



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

Mobile Home Communities
R.V. Resorts * Campgrounds
Self Storage Facilities
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FORTUNE REAL ESTATE

We help plant, grow and harvest fortunes

*4301 32nd 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 – State Approved Swimming Beach
Recreation Hall	Yes 48 x 42 New in 2004	Rental Units	Yes 1 Cabin
Shuffleboard	Yes 1 Court	Landscaping	Tropical & Large Oak Trees
Rental Buildings	Yes – Sub Shop / Bait Shop	Sewage Disposal	Aerobic
Streets Paved	No	Water Frontage	Yes – 900 Acre Lake
Water Supply	Private Owned Utility	Highway Frontage	Secondary Paved Road

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	Proposed bank mortgage at 7% amortized 20 years		\$1,900,000.00
Total		<u>\$3,200,000.00</u>	<u>\$3,200,000.00</u>

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 (Net)				<u>\$42,332.00</u>	Propane	<u>\$1,020.00</u>
Effective Gross Income				\$482,549.00	Total Expense	\$142,020.00
Cap Rate and Net Operating Income	10.64%			\$340,529.00	(Gross - Expenses)	
Debt Service (Mortgage Payments):\$14,730.68 per month x 12 =						\$176,768.16
Cash on Cash % and Cash Flow	12.60%			\$163,760.84	Year's Mtg. Principal	\$45,200.05
YIELD	16.07%			\$208,960.89	Year's Mtg. Interest	\$131,568.11

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 - Website: 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