



FORTUNE REAL ESTATE

We help plant, grow, and harvest fortunes!

SUMMARY FACTS #432

RV & MOBILE HOME PARK

Mobile Home Parks
 RV Parks * Campgrounds
 Self-Storage Facilities
 Voice: (941) 755-1339
 Fax: (941) 753-6246
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4301 32nd Street West, #E28
 Bradenton, FL 34205

PHYSICAL INFORMATION

Spaces Developed	30	Spaces Occupied	30
Acreage	2 Acres MOL	Expansion	None
Recreation Hall	None	Laundry	2 Washers, 2 Dryers (Owned)
Shuffleboard/Tennis	None	Swimming Pool	None
Rental Building	None	Rental Mobile Homes	5
Streets Paved	Yes	Landscaping	Country Style Setting
Water Supply	Well	Sewage Disposal	Septic System
Highway Frontage	None, but near 2 major arteries	Water Frontage	None
Special Features	Owner's Mobile Home 2 Bed / 2 Bath with an office addition		
Location	North Tampa Bay		

FINANCIAL INFORMATION

Total Sales Price	-----	\$495,000.00
Cash Down		\$148,500.00
Mortgages	Proposed bank mortgage @ 7.5% for 20 years	\$346,500.00

Total **\$495,000.00** **\$495,000.00**

INCOME 2010

1	Rental Mobile Home @	\$600.00	Month x	12
1	Rental Mobile Home @	\$550.00	Month x	12
3	Rental Mobile Homes @	\$600.00	Month x	12
14	RV Sites (Permanent) @	\$250.00	Month x	12
10	RV Sites (Seasonal) @	\$250.00	Month x	4
1	Mobile Home/Office	\$700.00	Month x	12

Laundry & Electric

Effective Gross Income

Cap Rate |and| Net Operating Income **9.82%**

Debt Service (Mortgage Payments): \$2791.38 x 12 =

Cash on Cash % |and| Cash Flow **10.16%**

YIELD **15.40%**

EXPENSES 2010:

Taxes, License	\$4102.00
Insurance	\$1126.00
Electricity	\$16054.00
Water, Trash	\$3122.00
Phone	\$1200.00
Gas (Heat)	\$997.00
Maint., Supplies, Labor	\$4000.00
Miscellaneous	<u>\$1593.00</u>
Total Expense	\$32,194.00
(Gross - Expenses)	
Year's Mtg. Principal	\$33,497.00
Year's Mtg. Interest	\$7,772.00
	\$25,725.00

Note: Owner's mobile home can be rented for \$700 per month and office can still be used by new owner. Increased occupancy will add over \$30,000.00 more to your cash flow.

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, ASSOCIATES: Harold Goodwin, Brad Crowell

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

Information herein from sources deemed reliable, but not warranted

Pictures # 432



Permanent and seasonal RV sites.



Rental mobile homes.



Country setting, yet close to it all.