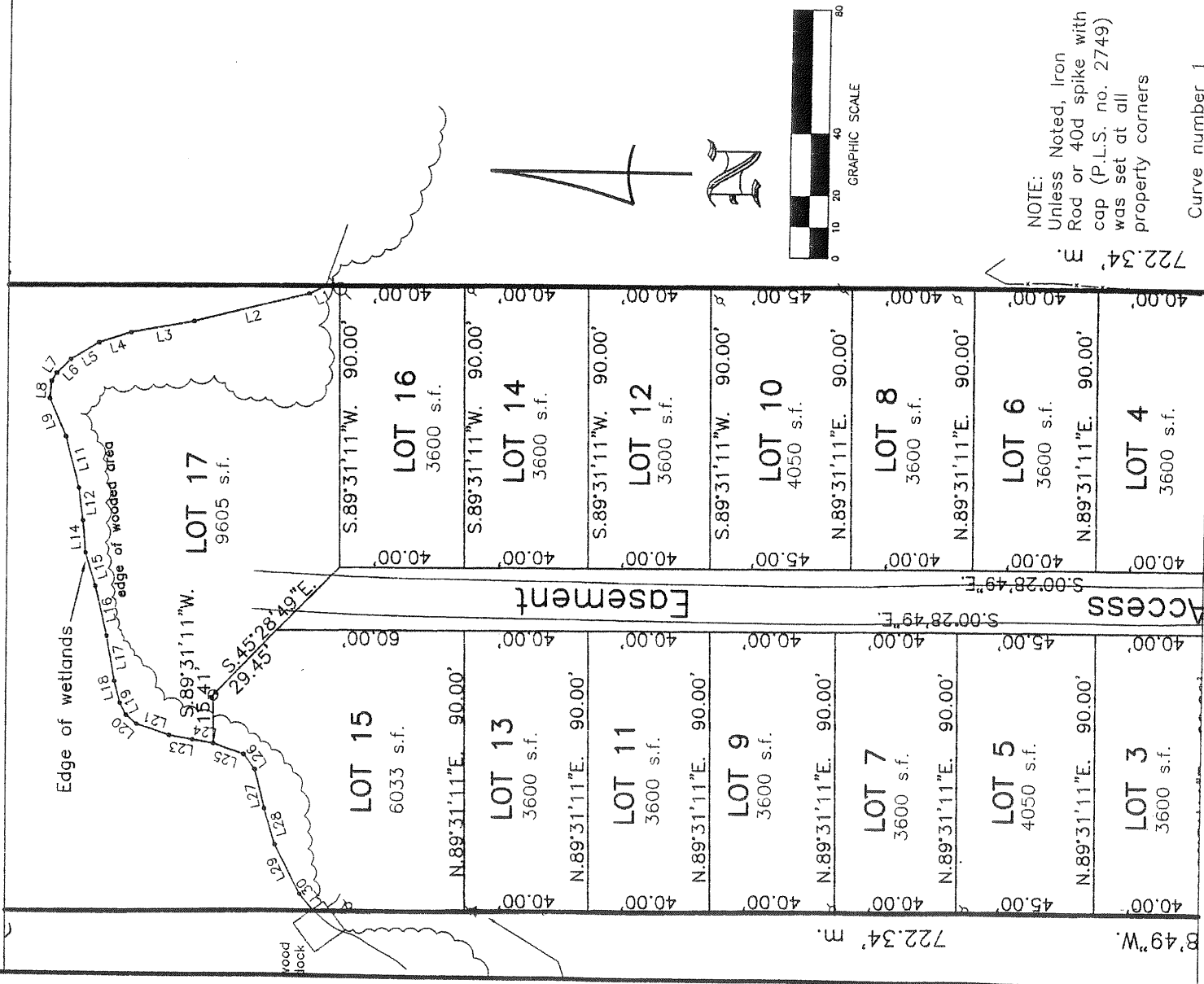
Sheet 4 of 8

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# COCO PALMS HOMEOWNERS ASSOCIATION, INC

## SITE PLAN



NOTE:  
Unless Noted, Iron  
Rod or 40d spike with  
cap (P.L.S. no. 2749)  
was set at all  
property corners

