



SUMMARY FACTS # 447

PRICE DRASTICALLY REDUCED!!!

55+ RV RESORT

FORTUNE REAL ESTATE

We help plant, grow and harvest fortunes

Manufactured/ Mobile Home Communities
 R.V. Resorts * Campgrounds
 Self Storage Facilities
 Office (941) 755-1339
 Fax (941) 234-9122
www.FortuneRealEstate.com
 Email: info@FortuneRealEstate.com

4301 32nd Street West #EV8
 Bradenton, Florida 34205

PHYSICAL INFORMATION

<i>Spaces Developed</i>	88	<i>Spaces Occupied</i>	88 during season
<i>Acreage</i>	23 +/-	<i>Expansion Land</i>	Available for purchase
<i>Recreation Buildings</i>	Yes	<i>Laundry Room</i>	6 Washers/ 7 Dryers- Owned
<i>Canal Fishing</i>	Bass, crappie & catfish	<i>Electric</i>	30 & 50 amp service
<i>Nearby Activities</i>	Nature trail, hunting & fishing	<i>Owner's Home</i>	Included in expansion land price
<i>Wi-Fi</i>	Yes	<i>Landscaping</i>	Large lots with palm trees
<i>Water Supply</i>	City	<i>Sewage Disposal</i>	Septic
<i>Streets Paved</i>	Yes	<i>Water Frontage</i>	658 ft on a deep canal leading to large lake
<i>Special Features</i>	658 feet of canal frontage provides boaters and fishermen access to large lake, as well as both the Gulf and Atlantic, but NOT located in a flood zone.		
<i>Location</i>	South Central Florida with access to large lakes and fishing		

FINANCIAL INFORMATION

Total Sales Price		\$750,000.00
Cash Down		\$250,000.00
Mortgages	Proposed bank first mortgage @ 4.25% amortized for 20 years	\$500,000.00
Total		\$750,000.00

INCOME 2015-16

33	RV Sites @	\$2,400-\$2,600 per year	x	1	=
32	RV Sites @	\$217-234	x	12	=
6	RV Sites @	\$1,850	x	1	=
17	RV Sites @	\$30D/175W/550M			

*** Suggested 2015-2016 seasonal rate increase

Electric
 Laundry and Misc.

Effective Gross Income

Cap Rate |and| Net Operating Income 15.20%

Debt Service (Mortgage Payments): \$3,096.00 per month x 12 =

Cash on Cash % |and| Cash Flow 30.74%

YIELD 37.23%

EXPENSES 2014

\$73,688.00	Taxes, Licenses, Fees	\$11,290.00
\$75,838.00	Insurance	\$2,228.00
\$11,100.00	Electric	\$55,359.00
\$15,803.00	Water	\$19,815.00
	Trash	\$2,773.00
\$11,781.00	Phone/ Internet	\$2,086.00
	Maintenance/ Supplies (est)	\$8,700.00
	Miscellaneous	\$2,885.00
\$25,647.00	Management	Owner
\$5,290.00		

\$219,147.00 Total Expense \$105,136.00

\$114,011.00 (Gross - Expenses)

Year's Mtg Principal \$37,152.00

\$76,859.00 Year's Mtg Principal \$16,218.00

\$93,077.00 Year's Mtg Interest \$20,934.00

PRICE DRASTICALLY REDUCED!!! Additional \$22,000.00 septic system for 8 lots installed in 2014. This turn key property includes \$80,000 worth of equipment and supplies. \$8,000 bathroom upgrade completed in 2013. * **Tremendous Development Opportunity- Generate extra income by expanding RV resort on 13 adjacent acres offered for an additional \$100,000.00; also includes 2 BR/ 2 Bath manufactured owner's home which features a large workshop area and office.**

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 02/11/2015

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



Canal View Sunset



Relaxing Florida setting



Paved Streets



Boaters and Fishermens Paradise