



**SUMMARY FACTS # 447
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	87	Spaces Occupied	
Acreage	23 +/-	Expansion	To 170 lots
Recreation Hall	Yes	Laundry	6washers/7dryers owned
Shuffleboard		Swimming Pool	No
Rental Building	None	Rental Trailers	
Streets Paved	Yes	Landscaping	
Water Supply	City	Sewage Disposal	Septic
Highway Frontage	None	Water Frontage	658ft ACOE Boundary
Special Features	Stocked pond, canal leading to large lake, owner's 2bd 2bth manufactured home that includes large workshop area and office.		
Location	South central Florida near large lakes and fishing		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$1,299,000.00
Cash Down		\$499,000.00	
Mortgages	Purposed bank mortgage at 6% amortized 20 years	\$800,000.00	
Total		<u>\$1,299,000.00</u>	<u>\$1,299,000.00</u>

INCOME FY'2010

87 RV Lots	\$143,216.00
Electric	\$30,033.00
Laundry	\$2210.00

EXPENSES:2010

Taxes, Licenses, Fees	\$13,721.00
Insurance	\$3041.00
Electricity	\$45,187.00
Trash	\$2390.00
Water	\$10922.00
Phone/Internet	\$1875.00
Maintenance/Supplies	\$2150.00
Management	Owner

Effective Gross Income	\$175,459.00	Total Expense	\$79,286.00
Cap Rate and Net Operating Income	7.40%	(Gross - Expenses)	
Debt Service (Mortgage Payments):\$5731.45 per month x 12 =			\$68,777.40
Cash on Cash % and Cash Flow	5.49%	Year's Mtg. Principal	\$21,358.42
YIELD	9.77%	Year's Mtg. Interest	\$47,418.98

Notes: 12 acre expansion will greatly increase income. \$80,000.00 + worth of equipment and supplies included in this sale. This a tremendous opportunity for an investor to improve the vacant land by adding more RV sites.

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.

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Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



658ft ACOE Boundary



Nicely Landscaped



Typical Street Scene