



**SUMMARY FACTS # 449
RV PARK**

Mobile Home Communities
R.V. Resorts * Campgrounds
Self Storage Facilities
Voice: (941) 755-1339
Fax: (941) 753-6246
Email: fortune.parks@lwbpark.com

FORTUNE REAL ESTATE

We help plant, grow and harvest fortunes

4301 32nd Street West, #A8
Bradenton, Florida 34205

PHYSICAL INFORMATION

Spaces Developed	140	Spaces Occupied	Full During Peak Season
Acreage	46 +/- 20Acres Developed	Expansion	Yes 20+/- Acres
Recreation Hall	yes	Laundry	Yes 6 washers/3dryers owned
Shuffleboard	yes	Swimming Pool	Yes
Rental Building	None	Rental Trailers	Yes
Streets Paved	yes	Landscaping	Yes Tropical/Trees
Water Supply	City	Sewage Disposal	City
Highway Frontage	yes	Water Frontage	None
Special Features	Owners Home 3bd/3ba/Triple Wide Manufactured Home, excellent North Central Florida location. Short drive to East Coast Beaches.		
Location	North Central Florida.		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$3,200,000.00
Cash Down			\$1,200,000.00
Mortgages	Purposed bank mortgage at 6% amortized 20 years		\$2,000,000.00
Total		<u>\$3,200,000.00</u>	<u>\$3,200,000.00</u>

INCOME FY' 2010

Registrations Daily/Weekly	\$159,705.00
Registrations Mo./Seasonal	268,263.00
Rentals	52931.00
Retail Sales	13803.00
Propane	81428.00
Storage	14054.00
Misc.	16137.00

EXPENSES:2010

Taxes, Licenses, Fees	\$76603.00
Insurance	\$15296.00
Elec/Water/Sew/Trash	\$77291.00
Advertising	\$513.00
Phone/Cable	\$12752.00
Supplies /Equip. Rental	\$67868.00
Maint./Repairs	\$19631.00
Misc.	\$1693.00
Management	<u>\$32105.00</u>

Effective Gross Income	\$606,321.00	Total Expense	\$303,752.00
Cap Rate and Net Operating Income	9.46%	(Gross - Expenses)	
Debt Service (Mortgage Payments):\$14328.62 per month x 12 =		Year's Mtg. Principal	\$171,943.44
Cash on Cash % and Cash Flow	10.89%	Year's Mtg. Interest	\$53,395.95
YIELD	15.34%		\$118,547.49

Notes: Highway Frontage on major N/S Artery. Excellent expansion potential for mobile home lots or additional RV Sites. Extremely well maintained property, every aspect has been meticulously cared for. This is a turnkey property. May consider owner financing with acceptable terms.

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 - Website: www.fortunerealestate.com
Information herein from sources deemed reliable, but not warranted

07/29/11

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



