



**SUMMARY FACTS #339
RECREATIONAL VEHICLE RESORT**

Mobile Home Parks
RV Parks * Campgrounds
Self-Storage Facilities
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FORTUNE REAL ESTATE

We help plant, grow, and harvest fortunes!

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

PHYSICAL INFORMATION

Spaces Developed	114	Spaces Occupied	114 during season
Acreage	13.8 Acres	Expansion	Up to 16 spaces plus storage area
Recreation Hall	1,800 sq. ft.	Laundry	8 Washers, 8 Dryers Owned
Shuffleboard/Tennis	2 Shuffle courts enclosed	Swimming Pool	Large Indoor Heated
Rental Building	None	Rental Trailers	None
Streets Paved	Yes	Landscaping	Shady Trees, well tended garden beds
Water Supply	Well	Sewage Disposal	Septic
Highway Frontage	4 Lane N/S Highway	Water Frontage	Pond with Boardwalk
Special Features	Recreation hall w/ kitchen facilities, sound system and stage. Plush owner's home with huge storage area.		
Location	Central Florida Highlands		

FINANCIAL INFORMATION

Total Sales Price	-----	\$2,150,000.00
Cash Down		\$400,000.00
Mortgages	Assume existing mortgages	\$1,750,000.00
Total		<u>\$2,150,000.00</u> <u>\$2,150,000.00</u>

INCOME: 2008

26	RV Sites	\$225.00	Month x 12	\$70,200.00
35	RV Sites (\$175x6mo+)	\$225.00	Month x 6	84,000.00
50	RV Sites (30/d,150/w,450/m)			135,421.00
2	M.H. Lots w/ contracts			13,584.00
1	Owner's Mobile Home			FREE RENT

EXPENSES: 2008

Taxes, Licenses, Fees	\$27,500.00
Insurance	9,355.00
Utilities*	67,811.00
Water, Sewer, Gas	*included
Trash & Garbage	*included
Office & Phone	5,094.00
Maint.\supplies	9,311.00
Misc, Adv, credit fees	5,254.00
Manager/Personnel	<u>Owner</u>
Total Expense	\$124,325.00
(Gross - Expenses)	
Year's Mtg. Principal	\$143,064.00
Year's Mtg. Interest	\$17,050.00
	\$126,014.00

Laundry & Misc	.	<u>Included Above</u>
Effective Gross Income		\$303,205.00
Cap Rate and Net Operating Income	8.32%	\$178,880.00
Debt Service (Mortgage Payments): \$11,922 x 12 =		
Cash on Cash % and Cash Flow	8.95%	\$35,816.00
YIELD	13.22%	\$52,866.00

Notes: **The commercial frontage of this property is being used as an RV sales lot which has produced profits of over \$100,000 a year. INVENTORY NOT INCLUDED.** Rebuilt during 2001 - 2006: over \$500,000 improvements. New laundry in 2005. Four septic systems and all lots metered with more than 70 of them having 50 amp service. Storage area located in 100 year flood plain. 2 bedroom/2bath, 1,450 square foot owner's home -- 2 porches, jacuzzi and 3 car garage.

FOR APPOINTMENT TO SEE OR ADDITIONAL INFORMATION

CALL TOLL FREE: (800) 226-3839. Voicemail answers 24 hours a day. 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

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

Information herein from sources deemed reliable, but not warranted

05/01/2009

Pictures #339



New permanent RV park trailers.



One way streets for larger lots

