



SUMMARY FACTS

**Listing #485 55+ Friendly
5 Star Transient RV Resort**

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>	42	<i>Expansion</i>	Room for at least 17 more RV Sites
<i>Acreage</i>	6.75 +-	<i>Spaces Occupied</i>	All during busy seasons
<i>Rental Building</i>	10,000 sq ft. warehouse = \$500,000	<i>Laundry</i>	3 washers / 3 dryers (owned /coin operated)
<i>Outside Recreation</i>	Pool, BBQ , Pavillion, Hammocks	<i>Electric</i>	20/30/50 owner adding meters summer 2020
<i>Streets Paved</i>	Concrete / Gravel	<i>Landscaping</i>	Meticulously manicured grounds
<i>Water & Sewer Supply</i>	City	<i>Security</i>	Gated entrance

Special Features This quaint resort is the definition of pristine country living which offers a 1st class experience from the moment you arrive. The Resort has 42 **big rig friendly** full hook up pull- thru & back- in sites . The 3 bed 2 bath home will provide approximately \$13,000 per year added income. **Great location** just off I-10 with easy access to Gulf Coast beaches and attractions from Pensacola to New Orleans for great day trips.

Location Gulf Coast of Alabama **DO NOT CONTACT / VISIT THIS PROPERTY**

FINANCIAL INFORMATION

Total Sales Price		\$2,599,000.00
Cash Down		\$500,000.00
Mortgages	Proposed Bank Mortgage @3.65% 10 yr fixed /amortized 25 years	\$1,699,000.00
	Assisted Seller Second Mortgage Financing 4% 30yr /5yr balloon	\$400,000.00
Total		\$2,599,000.00 \$2,599,000.00

INCOME 2019 Actual

42	RV Sites \$38-75D / \$228-450W / \$699M & up detailed occupancy & rent roll available Rate increase 08/2019	
1	3 bed / 2 bath rental home (proposed)	
1	Warehouse (proposed)	
	Electric (proposed)	

EXPENSE 2019

\$413,385.00	Taxes, Licenses & Fees	\$8,717.00
	Insurance	\$9,108.00
\$18,204.00	Electric / Propane / WSG	\$76,537.00
	Credit Cards	\$9,469.00
\$13,800.00	Phone/ Office / Cable	\$10,620.00
\$62,500.00	Maint/ Repair /Supplies	\$8,058.00
	Payroll / Labor	Owner
\$35,000.00	Advertising/ Promotions	\$5,517.00
	Sales Tax 2020 Estimate	\$7,504.00
\$5,416.00	Laundry / Misc	

Effective Gross Income

Cap Rate [and] Net Operating Income

Debt Service (Mortgage Payments):

Cash on Cash % [and] Cash Flow

YIELD

\$548,305.00	Total Expense	\$135,530.00
15.88%	\$412,775.00 (Gross - Expenses)	
\$8,642.89 + \$1,910	x 12 =	\$126,631.00
57.23%	\$286,144.00 Year's Mtg Principal	\$44,316.00
66.09%	\$330,460.00 Year's Mtg Interest	\$82,315.00

THIS RESORT WAS VOTED RUNNER UP TO THE BEST RV PARK IN ALABAMA. It specializes in offering a high quality RV experience for guests that are looking for a transient 55+ friendly resort and enjoy a vacation with their peers. Owner agrees to work with buyer for 1 year to continue to increase income from demand of overnights and weekly vacationers which will **double RV** income.

VALUE ADDED OPPORTUNITY: Adjoining 40-79 acres available for major additional expansion **creating between 250-700 sites.**

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

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DATE 07/28/2020

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



Typical Street Scene



Typical Street Scene

