



SUMMARY FACTS #239

WATERFRONT MOBILE HOME AND RV COMMUNITY

FORTUNE REAL ESTATE
We help plant, grow, and harvest fortunes

Mobile Home Communities
 RV Resorts * Campgrounds
 Self-Storage Facilities

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4301 32nd Street West, #E28
 Bradenton, FL 34205

PHYSICAL INFORMATION

Spaces Developed	103	Spaces Occupied	62
Acreage	13+	Expansion	None
Recreation Hall	Yes, seats 125	Laundry	2 Washers, 2 Dryers, Leased
Shuffleboard/Tennis	None	Swimming Pool	None
Rental Building	None	Rental Trailers	None
Streets Paved	Yes	Landscaping	Mature Oak and Palm Trees
Water Supply	City	Sewage Disposal	Sewer Plant Permit 05-06
Highway Frontage	None	Water Frontage	1,400' on Large Lake
Special Features	Land available to the West for alternate land use.		
Location	Central Florida Highlands		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$1,500,000.00
Cash Down		\$1,500,000.00	
Mortgages			

Total		<u>\$1,500,000.00</u>	<u>\$1,500,000.00</u>
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INCOME:

EXPENSES:

46 Mobile Home Lots @	\$163-196	Month x	12	\$99,408.00	Taxes, Licenses, Fees	\$18,600.00
14 RV Sites @	\$159-196	Month x	12	\$27,444.00	Insurance	\$7,800.00
33 Seasonal RV, \$15-d,75-w,	\$225.00	Month x		\$4,674.00	Electricity	\$10,000.00
2 MH Lots for Mgr. & Labor				0.00	Water, Sewer, Trash	\$7,500.00
Labor Lot will start paying -					Phone	\$500.00
anytime \$173 per month					Supplies/Maintenance	\$5,000.00
8 Lots currently unusable due				0.00	Manager/Personnel	\$9,600.00
to storm damage						
Laundry/Storage/Misc				<u>\$1,000.00</u>		
Effective Gross Income				\$132,526.00	Total Expense	\$59,000.00
Cap Rate and Net Operating Income		4.90%		\$73,526.00	(Gross - Expenses)	
Debt Service (Mortgage Payments):\$0 per month x 12 =						\$0.00
Cash on Cash % and Cash Flow		4.90%		\$73,526.00	Year's Mtg. Principal	\$0.00
YIELD		4.90%		\$73,526.00	Year's Mtg. Interest	\$0.00

Notes: Individuals mow their own lawns. Permanent residents pay city water and pay \$18.56 for garbage.

PRIME LOCATION FOR AN ALTERNATE LAND USE.

SOLD ON 5/1/07 FOR \$1,000,000 CASH WITHOUT THE \$350,000 OWNERS HOME AND WATERFRONT LAND.

FOR APPOINTMENT TO SEE OR ADDITIONAL INFORMATION

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

BROKER: Rob Smith, ASSOCIATE: Harold Goodwin

Email : fortune.parks@lwbpark.com - Website: www.fortunerealestate.com

Information herein from sources deemed reliable, but not warranted

Photos #239



Street Scene



Lakefront



Home on lakefront