



# FORTUNE REAL ESTATE

*We help plant, grow, and harvest fortunes!*

## SUMMARY FACTS #436

### WATER FRONT RV RESORT

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

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

#### PHYSICAL INFORMATION

Spaces Developed	84 (78 Licensed)	Spaces Occupied	84 During Peak Season
Acreage	7.5 + or -	Expansion	None
Recreation Hall	Occupancy 50	Laundry	3 Washers, 3 Dryers (Leased)
Activities	Shuffleboard, Horseshoes	Swimming Pool	Heated
Rental Buildings	None	Rental Cottages	None
Streets Paved	Yes	Landscaping	Tropical Setting on River
Water Supply	City	Sewage Disposal	City
Highway Frontage	900' + or -	Water Frontage	On 3 Sides 1900' + or -
Special Features	Surrounded by water on 3 sides with a new franchise affiliation. Free Wi-Fi internet service.		
Location	Central West Coast Florida near gulf of Mexico		

#### FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$2,995,000.00
Cash Down		\$395,000.00	
Mortgage	Assume first mortgage @7.25% for 30 years.	\$2,600,000.00	
Total		<b><u>\$2,995,000.00</u></b>	<b><u>\$2,995,000.00</u></b>

#### INCOME 2010

23	RV Sites @	\$500.00	A month x	12	<b>\$11,500.00</b>
4	RV Sites@	\$4000.00	Seasonal x	1	<b>\$16,000.00</b>
57	RV Sites@ 39/57D, 240/375	240/375W	600/1100m		<b>\$346,999.00</b>
	Rates & KOA increase				<b>\$62,200.00</b>
	Electric				<b>\$23,232.00</b>
	Propane				<b>\$27,848.00</b>
	Laundry,KOA,Water,Misc.				<b>\$16,191.00</b>
	<b>Effective Gross Income</b>				<b>\$503,970.00</b>
	<b>Cap Rate  and  Net Operating Income</b>	<b>9.05%</b>			<b>\$271,098.00</b>
	Debt Service (Mortgage Payments): \$16,454 per month x 12=				
	<b>Cash on Cash %  and  Cash Flow</b>	<b>18.65%</b>			<b>\$73,648.00</b>
	<b>YIELD</b>	<b>26.07%</b>			<b>\$102,961.00</b>

#### EXPENSES 2010 Est:

Taxes & License	\$27,630.00
Insurance	\$14,735.00
Electric/Propane	\$61,458.00
Water, Sewer, Garbage	\$35,155.00
Office,Phone,Cable	\$7,471.00
Maintenance/Supplies	\$21,967.00
Payroll	\$32,386.00
Adv/CC /Koa Fees/misc	<u>\$32,070.00</u>
<b>Total Expense</b>	<b>\$232,872.00</b>
(Gross - Expenses)	
Year's Mtg. Principal	\$197,450.00
Year's Mtg. Interest	<b>\$29,313.00</b>
	<b>\$168,137.00</b>

**Note: Deep water river with access to the Gulf of Mexico. Highway frontage on major north/south artery. Excellent opportunity for a conversion to waterfront RV lot sales. The market in this area is \$100,000.00 plus.**

#### 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](mailto:fortune.parks@lwbpark.com) - Website: [www.fortunerealestate.com](http://www.fortunerealestate.com)**

**Information herein from sources deemed reliable, but not warranted**



Deep river leading to Gulf



Nicely landscaped tropical setting



Large lots for park model homes