



SUMMARY FACTS #62

RV PARK with COMMERCIAL FRONTAGE

FORTUNE REAL ESTATE

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R.V. Resorts * Campgrounds

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4301 32nd Street West #EV8

Bradenton, Florida 34205

PHYSICAL INFORMATION

<i>Spaces Developed</i>	52	<i>Spaces Occupied</i>	31
<i>Acreage</i>	4	<i>Expansion</i>	Commercial frontage
<i>Recreation Buildings</i>	Yes	<i>Laundry</i>	2 Washers / 2 Dryers on lease
<i>Outside Recreation</i>	Shufflecourt	<i>Rental RV</i>	1
<i>Streets Paved</i>	Yes. Repaved in 2015	<i>Landscaping</i>	Neatly manicured with large trees surrounding property
<i>Water Supply</i>	Well/ Septic	<i>Sewage Disposal</i>	Filter Bed
<i>Highway Frontage</i>	Major North/ South Hwy		

Special Features **Vacant Commercial frontage.** The land was previously used for an RV Sales Lot.

Location In the heart of Central Florida

FINANCIAL INFORMATION

Total Sales Price		\$575,000.00
Cash Down		\$178,500.00
Mortgages	Proposed bank first mortgage @ 4.5 for 25 years	\$396,500.00
Total		\$575,000.00 \$575,000.00

2017 INCOME

28	Permanent RVs	\$215	month	x	12
1	Park Model	\$515	month	x	12
1	Travel Trailer	\$315	month	x	12
1	Manager's Lot				
	2015 Transient Income				
	2017 Rent Increase				
	Electric				

2015 EXPENSES

\$73,080.00	Taxes, Licenses	\$9,395.00
\$6,180.00	Insurance	\$3,612.00
\$3,780.00	Water, Sewer, Garbage	\$8,388.00
\$2,940.00	Propane & Electric	\$7,194.00
\$4,442.00	Phone/ Wi-Fi	\$1,648.00
\$10,440.00	Maintenance/ Supplies	\$4,046.00
\$2,662.00	Misc	\$3,000.00

Effective Gross Income		\$103,524.00	Total Expense	\$37,283.00
Cap Rate [and] Net Operating Income	11.52%	\$66,241.00	(Gross - Expenses)	
Debt Service (Mortgage Payments):	\$2,315.04	per month	x 12 =	\$27,780.00
Cash on Cash % [and] Cash Flow	21.55%	\$38,461.00	Year's Mtg Principal	\$9,227.00
YIELD	26.72%	\$47,688.00	Year's Mtg Interest	\$18,553.00

NOTES: There are 19 sites available for permanent park models. The traffic count for this property is 21,331 vehicles per day.
BROKER'S OPINION - The commercial frontage of this property can either be leased to an RV Dealer for at least \$1,000 per month or the new owner can get an RV Dealer's License and can sell RVs as a separate business.

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 10/14/2016

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Large Park Models



4- Lane High Volume US Hwy