



**SUMMARY FACTS**

**Listing #484**  
**Waterfront 55+ MH/RV Park**  
**Central Florida**

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

Office (941) 755-1339

Fax (941) 234-9122

[www.fortunerealestate.com](http://www.fortunerealestate.com)

Email- [info@fortunerealestate.com](mailto:info@fortunerealestate.com)

4301 32nd Street West #EV8  
 Bradenton, Florida 34205

**PHYSICAL INFORMATION**

<i>Spaces Developed</i>	57 (35 MH & 22 RV )	<i>Expansion</i>	Possibly surrounding vacant land
<i>Acreage</i>	7 + -	<i>Spaces Occupied</i>	20 MH / 22 RV seasonal
<i>Recreation Buildings</i>	2 structures available	<i>Laundry</i>	2 washers, 2 dryers
<i>Outside Recreation</i>	Boating, Fishing, Picnic Area	<i>Electric</i>	7 Fifty Amp Meters
<i>Streets Paved</i>	Yes	<i>Landscaping</i>	Palm trees, Oak trees, Waterfront setting
<i>Water Supply</i>	Well	<i>Water Frontage</i>	Canal and Lake Frontage
<i>Sewage Disposal</i>	Septic		

*Special Features* Marina and lakefront pier with pavillion on a chain of lakes that reaches world wide. Owners brick home with attached office. Country living without city traffic located near a regional enclosed shopping mall, many dining choices, trophy bass fishing, premier golf courses and highly rated medical care facilities.

*Location* Central Florida within 45 minutes of Orlando attractions.

**FINANCIAL INFORMATION**

Total Sales Price		<b>\$1,499,899.00</b>
Cash Down		\$449,900.00
Mortgages	Proposed bank Mtg. @ 3.65% 10 yrs fixed / amort 25 yrs	\$1,049,999.00
<b>Total</b>		<b>\$1,499,899.00    \$1,499,899.00</b>

**Income 01/20-01/21**

19	Mobile Home Lots	x	\$453.68 avg	x	12
22	RV Sites		M \$375-525		
1	Vacant Mobile Home				
	Owner's / Manager's Home				
	2020 rent increase				
	Electric				
	Boat slips				
	Laundry				
	Storage/ Misc				

**2019 Expenses**

\$103,440.00	Taxes, Licenses & Fees	\$19,979.00
\$27,699.00	Insurance	\$4,531.00
\$0.00	Water/ Sewer/Garbage	\$3,265.00
	Free Electric	\$8,722.00
	Phone/ Office / Cable	\$1,881.00
\$2,950.00	Maint/ Repair /Supplies	\$1,271.00
\$1,994.00	Management/ Payroll	Owner
\$1,270.00	Miscellaneous	\$100.00
\$950.00		
\$3,390.00		

**Effective Gross Income**

**\$141,693.00    Total Expense    \$39,749.00**

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

**6.80%    \$101,944.00    (Gross - Expenses)**

Debt Service (Mortgage Payments):

\$5,341.00 per month x 12 = \$64,097.00

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

**8.41%    \$37,847.00    Year's Mtg Principal    \$26,207.00**

**YIELD**

**14.24%    \$64,054.00    Year's Mtg Interest    \$37,890.00**

**VALUE ADDED OPPORTUNITY:** 15 mobile home lots available for new homes. RV lots currently pay for seasonal occupancy only.

**BROKERS OPINION:** By filling the vacant mobile home and RV lots and charging current market rates, this property could produce over \$350,000 in gross income with minimal increase in total expenses. An owner/ operator will be able to live in a 1,550 sq ft 3 bedroom, 2 bath home including all utilities free surrounded by a picturesque waterfront setting leading to waterways world wide.

*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 02/26/2020



**Waterfront RV Sites**



**Waterfront off the beaten path**

