



**SUMMARY FACTS # 326  
MANUFACTURED HOME COMMUNITY  
& RV RESORT**

Mobile Home Communities  
R.V. Resorts \* Campgrounds  
Self Storage Facilities  
Voice: (941) 755-1339  
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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	139	Spaces Occupied	All In Season
Acreage	14.5+/-	Expansion	Yes
Recreation Hall	Yes Seating Capacity 209	Laundry	Yes 6 washers/5dryers
Shuffleboard	Yes 2 Courts	Swimming Pool	Yes/Heated
Rental Building	None	Rental Units	No
Streets Paved	Yes	Landscaping	Tropical
Water Supply	City	Sewage Disposal	Aerobic (capacity 20,000 gpd)
Highway Frontage	218 ft. Major N/S Artery	Water Frontage	None
Special Features	Expandable to 152 sites, Immaculate 3br/2bath Owners home on site. Gated and secure facilities with tropical landscaping. Close to shopping, entertainment, and restaurants, making this a desirable home for those seeking a warm climate with all the conveniences close by.		
Location	South Central Florida		

### FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$3,200,000.00
Cash Down		\$1,000,000.00	
Mortgages	Owner financing at 5.5% amortized 30 years With 10 year balloon and pre-payment penalty	\$2,200,000.00	
Total		<b><u>\$3,200,000.00</u></b>	<b><u>\$3,200,000.00</u></b>

#### INCOME FY' 2011/12

38	Mobile Home Lots	\$280.00	Month x	12	\$127,680.00
53	Park Model Lots	\$232.00	Month x	12	\$147,552.00
8	RV Sites Permanent	\$208.00	Month x	12	\$19,968.00
36	RV Sites Transient				\$67,062.00
	Laundry/Storage/Misc.				\$3,913.00
4	Park Model Lots		Work Campers		0.00
	Rent Increase/April, 2011		Thru April, 2012		<u>10,224.00</u>

#### EXPENSES:2010

Taxes, Licenses, Fees	\$27,302.00
Insurance	\$16,086.00
Electricity	\$23,881.00
Water/Sewer	\$28,747.00
Trash	\$5,664.00
Office Exp./Supplies	\$6,821.00
Maintenance/Repairs	\$16,073.00
Lawn/Pool	\$6,025.00
Management (Owner)	<u>\$0.00</u>
<b>Total Expense</b>	<b>\$130,599.00</b>
(Gross - Expenses)	
Year's Mtg. Principal	\$149,896.32
Year's Mtg. Interest	\$29,635.99
	<b>\$120,260.33</b>

#### Effective Gross Income

**Cap Rate |and| Net Operating Income**      **7.68%**      **\$376,399.00**

Debt Service (Mortgage Payments):\$12,491.36 per month x 12 =

**Cash on Cash % |and| Cash Flow**      **9.59%**      **\$95,903.68**

**YIELD**      **12.55%**      **\$125,539.67**

Notes: This property is in a **very** desirable location, with a great rate of return. You have to see this property to realize its potential. Ready for immediate possession. Current market rents for this area suggest rates for this property should be \$310.00 for mobile home lots, \$270.00 for Park Model lots, and \$250.00 for Permanent 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.

**BROKER: Rob Smith, ASSOCIATE: Brad Crowell, Harold Goodwin,**  
**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**

**09/26/11**

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



Typical Street Scene



Transient RV Sites