



**SUMMARY FACTS #433**

**RV RESORT**

**FORTUNE REAL ESTATE**

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Mobile Home Parks  
 RV Parks \* Campgrounds  
 Self-Storage Facilities  
 Voice: (941) 755-1339  
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 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	-----	-----	\$1,400,000.00
Cash Down		\$350,000.00	
Mortgages	Bank 1 <sup>st</sup> mortgage @ 6.5% interest	\$540,000.00	
	Bank 2 <sup>nd</sup> mortgage @ 8.0% interest	\$64,000.00	
	Seller will carry @ 6.5% for 5 years	\$446,000.00	
Total		<b><u>\$1,400,000.00</u></b>	<b><u>\$1,400,000.00</u></b>

**INCOME ACTUAL 2009**

74	RV Sites @ \$31-45/day,	180 week	396 month	\$	<b>215,949.00</b>
1	Mobile Home Lots @	\$360.00	Month x 12		<b>4,160.00</b>
1	Mobile Home Lot @	\$500.00	Month x 12		<b>6,000.00</b>
2	RV Park Models		STAFF		<b>0.00</b>
1	RV Lot		STAFF		<b>0.00</b>
1	Mobile Home		STAFF		<b>0.00</b>
5	Mobile Home Lots		VACANT		<b>0.00</b>
	Laundry, misc, store,elec.				<b>41,396.00</b>
	<b>Effective Gross Income</b>				<b>\$267,505.00</b>
	<b>Cap Rate  and  Net Operating Income</b>	<b>10.62%</b>			<b>\$159,369.00</b>
	Debt Service (Mortgage Payments): \$4960+\$1685+\$2416 x 12 =				
	<b>Cash on Cash %  and  Cash Flow</b>	<b>14.47%</b>			<b>\$50,637.00</b>
	<b>YIELD</b>	<b>24.55%</b>			<b>\$85,910.00</b>

**EXPENSES 2009:**

Taxes, License	\$20,225.00
Insurance	\$5708.00
Electric, W+S+G	\$49,519.00
Office,phone	\$12,851.00
Cost of goods sold	\$4615.00
Labor	Owner
Maint, Supplies, Repair	\$12,721.00
Miscellaneous,Adv	\$2497.00
<b>Total Expense</b>	<b>\$108,136.00</b>
(Gross - Expenses)	
	\$108,732.00
Year's Mtg. Principal	\$35,273.00
Year's Mtg. Interest	\$73,459.00

**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,**

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

**Information herein from sources deemed reliable, but not warranted**

7/30/10

Sales \* Acquisitions \* Exchanges \* Management \* Syndications \* Consulting



Mobile Homes & Park Models.



Spacious Pull-Thru Sites.



Owner's 4 Bedroom Manufactured Home.