



**SUMMARY FACTS #339
RECREATIONAL VEHICLE RESORT**

Mobile Home Parks
RV Parks * Campgrounds
Self-Storage Facilities
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FORTUNE REAL ESTATE

We help plant, grow, and harvest fortunes!

4301 32nd Street West, #E28
Bradenton, FL 34205

PHYSICAL INFORMATION

| | | | |
|---------------------|---|-----------------|--------------------------------------|
| Spaces Developed | 114 | Spaces Occupied | 114 during season |
| Acreage | 13.8 Acres | Expansion | Up to 16 spaces plus storage area |
| Recreation Hall | 1,800 sq. ft. | Laundry | 8 Washers, 8 Dryers Owned |
| Shuffleboard/Tennis | 2 Shuffle courts enclosed | Swimming Pool | Large Indoor Heated |
| Rental Building | None | Rental Trailers | None |
| Streets Paved | Yes | Landscaping | Shady Trees, well tended garden beds |
| Water Supply | Well | Sewage Disposal | Septic |
| Highway Frontage | 4 Lane N/S Highway | Water Frontage | Pond with Boardwalk |
| Special Features | Recreation hall w/ kitchen facilities, sound system and stage. Plush owner's home with huge storage area. | | |
| Location | Central Florida Highlands | | |

FINANCIAL INFORMATION

| | | |
|-------------------|---------------------------|----------------|
| Total Sales Price | ----- | \$2,150,000.00 |
| Cash Down | | \$400,000.00 |
| Mortgages | Assume existing mortgages | \$1,750,000.00 |

Total **\$2,150,000.00** **\$2,150,000.00**

INCOME: 2008

| | | | |
|--------------------------------|----------|------------|-------------|
| 26 RV Sites | \$225.00 | Month x 12 | \$70,200.00 |
| 35 RV Sites (\$175x6mo+) | \$225.00 | Month x 6 | 84,000.00 |
| 50 RV Sites (30/d,150/w,450/m) | | | 135,421.00 |
| 2 M.H. Lots w/ contracts | | | 13,584.00 |
| 1 Owner's Mobile Home | | | FREE RENT |

EXPENSES: 2008

| | |
|------------------------|---------------------|
| Taxes, Licenses, Fees | \$34,338.00 |
| Insurance | 9,355.00 |
| Utilities* | 67,811.00 |
| Water, Sewer, Gas | *included |
| Trash & Garbage | *included |
| Office & Phone | 5,094.00 |
| Maint. supplies | 9,311.00 |
| Misc, Adv, credit fees | 5,254.00 |
| Manager/Personnel | <u>Owner</u> |
| Total Expense | \$131,163.00 |
| (Gross - Expenses) | |
| Year's Mtg. Principal | \$143,064.00 |
| Year's Mtg. Interest | \$17,050.00 |
| | \$126,014.00 |

| | | | |
|---|---------------|-----------------------|--|
| Laundry & Misc | . | <u>Included Above</u> | |
| Effective Gross Income | | \$303,205.00 | |
| Cap Rate and Net Operating Income | 8.00% | \$172,042.00 | |
| Debt Service (Mortgage Payments): \$11,922 x 12 = | | | |
| Cash on Cash % and Cash Flow | 7.24% | \$28,978.00 | |
| YIELD | 11.51% | \$46,028.00 | |

Notes: **The commercial frontage of this property is being used as an RV sales lot which has produced profits of over \$100,000 a year. INVENTORY NOT INCLUDED.** Rebuilt during 2001 - 2006: over \$500,000 improvements. New laundry in 2005. Four septic systems and all lots metered with more than 70 of them having 50 amp service. Storage area located in 100 year flood plain. 2 bedroom/2bath, 1,450 square foot owner's home -- 2 porches, jacuzzi and 3 car garage.
SOLD 02/2010 \$1,975,000.00 PLUS INVENTORY WITH \$237,000.00 DOWN AND BUYER ASSUMED MORTGS.

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, ASSOCIATE: Harold Goodwin

Email : fortune.parks@lwbpark.com - Website: www.fortunerealestate.com

Information herein from sources deemed reliable, but not warranted

05/01/2009

Pictures #339



New permanent RV park trailers.



One way streets for larger lots

