



**SUMMARY FACTS # 450
RV Resort Property**

Mobile Home Communities
R.V. Resorts * Campgrounds
Self Storage Facilities
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FORTUNE REAL ESTATE

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

PHYSICAL INFORMATION

Spaces Developed	198	Spaces Occupied	Full, Summer/Winter Peak Times
Acreage	18+/-	Expansion	No
Recreation Hall	yes	Laundry	Yes 6 Washers 8 Dryers
Shuffleboard	yes	Swimming Pool	Yes Heated, Plus Jacuzzi
Rental Building	None	Rental Units	Yes Fully Furnished
Streets Paved	yes	Landscaping	Wooded and Tropical Waterfront Setting
Water Supply	City	Sewage Disposal	City
Highway Frontage	Yes Major N/S Artery	Water Frontage	Intra-coastal with Boat Ramp/Fishing Pier
Special Features	One Block to Beach (Walk or Drive) 15 Miles of Drivable Beaches, Direct access to Intra-coastal Waterway with access to Atlantic. On Site RV and Boat Storage.		
Location	NE Florida Coastal		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$5,500,000.00
Cash Down			\$2,500,000.00
Mortgages	Purposed bank mortgage at 6% amortized 20 years		\$3,000,000.00
Total		<u>\$5,500,000.00</u>	<u>\$5,500,000.00</u>

INCOME FY' 2011

RV Site Rental Income	676,000.00
Long Term Site Rental	194,000.00
Park Home Rental	46,000.00
Monthly Maintenance Fees	29,000.00
Electric	53,000.00
Cable	17,000.00
Propane	13,000.00
Retail Sales	5,000.00
Laundry/Storage/Misc.	55,000.00

EXPENSES:09/10

Taxes, Licenses, Fees	93,000.00
Insurance	30,000.00
Electricity	113,000.00
Water/Sewer/Trash	64,000.00
Phone, Cable	32,000.00
Supplies/misc/pool	41,000.00
Maintenance	26,000.00
Lawn	5,000.00
Advertising	12,000.00
Propane	14,000.00
LH Proration	42,000.00
Management	<u>64,000.00</u>

Effective Gross Income	\$1,088,000.00
Cap Rate and Net Operating Income	10.04%
Debt Service (Mortgage Payments):\$21,492.93 per month x 12 =	
Cash on Cash % and Cash Flow	11.76%
YIELD	14.97%

Total Expense	\$536,000.00
(Gross - Expenses)	
Year's Mtg. Principal	\$257,915.16
Year's Mtg. Interest	\$80,093.93
	\$177,821.23

Notes: This property has had major renovations completed in 2011. Turn-key property, 32 sites are on 99 year lease agreements.

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.

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Information herein from sources deemed reliable, but not warranted

07/11/11

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