



**SUMMARY FACTS # 446
TRANSIENT RV CAMPGROUND**

Mobile Home Communities
R.V. Resorts * Campgrounds
Self Storage Facilities
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FORTUNE REAL ESTATE

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4301 32nd Street West, #E28
Bradenton, Florida 34205

PHYSICAL INFORMATION

Spaces Developed	106	Spaces Occupied	All During Season
Acreage	33	Expansion	6 .37 +- acres
Restroom Bldings	2	Laundry	8 washers/ 8 Dryers (Owned)
Shuffleboard	None	Swimming Pool	None
Rental Building	None	Rental Trailers	None
Streets Paved	Partially	Landscaping	Natural
Water Supply	County	Sewage Disposal	County
Highway Frontage	None	Water Frontage	None
Special Features	Expand up to 170 RV sites. Owner's 3bd/2ba fenced block home separated from campers. Heavily shaded with an abundance of trees. Prime location provides access to beaches, golf courses & city conveniences		
Location	Northeast Florida with access to major north/south interstate highway.		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$2,500,000.00
Cash Down		\$625,000.00	
Mortgages	Proposed bank first mortgage@ 6% for 25 years	\$1,875,000.00	
Total		<u>\$2,500,000.00</u>	<u>\$2,500,000.00</u>

INCOME 2009

EXPENSES:09/10

105 RV Sites \$38-46D	\$228-258w	\$400-430m	\$309,478.00	Taxes, Licenses, Fees	\$16,978.00
1 MH Lot	Vacant		0	Insurance	\$8723.00
				Elec/Water/Sewer	\$42,692.00
				Gas Heat	\$8699.00
Electric			\$8350.00	Trash	\$7642.00
Gas			\$16,120.00	Phone	\$2956.00
				Maintenance/Supplies	\$24,072.00
				Misc.	\$14,559.00
				License	\$4325.00
Laundry/Storage/Misc			<u>\$13,092.00</u>	Management	<u>Owner</u>
Effective Gross Income			\$347,040.00	Total Expense	\$130,646.00
Cap Rate and Net Operating Income	8.66%		\$216,394.00	(Gross - Expenses)	
Debt Service (Mortgage Payments):\$12,081.00 per month x 12 =				Year's Mtg. Principal	\$144,970.00
Cash on Cash % and Cash Flow	11.43%		\$71,424.00	Year's Mtg. Interest	\$111,594.00
YIELD	16.77%		\$104,800.00		

Notes: Owner will finance with \$1,000,000.00 down payment. This campground caters to overnights. Wifi accessible throughout. An additional 15 acres adjacent to the property is currently for sale.

FOR APPOINTMENT TO SEE OR ADDITIONAL INFORMATION

CALL TOLL FREE: (800) 226-3839. Operators answer 24 hours a day to connect you or relay your message. Sales representatives are often in the field, but maintain contact by mobile phone and will respond to your call promptly.

BROKER: Rob Smith, ASSOCIATE: Harold Goodwin, Brad Crowell

Email : fortune.parks@lwbpark.com - Website: www.fortunerealestate.com

Information herein from sources deemed reliable, but not warranted

08/26/10

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



Full Hookups with picnic tables



Heavily Shaded Sites



Future Expansion