



**SUMMARY FACTS # 443  
WATERFRONT RV RESORT**

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

**FORTUNE REAL ESTATE**

*We help plant, grow and harvest fortunes*

4301 32<sup>nd</sup> Street West, #E28  
Bradenton, Florida 34205

**PHYSICAL INFORMATION**

Spaces Developed	212 with 181 for sale	Spaces Occupied	212 during season
Acreage	60	Expansion	No
Recreation Hall	Yes	Laundry	Yes
Shuffleboard	No	Swimming Pool	30 x 50 heated
Rental Building	None	Rental Trailers	None
Streets Paved	Yes	Landscaping	Manicured trees & planters
Water Supply	Well	Sewage Disposal	Aerobic Plant
Highway Frontage	None	Water Frontage	Adjoining large river
Special Features	Fisherman's heaven on major central Florida river with access to anywhere in the world.		
Location	Backwoods of the heart of Florida		

**FINANCIAL INFORMATION**

Total Sales Price	-----	-----	\$4,000,000.00
Cash Down		\$800,000.00	
Mortgages	Existing bank mortgage at 6.75% amortized 25 years	\$3,200,000.00	
Total		<b><u>\$4,000,000.00</u></b>	<b><u>\$4,000,000.00</u></b>

**INCOME 2010/2011**

30	RV premium super sites	\$40,000	x	1	\$1,200,000.00
151	RV Site rentals	\$36/day	220w/575	m	\$189,475.00
31	RV Sites sold	\$105	Month x	12	\$39,060.00

**EXPENSES:2009**

Taxes, Licenses, Fees	\$66,000.00
Insurance	\$12,000.00
Electricity	\$78,485.00
Water, Sewer, Trash	\$35,000.00
Phone	\$2,500.00
Maintenance/Supplies	\$15,000.00
Lawn/Labor	\$30,000.00
Management	Owner

Laundry/Storage/Misc	\$18,576.00
<b>Effective Gross Income</b>	<b>\$1,447,111.00</b>
<b>Cap Rate  and  Net Operating Income</b>	<b>30.20%</b>
Debt Service (Mortgage Payments):\$24,000.00 per month x 12 =	
<b>Cash on Cash %  and  Cash Flow</b>	<b>115.02%</b>
<b>YIELD</b>	<b>124.38%</b>

<b>Total Expense</b>	<b>\$238,985.00</b>
(Gross - Expenses)	
Year's Mtg. Principal	\$288,000.00
Year's Mtg. Interest	\$74,909.00
	<b>\$213,091.00</b>

Notes: All impact fees paid for future homes. Invest \$800,000.00 and receive over \$3,000,000.00 return plus cash flow forever.

**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**

**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**

**06/15/10**

**Sales \* Acquisitions \* Exchanges \* Management \* Syndications \* Consulting**



**Typical street scene**



**Spacious Sites**



**Well maintained**