



**SUMMARY FACTS #319**  
**WATERFRONT MOBILE HOME,**  
**PERMANENT PARK MODEL**  
**& RV RESORT**  
**FORTUNE REAL ESTATE**

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*We help plant, grow and harvest fortunes*

4301 32nd Street West #EV8  
Bradenton, Florida 34205

**PHYSICAL INFORMATION**

<i>Spaces Developed</i>	118	<i>Spaces Occupied</i>	All during season
<i>Acreage</i>	13+	<i>Wi-Fi</i>	Yes
<i>Recreation Building</i>	New in 2013	<i>Laundry</i>	6 Washers/ 4 Commercial Dryers- Owned
<i>Outside Recreation</i>	Shufflecourts, Fishing & Swimming	<i>Swimming Pool</i>	Heated
<i>Boating Amenities</i>	50 Docks & Dual Boat Ramp	<i>Landscaping</i>	Large oak trees with gorgeous waterfront view
<i>Streets Paved</i>	Yes	<i>Sewage Disposal</i>	Aerobic Plant
<i>Water Supply</i>	4 Wells	<i>Water Feature</i>	Over 500' on large trophy bass fishing lake
<i>Special Features</i>	Three bedroom/ two bath Owner's Home with attached three room office remodeled in 2016. Waterfront views, palms & mature trees provide residents and guests with a "real authentic Florida" atmosphere!		
<i>Location</i>	Central Florida South of I-4		

**FINANCIAL INFORMATION**

Total Sales Price		<b>\$5,500,000.00</b>
Cash Down		\$1,650,000.00
Mortgages	Proposed bank first mortgage @ 4.5% amortized for 30 years	<u>\$3,850,000.00</u>
<b>Total</b>		<u><b>\$5,500,000.00</b></u> <u><b>\$5,500,000.00</b></u>

**INCOME 2017**

88	Park Model RVs	\$310	month	x	12
12	Mobile Home Lots	\$345	month	x	12
13	Mobile Home Lots	\$335	month	x	12
5	RV Lots	\$310	month	x	11
1	Owner's Home/ Office				
1	Mobile Home Lot		Vacant		
	Electric				
	Water & Sewer including Subdivison				
	50 Boat Dock Rentals/ Dock Fees				
	Laundry/ Storage/ Internet/ Misc				

**Effective Gross Income**

**Cap Rate |and| Net Operating Income**      **8.01%**

Debt Service (Mortgage Payments):      \$19,507.00 per month x 12 =      \$234,084.00

**Cash on Cash % |and| Cash Flow**      **12.52%**      **\$206,614.00** Year's Mtg Principal      **\$62,109.00**

**YIELD**      **16.29%**      **\$268,723.00** Year's Mtg Interest      **\$171,975.00**

**EXPENSES 2016**

\$327,360.00	Taxes, Licenses & Fees	\$27,802.00
\$49,680.00	Insurance	\$3,200.00
\$52,260.00	Water, Sewer, Garbage	\$20,375.00
\$17,050.00	Propane & Electric	\$32,393.00
\$9,600.00	Phone/ Office/ Internet	\$3,329.00
	Entertainment/ Advert/ Promo	\$1,200.00
\$14,818.00	Maintenance/ Supplies	\$21,525.00
\$86,465.00	Miscellaneous	\$5,000.00
\$8,324.00	Management/ Workampers	\$39,900.00
\$29,865.00		

**Total Expense**      **\$154,724.00**

Lease option to purchase yearly income \$24,040.56. Neighborhood residents provide additional income from existing water and sewer systems. This property has 500+ feet of lake frontage that provides gorgeous waterfront views and breathtaking sunrises. The large trophy bass fishing lake provides access to both the Atlantic Ocean as well as the Gulf of Mexico and will appeal to boaters and fishermen alike! Roads repaved, boat docks rebuilt, and pool was resurfaced in 2016. New vinyl fence in 2017.

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

**FOR APPOINTMENT TO SEE OR ADDITIONAL INFORMATION**

CALL: 941-755-1339 or EMAIL: info@FortuneRealEstate.com

**BROKER: Rob Smith    ASSOCIATES: Elle Browning & Harold Goodwin**

**Website: www.FortuneRealEstate.com**

DATE 1/09/2017

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



**500+ ft. Frontage on Large Trophy Bass Fishing Lake**



**Mature Trees, Paved Streets and a "Real Authentic Florida" Atmosphere!**