



**SUMMARY FACTS # 439  
Upscale RV & Golf 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 32<sup>nd</sup> Street West, #A8  
Bradenton, Florida 34205

**PHYSICAL INFORMATION**

Spaces Developed	231 with 148 available for sale	Spaces Occupied	150+ during season
Acreage	20	Expansion	None
Recreation Hall	Library & media, game, & pool rooms,	Laundry	2 facilities
Shuffleboard/Fitness	Pickleball, Chip & Putt Greens,	Swimming Pool	Free form heated pool
Rental Building	None	Rental Parkmodels	None
Streets Paved	Yes	Landscaping	Luxurious
Water Supply	Well	Sewage Disposal	Central collection
Highway Frontage	Just off of North/south secondary artery	Water Frontage	None
Special Features	Over \$5,000,000 of unsold deeded premium RV super sites. Pet friendly, enormous sundeck		
Location	Central Florida southwest of Disney		

**FINANCIAL INFORMATION**

Total Sales Price	-----	\$2,999,000.00
Cash Down		\$299,000.00
Mortgages	Existing bank financing at 6% interest only	\$2,000,000.00
	Second mortgage at 8%	\$700,000.00
Total		<u><b>\$2,999,000.00</b></u> <u><b>\$2,999,000.00</b></u>

**INCOME FY'2011 ( est. )**

15	RV premium super sites	\$35,000	Avg	\$525,000.00
133	RV Site Rental income			\$225,000.00
83	RV Super Sites Sold			Income above
	Metered Electric ( est. )			\$15,000.00
	Laundry/Storage/Misc (est)			\$10,000.00
	<b>Effective Gross Income</b>			<b>\$775,000.00</b>
	<b>Cap Rate  and  Net Operating Income</b>	<b>13.00%</b>		<b>\$390,000.00</b>
	Debt Service (Mortgage Payments):\$8,689+\$3,505 per month x 12 =			
	<b>Cash on Cash %  and  Cash Flow</b>	<b>82.50%</b>		<b>\$246,672.00</b>
	<b>YIELD</b>	<b>86.49%</b>		<b>\$258,600.00</b>

**EXPENSES:2011(est.)**

Taxes, Licenses, Fees	\$83,000.00
Insurance	\$16,000.00
Electricity/propane	\$116,300.00
Water, Sewer, Trash	\$23,000.00
Phone/Office/cable	\$11,200.00
Maint/Supplies	\$30,500.00
Management/acct/legal	\$55,000.00
Marketing/Adver/com	<u>\$50,000.00</u>
<b>Total Expense</b>	<b>\$385,000.00</b>
(Gross - Expenses)	
Year's Mtg. Principal	\$143,328.00
Year's Mtg. Interest	\$11,928.00
	<b>\$131,400.00</b>

Notes: This luxury motor coach resort offers many amenities and activities for the active R.V.er. Lot prices start at \$34,900 to \$64,900. Lots unsold rent from \$30.00 per day up to \$795.00 per month during season. This resort includes a 3br 2ba owner's brick home with a 2 car garage saleable as an out parcel. The inventory included has a replacement cost of over \$200,000.

**FOR APPOINTMENT TO SEE OR ADDITIONAL INFORMATION**

CALL TOLL FREE: (800) 226-3839. Voicemail answers 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: Harold Goodwin, and Brad Crowell**  
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

06/16/11

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



**Premium Super Sites**



**Spacious Sites**



**Large Free Form Heated Pool**



**3br 2ba Owners Brick Home**



**Golf Resort**



**Large Recreation Hall**