



SUMMARY FACTS #472
Waterfront 55+ Mobile Home
and RV Community

Manufactured/ Mobile Home Communities
 R.V. Resorts * Campgrounds
 Self Storage Facilities
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FORTUNE REAL ESTATE

We help plant, grow and harvest fortunes

4301 32nd Street West #EV8
 Bradenton, Florida 34205

PHYSICAL INFORMATION

<i>Spaces Developed</i>	49	<i>Spaces Occupied</i>	18
<i>Acreage</i>	8.6+-	<i>Expansion</i>	10 Vacant Mobile Home Lots & Highway Frontage
<i>Recreation Buildings</i>	2	<i>Laundry</i>	Plumbing Installed
<i>Outside Recreation</i>	Fishing/Boating	<i>Cottage</i>	Furnished 1 bedroom
<i>Streets Paved</i>	Some	<i>Landscaping</i>	Large Oak Trees
<i>Water Supply</i>	Well	<i>Sewage Disposal</i>	Septic
<i>Highway Frontage</i>	East/West Secondary Artery	<i>Water Frontage</i>	186 ft. on river flowing into Gulf of Mexico
<i>Special Features</i>	3 bedroom/ 1 bath owner's home overlooking water frontage.		

Location West Central Florida, 15 miles to Gulf of Mexico

FINANCIAL INFORMATION

Total Sales Price		\$590,000.00
Cash Down		\$150,000.00
Mortgages	Proposed bank first mortgage @ 4.25% for 20 years	\$440,000.00
Total		\$590,000.00 \$590,000.00

INCOME 2015-2016

6	Mobile Home Lots	\$295	month	x	12
10	Mobile Home Lots	\$285	month	x	12
9	Mobile Home Lots				
24	RV Sites \$30D/195W/350M				
1	Furnished Cottage \$595-\$695		month		

EXPENSES 2014

\$21,240.00	Taxes, Licenses & Fees	\$9,353.00
\$34,200.00	Insurance	\$1,404.00
	Vacant Electric	\$10,035.00
	Garbage	\$1,070.00
	Water	\$386.00
\$23,460.00	Maintaince & Supplies	\$4,900.00
	Phone	\$300.00
	Vacant Misc/ Office	\$500.00

2015 R.V Rent Increase		\$3,700.00	
Effective Gross Income		\$82,600.00	Total Expense
Cap Rate [and] Net Operating Income	9.26%	\$54,652.00	(Gross - Expenses)
Debt Service (Mortgage Payments):	\$2,725.00	per month x 12 =	\$32,696.00
Cash on Cash % [and] Cash Flow	14.64%	\$21,956.00	Year's Mtg Principal
Yield	24.15%	\$36,227.00	Year's Mtg Interest
			\$18,425.00

Panoramic view of the river connecting into a large lake with 186 ft. of shoreline including a waterfront recreational building. Relaxed pet friendly country atmosphere. Minutes to Gulf of Mexico and I-75.

BROKER'S OPINION: Filling 10 mobile home lots, increasing seasonal RV occupancy up to the current market and renting the cottage will increase the net operating income to over \$100,000.00.

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 11/16/2015

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



Beautiful Surroundings



Occupied & Vacant Mobile Home Lots



Seasonal RV Residents