



# 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		<b><u>\$1,500,000.00</u></b> <b><u>\$1,500,000.00</u></b>

#### 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				
	<b>Effective Gross Income</b>				
	<b>Cap Rate  and  Net Operating Income</b>	<b>10.50%</b>			
	Debt Service (Mortgage Payments): \$6,416.67 per month x 12=				
	<b>Cash on Cash %  and  Cash Flow</b>	<b>19.69%</b>			
	<b>YIELD</b>	<b>19.69%</b>			

#### EXPENSES 2009:

	<b>\$20,640.00</b>	Taxes & License	\$8,000.00
	<b>\$15,480.00</b>	Insurance	\$5,900.00
	<b>\$88,800.00</b>	Electric	\$18,000.00
	<b>31,050.00</b>	Trash	\$1,380.00
	<b>7,000.00</b>	Office	\$500.00
	<b>Free Rent</b>	LP Gas	\$450.00
	<b>16,900.00</b>	Maintenance	\$880.00
	<b>11,500.00</b>	Supplies & Misc.	\$500.00
	<b>\$191,370.00</b>	<b>Total Expense</b>	<b>\$35,610.00</b>
	<b>\$155,760.00</b>	(Gross - Expenses)	
		Year's Mtg. Principal	\$77,000.00
	<b>\$78,760.00</b>	Year's Mtg. Interest	<b>\$77,000.00</b>

**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. SOLD 05/2010 FULL PRICE WITH \$250,000.00 DOWN AND SELLER CARRIED A \$1,250,000.00 MORTGAGE**

### 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