



FORTUNE REAL ESTATE

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SUMMARY FACTS #433

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	87	Spaces Occupied	87
Acreage	10+ acres	Expansion	Can expand to 110 spaces
Recreation Hall	Seats 40	Laundry	5 Washers, 6 Dryers (Leased)
Activities	2 Shuffleboard Courts, 2 Horseshoe Pits	Swimming Pool	25,000 gallons, Solar Heated
Rental Building	None	Rental Trailers	No, but 1 MH & 2 RV park models
Streets Paved	Yes	Landscaping	Large Shady Oak Trees
Water Supply	Well	Sewage Disposal	Sewage Plant
Highway Frontage	Just off of a Major N/S Artery	Water Frontage	None
Special Features	24x80 Owner's Mobile Home 4 Bed / 2 1/2 Bath w/ Florida Room & Shed w/Electric, 3 Golf Carts, Playground for kids, Shower(3)&Restroom(4)Facility, 50x50 fenced dog walking area		
Location	Central Florida near Orlando		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$1,500,000.00
Cash Down		\$350,000.00	
Mortgages	Buyer assumes 1 st & 2 nd mortgage	\$663,000.00	
	Seller will carry @ 6.5%	\$487,000.00	
Total		<u>\$1,500,000.00</u>	<u>\$1,500,000.00</u>

INCOME est. 2009

74	RV Sites @ \$31-45/day,	180 week	396 month	\$	228,712.00
3	Mobile Home Lots @	\$360.00	Month x 12		12,960.00
1	Mobile Home Lot @	\$500.00	Month x 12		6,000.00
2	RV Park Models		STAFF		0.00
1	RV Lot		STAFF		0.00
1	Mobile Home		STAFF		0.00
5	Mobile Home Lots		VACANT		0.00
	Laundry, misc, store,elec.				23,936.00
	Effective Gross Income				\$271,608.00

EXPENSES 2007:

Taxes, License	\$20,225.00
Insurance	\$7,720.00
Electric, W+S+G	\$49,575.00
Office,misc,adv,phone	\$13,927.00
Cost of goods sold	\$2583.00
Labor	Owner
Maint, Supplies, Repair	\$18,259.00
Miscellaneous	Incl Above
Total Expense	\$112,289.00
(Gross - Expenses)	
Year's Mtg. Principal	\$35,273.00
Year's Mtg. Interest	\$76,123.00

Cap Rate and Net Operating Income	10.62%	\$159,319.00
Debt Service (Mortgage Payments): \$4960+\$1685+\$2638 x 12 =		
Cash on Cash % and Cash Flow	13.69%	\$47,923.00
YIELD	23.77%	\$83,196.00

Note: In July of 2009 this property was appraised for \$2,245,000.00 with an industrial use as the highest and best use.
 Cash flow can be greatly increased by increased occupancy in 10 out of 12 months. Over \$500,000 of improvements enables this property to increase the income substantially by marketing and sales without any major investment.

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

12/02/09

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



Mobile Homes & Park Models.



Spacious Pull-Thru Sites.



Owner's 4 Bedroom Manufactured Home.