



SUMMARY FACTS #452

**55+ RV PARK
WEST CENTRAL FLORIDA**

FORTUNE REAL ESTATE

We help plant, grow and harvest fortunes

Manufactured/ Mobile Home Communities
R.V. Resorts * Campgrounds

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4301 32nd Street West #EV8
Bradenton, Florida 34205

PHYSICAL INFORMATION

<i>Spaces Developed</i>	63 - 58 full hook up & 5 W/E	<i>Spaces Occupied</i>	63 during season
<i>Acreage</i>	7 +/-	<i>Expansion</i>	With purchase of adjoining land.
<i>Recreation Buildings</i>	Yes. Used for community events	<i>Laundry</i>	5 washers / 6 dryers
<i>Outside Recreation</i>	Shuffleboard	<i>Rental Cabins</i>	1
<i>Streets Paved</i>	Most are paved	<i>Landscaping</i>	Heavily treed with a forest setting
<i>Water Supply</i>	Well	<i>Sewage Disposal</i>	Septic
<i>Highway Frontage</i>	Just off East / West secondary artery	<i>Electric</i>	Sub-metered with twelve 50 AMP SITES
<i>Special Features</i>	Quiet country setting, close to fishing, boating, and golf courses. Gorgeous 2008 owner's townhouse M.H. 3 bedroom / 2 bath home with a workshop and covered parking. Extra area for storage sheds.		
<i>Location</i>	West Central Florida		

FINANCIAL INFORMATION

Total Sales Price		\$899,999.00
Cash Down		\$299,000.00
Mortgages	Proposed bank first mortgage @ 5.00% for 20 years	\$600,999.00
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Total		\$899,999.00
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2016 INCOME

22	RV Sites	\$260-275
31	RV Sites	\$25D/150W/260M

Laundry/ Storage/ Misc

Electric

Propane

11 Pull thru sites adding income For 2017/18

Effective Gross Income

Cap Rate [and] Net Operating Income 14.41%

Debt Service (Mortgage Payments): \$3,959.73 per month x 12 =

Cash on Cash % [and] Cash Flow 27.49%

YIELD 32.50%

2016 EXPENSES

\$68,880.00	Taxes, Licenses & Fees	\$9,799.00
\$63,050.00	Insurance	\$3,820.00
	Water, Sewer, Garbage	\$1,483.00
	Propane & Electric	\$31,910.00
	Phone/ Office/ Wi-Fi	\$2,549.00
	Maintenance/ Supplies	\$720.00
\$9,014.00	Credit Card Fees/ Misc	\$2,649.00
\$24,327.00	Advertising/ Promotional	\$1,241.00
\$4,829.00	Management	Owner/Workampers
\$13,800.00		

\$183,900.00 Total Expense \$54,171.00

\$129,729.00 (Gross - Expenses)

\$47,520.00

\$82,209.00 Year's Mtg Principal **\$14,963.00**

\$97,172.00 Year's Mtg Interest **\$32,557.00**

!! VERY LOW RATES !! Wi-Fi available. Large pavillion with tables and chairs. Office / laundry makes a great first impression. Possible expansion land adjoining the North property line. 11 pull thru sites including six 50 AMPs were completed February 2017. 50 AMP customers were turned away in 2017 before the sites were completed. Campground master and bingo rows included. Buyer has the option to install a cable TV system. Excellent opportunity for an owner / operator to live comfortably and increase his cash flow.

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 ASSOCIATE: Elle Browning

Website: www.FortuneRealEstate.com

DATE 4/24/2017

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



Typical Street Scene



Aerial View of Property