



FORTUNE REAL ESTATE

We help plant, grow, and harvest fortunes!

SUMMARY FACTS #434

RV RESORT

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	91 (66 permitted)	Spaces Occupied	Full during peak times
Acreage	39+/-	Expansion	Over 200
Recreation Hall	NEW in 2008 - 2 levels	Laundry	8 Washers, 11 Dryers (Owned)
Activities	(Boating, Fishing, Hiking, Biking, - - Swimming in crystal clear springs, Bird Watching, Campfires)	Swimming Pool	Heated Pool & Jacuzzi
Streets Paved	No	Rental Cottages	12 units fully furnished
Water Supply	Well	Landscaping	Beautiful Wooded Waterfront Setting
Highway Frontage	None	Sewage Disposal	Septic
Special Features	Outdoor Pavilion, 2 Bedroom 2 Bath Owner's Home, Free Wireless Internet Service, Cable TV, Scenic river is fed by nearly 200 local springs, the highest concentration of freshwater springs on earth.	Water Frontage	1300 ft on Scenic River/w/70 boat slips
Location	Northwest Florida near Gulf		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$2,995,000.00
Cash Down		\$1,000,000.00	
Mortgages	Proposed bank financing @ 6% for 25yrs.	\$1,995,000.00	

Total		<u>\$2,995,000.00</u>	<u>\$2,995,000.00</u>
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INCOME 2008

79 RV Sites
 12 Cottages
 18 Tent Sites
 Incidentals sold in office
 Boat Rentals

Storage

Laundry

Effective Gross Income

Cap Rate |and| Net Operating Income 10.71%

Debt Service (Mortgage Payments): \$12,854 per month x 12=

Cash on Cash % |and| Cash Flow 16.66%

YIELD 20.21%

\$ 414,748.00

Incl.

Incl.

Incl.

Incl.

4,000.00

8,000.00

\$426,748.00

\$320,830.00

\$166,584.00

\$202,096.00

EXPENSES 2007:

Taxes & License \$10,726.00

Incl. Insurance \$6,392.00

Incl. Electric, W+S+G \$45,000.00

Incl. Gas (Heat) \$1,000.00

Incl. Phone \$5,000.00

Labor \$36,000.00

Maint. & Supplies *incl. above

Miscellaneous \$1,800.00

Total Expense \$105,918.00

(Gross - Expenses)

\$154,246.00

Year's Mtg. Principal **\$35,512.00**

Year's Mtg. Interest **\$118,734.00**

Note: This property has been totally rebuilt in the last 8 years with over \$100,000 worth of supplies and equipment included in this sale. This is a tremendous opportunity for an investor to improve the vacant land by adding more RV sites and creating a 5 star RV super site waterfront Resort.

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

05/18/10

Pictures # 434



Spacious boat docks on scenic spring fed river.



Heavily shaded, spacious RV sites.



Heated pool & Jacuzzi.;77