



SUMMARY FACTS #463
RV & 55+ MOBILE HOME
COMMUNITIES

Mobile Home Communities
 R.V. Resorts * Campgrounds
 Self Storage Facilities
 Office (941) 755-1339
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FORTUNE REAL ESTATE

We help plant, grow and harvest fortunes

4301 32nd Street West #A8
 Bradenton, Florida 34205

PHYSICAL INFORMATION

<i>Spaces Developed</i>	478	<i>Occupancy</i>	65% of occupancy from permanent homes
<i>Acreage</i>	35.7 acres	<i>Expansion</i>	Filling 10 vacant mobile home lots
<i>Recreation Building</i>	2	<i>Laundry</i>	3 Facilities
<i>Outside Recreation</i>	Shuffleboard, Horseshoes, Bocce Ball	<i>Swimming Pool</i>	2- Heated
<i>Furnished Rental Units</i>	3 Park Models & 4 Travel Trailers	<i>Wi-Fi</i>	Yes
<i>Streets Paved</i>	Yes	<i>Landscaping</i>	Manicured
<i>Water Supply</i>	City	<i>Sewage Disposal</i>	City
<i>Pet Friendly</i>	On-site pet walk areas	<i>Water Frontage</i>	Canal Frontage- Leads to a fishing lake
<i>Special Features</i>	Located in the heart of Central Florida, this county feature many lakes and golf courses!! Conveniently located less than 30 minutes to Disney/ Orlando; with easy access to an abundance of major shopping, restaurants, medical facilities, recreational activities and area attractions.		
<i>Location</i>	Central Florida		

FINANCIAL INFORMATION

Total Sales Price		\$12,699,000.00
Cash Down		\$3,825,000.00
Mortgages	Proposed first mortgage @ 4.5% for 30 years	<u>\$8,874,000.00</u>
Total		<u><u>\$12,699,000.00</u></u> <u><u>\$12,699,000.00</u></u>

INCOME 2013 (Adjusted)

100	Mobile Home Lots	\$227-350	month	x	12	
10	Mobile Home Lots		currently vacant			
	<i>Adjustment for mobile home market rents</i>					
17	RV Sites (Originally permitted for mobile homes)					
351	RV Sites	\$32d/200w/612m/	\$1,768	season		
	Electric					
	Propane					
	Laundry					
	Wi-Fi					
	Storage/ Misc					
	Effective Gross Income					
	Cap Rate and Net Operating Income				7.02%	
	Debt Service (Mortgage Payments):	\$44,963				
	Cash on Cash % and Cash Flow				9.20%	
	YIELD				12.95%	

EXPENSES 2013 (Adjusted)

\$294,649.00	Taxes, Licenses, Fees	\$152,483.00
\$0.00	Insurance	\$15,610.00
\$113,351.00	Electric, Propane, Natural Gas	\$121,450.00
\$34,033.00	Water & Sewer	\$62,315.00
\$840,976.00	Garbage	\$33,255.00
\$60,519.00	Wi-Fi/ Cable	\$9,377.00
\$18,345.00	Maintenance/ Supplies	\$47,243.00
\$14,757.00	Office, Phone, Credit Card Fees	\$7,000.00
\$4,545.00	Advertising/ Resident / Misc	\$4,943.00
\$14,142.00	Management	\$50,000.00
\$1,395,317.00	Total Expense	\$503,676.00
\$891,641.00	(Gross - Expenses)	
	per month x 12 =	\$539,559.00
\$352,082.00	Year's Mtg Principal	\$143,158.00
\$495,240.00	Year's Mtg Interest	\$396,401.00

The 10 mobile home lot expansion opportunity is already permitted and ready to be filled. 65% of occupancy comes from homes that are permanent. Complete inventory, as well as maintenance building with fenced storage area outparcel are included. LP filling station on site.

** Brokers Opinion: Future Income Opportunity of \$616,654.00 from 10 vacant mobile home lots, 17 sites originally permitted for mobile home lots (currently used for RV's), and 164 RV sites (currently rented daily/ weekly/ monthly).*

FOR ADDITIONAL INFORMATION or TO SCHEDULE AN APPOINTMENT

CALL: 941-755-1339 or EMAIL: Info@FortuneRealEstate.com

BROKER: Rob Smith ASSOCIATES: Harold Goodwin & Roger Murphree

Website: www.FortuneRealEstate.com

Information herein from sources deemed reliable, but not warranted

DATE 05/30/2014

Sales * Acquisitions * Exchanges * Management * Syndications * Consulting



Well maintained, manicured community!



Nice paved streets



Gorgeous Double-Wide Mobile Home



One of the two heated pools