



## SUMMARY FACTS #480

### RV CAMPING RESORT

# 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>	114	<i>Spaces Occupied</i>	60 + year round
<i>Acreage</i>	49+-	<i>Expansion</i>	15 +- acres
<i>Recreation Buildings</i>	Large enough for over 50 people	<i>Laundry</i>	4 washers and 4 dryers owned
<i>Outside Recreation</i>	Farm / Safari Area, bird watching	<i>Swimming Pool</i>	25,000 gallon pool
<i>Streets Paved</i>	Yes	<i>Rental Cabins</i>	3 doublewides and 1 singlewide available
<i>Water Supply</i>	3 Wells	<i>Landscaping</i>	Terraced RV sites, huge oak trees, sloped setting
<i>Highway Frontage</i>	Interstate access w/ high visibility	<i>Sewage Disposal</i>	14 Septic tanks
<i>Security</i>	18 security cameras with night vision	<i>Electric</i>	Sub metered with 75 - 50 AMP sites
<i>Special Features</i>	Free upgraded cable TV, free Wi-Fi for 30 days, phone hook -ups, & onsite store with ATM. Nearby State parks & outdoor recreation. Safari land includes a variety of animals and birds. HUGE state college nearby.		
<i>Location</i>	West Central Florida		

### FINANCIAL INFORMATION

Total Sales Price		<b>\$3,199,000.00</b>
Cash Down		\$1,000,000.00
Mortgages	Seller will carry a 1st mtg. @ 5% for 30 years w/ 10yr balloon	\$2,199,000.00
<b>Total</b>		<b>\$3,199,000.00</b>

#### INCOME 2017-2018

67	Monthly RV Sites \$383/ \$405	month	x	12
43	RV Sites \$39D + / \$233W +			
4	Rental Cabins \$725 Avg.	Projected		

Laundry/ Storage

Food/ Pool

Electric

Propane

Vending/ Misc

June 1st Rate Increase

**Effective Gross Income**

**Cap Rate [and] Net Operating Income**

Debt Service (Mortgage Payments):

**Cash on Cash % [and] Cash Flow**

**YIELD**

**9.83%**

\$11,805.00

**17.28%**

**20.53%**

#### EXPENSES 2016

\$313,560.00	Taxes, Licenses & Fees	\$46,113.00
\$150,351.00	Insurance	\$11,498.00
\$34,100.00	Water, Sewer, Garbage	\$8,656.00
	Propane & Electric	\$94,274.00
\$20,388.00	Phone/ Office / Cable	\$38,082.00
\$7,906.00	Dues & Entertainment	\$15,973.00
\$38,156.00	Maintenance/ Supplies	\$27,573.00
\$12,200.00	Misc / resales & refunds	\$8,211.00
\$8,393.00	Payroll	\$38,970.00
\$18,765.00		

**\$603,819.00 Total Expense**

**\$289,350.00**

**\$314,469.00** (Gross - Expenses)

per month x 12 =

**\$172,809.00** Year's Mtg Principal

**\$205,252.00** Year's Mtg Interest

\$141,660.00

**\$32,443.00**

**\$109,217.00**

**EXPANSION OPPORTUNITY!** Room for 100 + sites. Open year round. 42 contiguous overnight sites designed for clubs, rallies, and sporting events. Propane sales offered. Convenient to highly regarded state and federal medical facilities. The 4 Rental Cabins are currently being used as family housing. Shopping, fast food, and a new Wal-Mart and a new Hampton Inn within 5 minutes. Excellent opportunity for a owner/ operator to live comfortably and receive a large return on his investment.

*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](mailto:info@FortuneRealEstate.com)

**BROKER: Rob Smith ASSOCIATES: Elle Browning**

**Website: [www.FortuneRealEstate.com](http://www.FortuneRealEstate.com)**

DATE 7/28/2017

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



**Large Storage Area with Expansion Land**



**Large Pull Through Sites**



**Terraced Wood Sites**