Curve number 1

Sheet 5 of 8

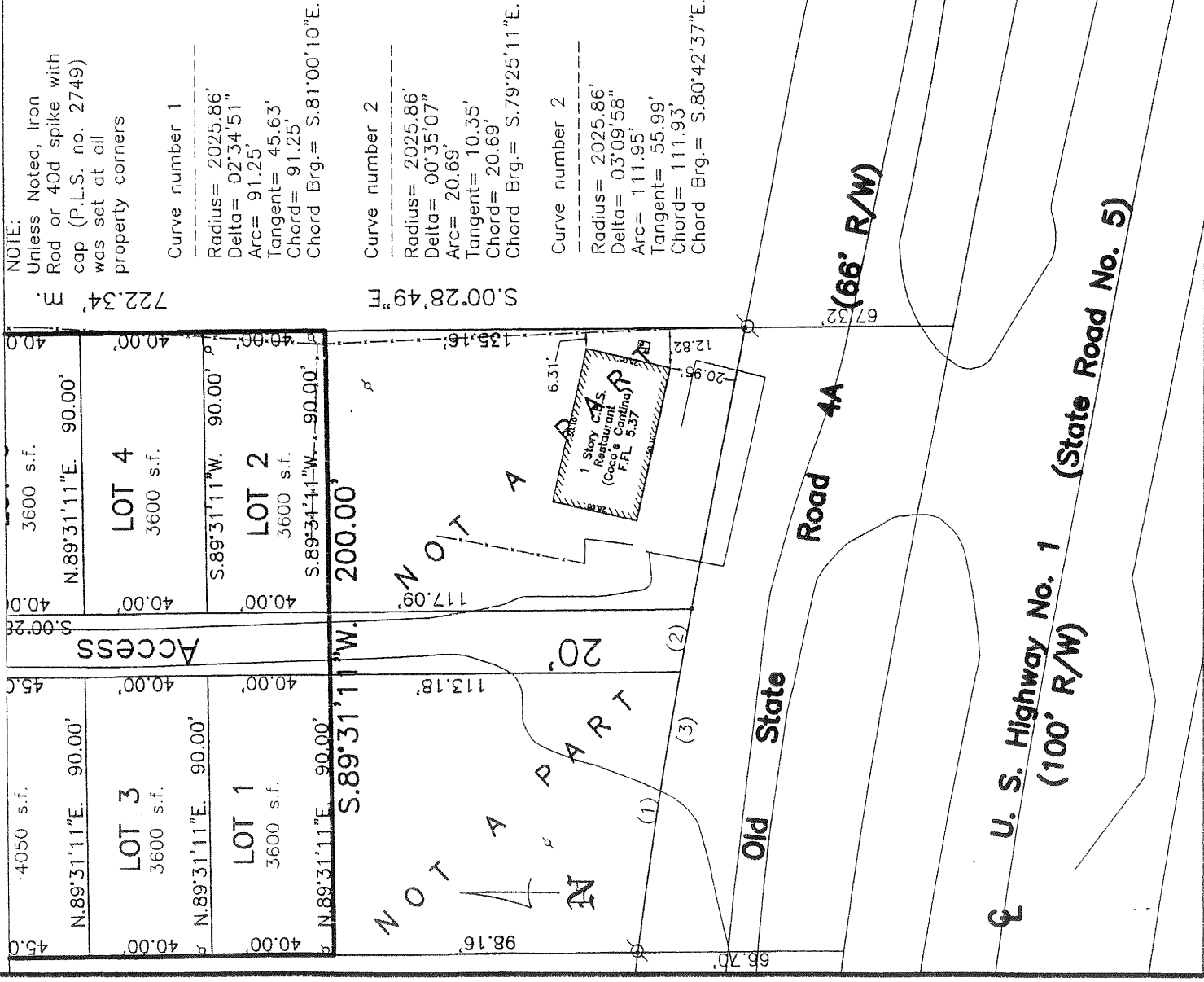
Coco Palms, Homeowners Association, Inc.  
21585 Overseas Highway, Cudjoe Key, Fl. 33042

Scale: 1" = 40'		Dwn. No.: 08-310	
Date: 9/8/08	Ref. 1311K	Dwn. By: F.H.H.	
REVISIONS AND/OR ADDITIONS		Flood Zone: AE	Flood Elev. 10'
9/18/08: updated to homeowners			
F:\DATA\FRED\SCARAMA\Homeowners			

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# COCO PALMS HOMEOWNERS ASSOCIATION, INC SITE PLAN



Sheet 6 of 8

Coco Palms, Homeowners Association, Inc. 21585 Overseas Highway, Cudjoe Key, FL 33042	
Land Condominium Survey	
Scale: 1"=40'	Ref. Flood panel No. 1311 K
Date: 9/8/08	Flood Zone: AE
REVISIONS AND/OR ADDITIONS	
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Dwn No.: 08-310	
Dwn. By: F.H.H. Flood Elev. 10'	
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# COCO PALMS

# HOMEOWNERS ASSOCIATION, INC

## SURVEYOR'S CERTIFICATE

THIS CERTIFICATION made this 16th. day of September, 2008 by the undersigned Professional Land Surveyor authorized to practice in the State of Florida, is made pursuant to the provisions of Section 718.04 (4) (E) of the Florida Statutes effective January 1, 1977, as amended, and certifies that the survey and Plot Plan, description, floor plans, graphic descriptions, unit layouts, and other material, together with this declaration are in sufficient detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Further, this is a certification that the plot plan, description, graphic description, unit layout and other material in connection herewith and the construction of the improvements is complete so that the material, together with the provisions of the declaration describing the condominium property is an accurate representation of the location and dimensions of the common elements and of each unit can be determined from these materials.

FREDERICK H. HILDEBRANDT

Island Surveying, Inc.  
Frederick H. Hildebrandt, P.E., PLS  
Professional Land Surveyor & Mapper No.2749  
Professional Engineer No 36810  
State of Florida

Coco Palms, Homeowners Association, Inc. 21585 Overseas Highway, Cudjoe Key, Fl. 33042		
Land Condominium Survey		Dwn No.: 08-310
Scale: 1=40'	Ref.	Flood panel No. 1311 K
Date: 9/8/08	Flood Zone: AE	Dwn. By: F.H.H. Flood Elev. 10'
REVISIONS AND/OR ADDITIONS		
9/15/08: revised to Homeowners assoc.		
f://dwg/data/inf/sacarna/homeowners		

Sheet 8 of 8

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- Legend**
- Highlighted Feature
  - Real Estate Number
  - Parcel Lot Text
  - Dimension Text
  - Block Text
  - Point of Interest Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines
  - 2006 Aerials

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: February 24, 2010 3:38 PM