



FORTUNE REAL ESTATE

We help plant, grow, and harvest fortunes!

SUMMARY FACTS #435

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 | 83 (9 MH & 74 RV) | Spaces Occupied | 53 (9 MH & 44 RV) |
| Acreage | 6+ | Expansion | Yes, 8 acres |
| Recreation Hall | None | Laundry | 4 Washers, 4 Dryers (Owned) |
| Activities | Shuffleboard, Horseshoes | Swimming Pool | None |
| Rental Buildings | None | Rental Cottages | None |
| Streets Paved | Yes | Landscaping | Country Setting across from Lake |
| Water Supply | Well | Sewage Disposal | Septic Tanks |
| Highway Frontage | None | Water Frontage | Lake access nearby |
| Special Features | 1997 Owner's double wide, 2 bedroom, 1.5 bath, and a built-on office | | |
| Location | Central Florida | | |

FINANCIAL INFORMATION

| | | | |
|-------------------|--|-----------------------|-----------------------|
| Total Sales Price | ----- | ----- | \$1,500,000.00 |
| Cash Down | | \$400,000.00 | |
| Mortgages | Seller will carry a wrap – around first mortgage @ 7% interest only for 5 years then amortized for 30 years. | | \$1,100,000.00 |
| Total | | <u>\$1,500,000.00</u> | <u>\$1,500,000.00</u> |

INCOME 9/2009-9/2010

| | | | | |
|----|--|---------------|-----------|----|
| 8 | MH lots @ | \$215.00 | A month x | 12 |
| 6 | Annual RV sites@ | \$215.00 | A month x | 12 |
| 37 | Annual RV sites@ | \$200.00 | A month x | 12 |
| 22 | RV sites@\$30d,190w,445m | | | |
| 9 | Overflow sites | | | |
| 1 | Owner's doublewide Home | | | |
| | Electric | | | |
| | Laundry/Services | | | |
| | Effective Gross Income | | | |
| | Cap Rate and Net Operating Income | 10.50% | | |
| | Debt Service (Mortgage Payments): \$6,416.67 per month x 12= | | | |
| | Cash on Cash % and Cash Flow | 19.69% | | |
| | YIELD | 19.69% | | |

EXPENSES 2009:

| | | |
|--|-----------------------|--------------------|
| | Taxes & License | \$8,000.00 |
| | Insurance | \$5,900.00 |
| | Electric | \$18,000.00 |
| | Trash | \$1,380.00 |
| | Office | \$500.00 |
| | LP Gas | \$450.00 |
| | Maintenance | \$880.00 |
| | Supplies & Misc. | \$500.00 |
| | Total Expense | \$35,610.00 |
| | (Gross - Expenses) | |
| | Year's Mtg. Principal | \$77,000.00 |
| | Year's Mtg. Interest | \$77,000.00 |

Note: Owner is the manager. Public boat ramp access less than 1 mile. 3 overflow sites are water and electric. There are 8 acres adjacent which include a well and a rental building available for \$200,000. Cable TV on every lot. Electric is metered.

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

02/05/10

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting

Pictures # 435



Nicely Paved Streets



Typical Street Scene



Impressively Landscaped