



# 14 Unit Mobile Home Park

10740 Skewlee Rd Thonotosassa, FL 33592

**Sale Price:** \$399,000

**Cap Rate:** 13.78 %

**# of Units:** 13 owned + 1 lot rental

**Zoning / FLU:** AS-1 / R-6

**Utilities:** Well / Septic

**Lot Size:** 2.17 acres

This 14 unit mobile home park situated on the NW corner of Leland Hawes & Skewlee Rd in growing Thonotosassa, FL (NE Tampa). Site boasts over 2 acres of hi/dry uplands, over 225' of frontage along Skewlee Rd just east of CR 579 and near to Folsom Elementary School, Thonotosassa Park, Lake Thonotosassa, 1 mile to either Fowler or US-301 and 3.3 miles to both I-75 or I-4 (Mango Rd Exit). There are 13 Park Owned rentals which rent from \$475 to \$823 monthly and one lot rental only unit which pays \$300 per month. There is well and septic on site and access along Leland Hawes Rd. All rentals are separately metered for electric and paid by tenants. The property has a newer well (2011) and drain field and all units have been renovated, including low maintenance laminate flooring. Not only situated on a well known thoroughfare (Skewlee Rd) but w/ Fowler, US-301, I-75 and other area local roads, an easy commute to Temple Terrace, Lutz, Brandon, Plant City, or Lakeland. Ideal for expansion, redevelopment or sit and hold w/ existing income. Please don't alert the tenants of possible sale and do not disturb anyone on site w/out previous authorization.

Michael Braccia, P.A.  
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.  
Builder's Services, Inc  
Direct: 813.625.2375  
mike.braccia@gmail.com  
www.mblistings.com



# Projected Income & Expense

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<u>UNIT #</u>	<u>TYPE</u>	<u>RENT / MONTH</u>
1	2 Br 1 Ba	525
2	2 Br 1 Ba	600
3	2 Br 1 Ba	600
4	1 Br 1 Ba	475
5	2 Br 1 Ba	550
6	2 Br 1 Ba	600
7	3 Br 2 Ba DW	725
8	1 Br 1 Ba	500
9	3 Br 2 Ba	725
10	2 Br 1 Ba	585
11	2 Br 1 Ba	625
12	2 Br 2 Ba	600
13	Lot rent	300
<u>13a</u>	<u>3 Br 2 Ba</u>	<u>823</u>

Monthly 8233  
Annually 98796

## EXPENSES

Vacancy & Uncollectable (20%) 19759  
Licenses & Permits 225  
Management / Maintenance (10% of Gross) 7904  
Repair Supplies 7800  
Property Tax 3244  
Well Water Testing 80  
Insurance 2630  
Electric 600  
Waste Disposal 1559

GROSS EXPENSE 43801

**NOI 54995**

Cap rate 13.78%

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# Exterior Photos

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# Aerial

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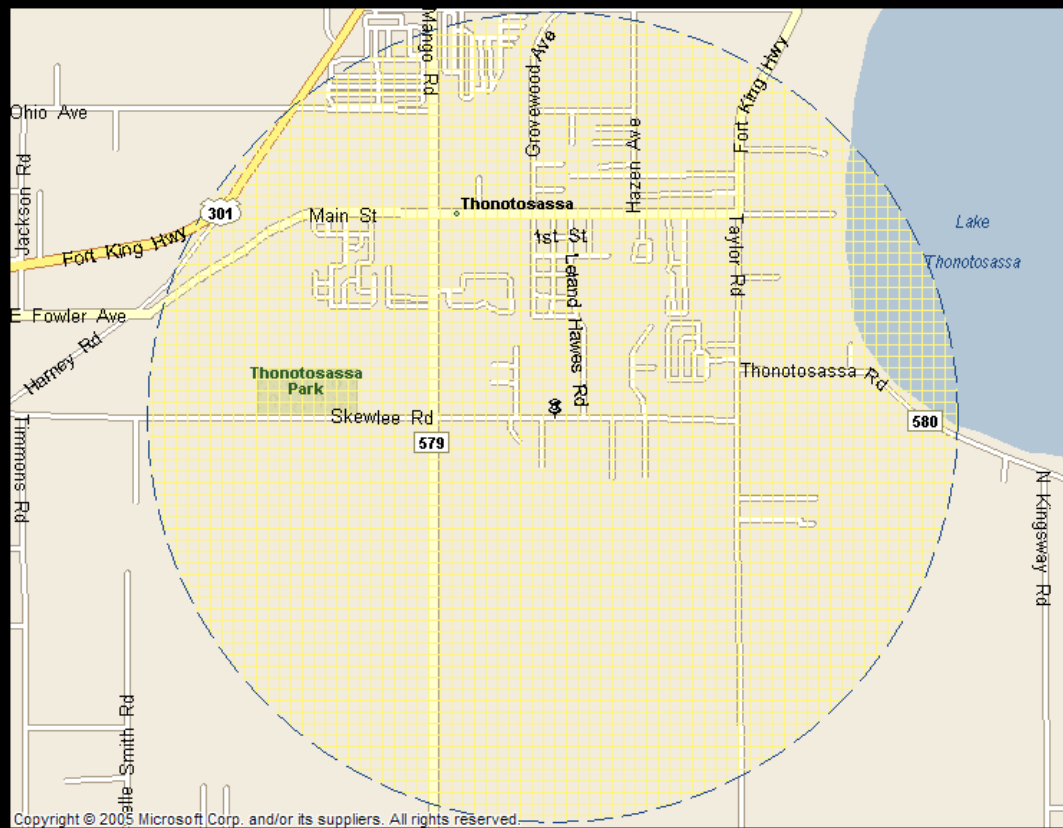
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# Location

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