



**SUMMARY FACTS # 385  
MANUFACTURED HOME COMMUNITY & RV RESORT**

Mobile Home Communities  
R.V. Resorts \* Campgrounds  
Self Storage Facilities  
Voice: (941) 755-1339  
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## FORTUNE REAL ESTATE

*We help plant, grow and harvest fortunes*

*4301 32<sup>nd</sup> Street West, #A8  
Bradenton, Florida 34205*

### PHYSICAL INFORMATION

Spaces Developed	180	Expansion	Yes Up to 199 Sites
Spaces Permitted	199	Laundry	6 Washers/6 Dryers
Acreage	43 +/-	Swimming Pool	No
Recreation Hall	Yes 48 x 42 New in 2004	Rental Units	Yes 1 Cabin
Shuffleboard	Yes 1 Court	Landscaping	Tropical & Large Oak Trees
Rental Building	Yes	Sewage Disposal	Aerobic
Streets Paved	No	Water Frontage	Yes
Water Supply	Private Owned Utility	Highway Frontage	Yes

Location: Central Florida  
Special Features: Lakefront Property with 1,500 feet of White Sand Beach, New Fishing Pier, New Public Boat Ramp, Tiki-Hut Sub Shop, New Live Bait Shop, and Float Plane Accessible.

### FINANCIAL INFORMATION

Total Sales Price	-----	\$3,200,000.00
Cash Down		\$1,300,000.00
Mortgages	Purposed bank mortgage at 6% amortized 20 years	\$1,900,000.00
<b>Total</b>		<b><u>\$3,200,000.00</u></b> <b><u>\$3,200,000.00</u></b>

#### INCOME FY'2011

#### EXPENSES:2010

61 Mobile Home Lots	\$300.00	Month x	12	\$219,600.00	Taxes, Licenses, Fees	\$33,000.00
8 Mobile Home Lots	\$295.00	Month x	12	\$28,320.00	Insurance	\$7,800.00
1 Mobile Home Lot	\$290.00	Month x	12	\$3,480.00	Electricity	\$42,000.00
16 RV Lots	\$300.00	Month x	12	\$57,600.00	Water/Sewer/Trash	\$27,200.00
4 RV Lots	\$390.00	Month x	12	\$18,720.00	Phone/Cable/Web	\$5,100.00
5 RV Lots	\$410.00	Month x	12	\$24,600.00	Supplies/misc.	\$1,800.00
4 RV Lots	\$435.00	Month x	12	\$20,880.00	Maintenance	\$6,000.00
5 RV Lots	\$270.00	Month x	12	\$16,200.00	Sales Tax	\$700.00
50 Transient RV Lots				\$50,817.00	Management	\$17,400.00
Laundry/Storage/Store/Pub				<u>\$42,332.00</u>	Propane	<u>\$1,020.00</u>
<b>Effective Gross Income</b>				<b>\$482,549.00</b>	<b>Total Expense</b>	<b>\$142,020.00</b>
<b>Cap Rate  and  Net Operating Income</b>	<b>10.64%</b>			<b>\$340,529.00</b>	(Gross - Expenses)	
Debt Service (Mortgage Payments):\$13612.19 per month x 12 =						\$163,346.28
<b>Cash on Cash %  and  Cash Flow</b>	<b>13.63%</b>			<b>\$177,182.72</b>	Year's Mtg. Principal	\$50,726.17
<b>YIELD</b>	<b>17.53%</b>			<b>\$227,908.89</b>	Year's Mtg. Interest	<b>\$112,620.11</b>

Notes: Beautiful Lakefront Property, located on one of Central Florida's premier fishing lakes. All 199 sites are multi-zoned for Mobile Homes, Park Models, or RV's and 19 sites need only electric to be complete.

#### FOR APPOINTMENT TO SEE OR ADDITIONAL INFORMATION

CALL TOLL FREE: (800) 226-3839. Operators answer 24 hours a day to connect you or relay your message. Sales representatives are often in the field, but maintain contact by mobile phone and will respond to your call promptly.

**BROKER: Rob Smith, ASSOCIATES: Brad Crowell, Harold Goodwin, Bob Robbins, Tom Massman**

**Email: [fortune.parks@lwbpark.com](mailto:fortune.parks@lwbpark.com) - Website: [www.fortunerealestate.com](http://www.fortunerealestate.com)**

**Information herein from sources deemed reliable, but not warranted**

11/28/11

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



Tiki-Hut Sub Shop



Canal from Boat Ramp to Lake



New Boat Ramp