



# FORTUNE REAL ESTATE

*We help plant, grow, and harvest fortunes!*

## SUMMARY FACTS #433

### RV RESORT

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	76RV/11MH	Spaces Occupied	Up to 80
Acreage	10+ acres	Expansion	Up to 110 RV/11MH spaces
Recreation Hall	Seats 40	Laundry	5 Washers, 6 Dryers (Leased)
Activities	2 Shuffleboard Courts, 2 Horseshoe Pits	Swimming Pool	25,000 gallons, Solar Heated/closed
Rental Building	None	Rental Trailers	No, but 1 MH & 1 RV park models
Streets Paved	Yes	Landscaping	Large Shady Oak Trees
Water Supply	Well	Sewage Disposal	Aerobic Plant
Highway Frontage	Just off of a Major N/S Artery	Water Frontage	None
Special Features	24x80 Owner's Mobile Home 4 Bed / 2 1/2 Bath w/ Florida Room & Shed w/Electric , Golf Cart, Playground for kids, Shower, Restroom Facility, 50x50 fenced dog walking area		
Location	Central Florida near Orlando		

### FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$979,000.00
Cash Down		\$300,000.00	
Mortgages	Proposed bank first mortgage@ 6% 20 years	\$679,000.00	

Total **\$979,000.00** **\$979,000.00**

#### INCOME ACTUAL 2010

74	RV Sites @ \$31-45/day,	180 week	396 month	\$ 189,344.00
1	Mobile Home Lots @	\$360.00	Month x 12	<b>Included</b>
1	Mobile Home Lot @	\$500.00	Month x 12	<b>Included</b>
2	RV Park Models		STAFF	<b>0.00</b>
1	RV Lot		STAFF	<b>0.00</b>
1	Mobile Home		STAFF	<b>0.00</b>
5	Mobile Home Lots		VACANT	<b>0.00</b>
	Laundry, misc, store,elec.			<b>23,444.00</b>
	<b>Effective Gross Income</b>			<b>\$212,788.00</b>
	<b>Cap Rate  and  Net Operating Income</b>		<b>13.40%</b>	<b>\$131,198.00</b>
	Debt Service (Mortgage Payments): \$4865 x 12 =			
	<b>Cash on Cash %  and  Cash Flow</b>		<b>24.27%</b>	<b>\$72,818.00</b>
	<b>YIELD</b>		<b>30.32%</b>	<b>\$90,946.00</b>

#### EXPENSES 2009:

Taxes, License	\$19,154.00
Insurance	\$2,167.00
Electric, W+S+G	\$40,216.00
Office,phone	\$6681.00
Cost of goods sold	\$1393.00
Labor	Owner
Maint, Supplies, Repair	\$8716.00
Miscellaneous,Adv	<u>\$3263.00</u>
<b>Total Expense</b>	<b>\$81,590.00</b>
(Gross - Expenses)	
Year's Mtg. Principal	<b>\$18,128.00</b>
Year's Mtg. Interest	<b>\$40,252.00</b>

**Note: In July of 2009 this property was appraised for \$2,245,000.00 with an industrial use as the highest and best use. In 2008 this property grossed \$302,000.00 and \$267,000.00 in 2009 by only utilizing 75 spaces.**

Cash flow can be greatly increased by increased occupancy in 10 out of 12 months. Over \$500,000 of improvements have already been made which enables this property to increase the income substantially by marketing and sales without any major investment.

#### 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](mailto:fortune.parks@lwbpark.com) - Website: [www.fortunerealestate.com](http://www.fortunerealestate.com)

Information herein from sources deemed reliable, but not warranted

03/01/11

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



Mobile Homes & Park Models.



Spacious Pull-Thru Sites.



Owner's 4 Bedroom Manufactured Home.

DISTRICT SALE!