



FORTUNE REAL ESTATE

We help plant, grow, and harvest fortunes!

SUMMARY FACTS #432

RV & MOBILE HOME PARK

Mobile Home Parks
 RV Parks * Campgrounds
 Self-Storage Facilities
 Voice: (941) 755-1339
 Fax: (941) 753-6246
 fortune.parks@lwbpark.com

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

PHYSICAL INFORMATION

Spaces Developed	30	Spaces Occupied	30
Acreage	2 Acres MOL	Expansion	None
Recreation Hall	None	Laundry	2 Washers, 2 Dryers (Owned)
Shuffleboard/Tennis	None	Swimming Pool	None
Rental Building	None	Rental Mobile Homes	5
Streets Paved	Yes	Landscaping	Country Style Setting
Water Supply	Well	Sewage Disposal	Septic System
Highway Frontage	None, but near 2 major arteries	Water Frontage	None
Special Features	Owner's Mobile Home 2 Bed / 2 Bath with an office addition		
Location	North Tampa Bay		

FINANCIAL INFORMATION

Total Sales Price	-----	\$495,000.00
Cash Down		\$148,500.00
Mortgages	Proposed bank mortgage @ 7.5% for 20 years	\$346,500.00

Total **\$495,000.00** **\$495,000.00**

INCOME 2009/2010

3	Rental Mobile Homes @	\$600.00	Month x	12	\$21,600.00
2	Rental Mobile Homes @	\$500.00	Month x	12	12,000.00
1	Rental Mobile Home @	\$600.00	Month x	12	7,200.00
17	RV Sites (Permanent) @	\$250.00	Month x	12	51,000.00
7	RV Sites (Seasonal) @	\$250.00	Month x	12	21,000.00

Laundry & Electric

Vacancy

Effective Gross Income

Cap Rate |and| Net Operating Income **12.35%**

Debt Service (Mortgage Payments): \$2791.38 x 12 =

Cash on Cash % |and| Cash Flow **18.60%**

YIELD **23.84%**

18708.00

(31450.00)

\$100,058.00

\$61,125.00

\$27,628.00

\$35,400.00

EXPENSES 2009:

Taxes, License	\$4387.00
Insurance	\$1126.00
Electricity	\$20508.00
Water, Trash	\$3122.00
Phone	\$1200.00
Gas (Heat)	\$997.00
Maint., Supplies, Labor	\$6000.00
Miscellaneous	<u>\$1593.00</u>
Total Expense	\$38,933.00
(Gross - Expenses)	
Year's Mtg. Principal	\$33,497.00
Year's Mtg. Interest	\$7,772.00
	\$25,725.00

Note: Owner's mobile home can be rented for \$700 per month and office can still be used by new owner. Increased occupancy will add \$30,000.00 more to your cash flow.

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, ASSOCIATES: Harold Goodwin, Greg Stevens, & Linda Camp

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

Information herein from sources deemed reliable, but not warranted

Pictures # 432



Permanent and seasonal RV sites.



Rental mobile homes.



Country setting, yet close to it all.