Great Bay - 19140 US HWY 301, Dade City, FL 33523 - Pasco County - Parcel ID# 34-23-21-0000-01600-0010

Are there any rental rules or restrictions? **Agressive Dog Breeds**

Is the park run on well and septic? **City Water (has Well in the middle of property going to another property) & Septic**

Survey available? Yes - previous owner

Property size: **4.87 acres / 6 mobile homes and 25 RVs / Zones C2-General Commercial - may have room for expansion**

ALL UNITS ARE SELLER OWNED

Unit # - Prop card	RV or MH	Bed/Bath	Rehabbed	Vacant	Rent Price	Annual rent	Potential Annual	Term M2M/YR
1	MH	2/2	NO		$1,000.00	$12,000.00	$12,000.00	M2M
2	Park Model	1/1	YES		$750.00	$9,000.00	$9,000.00	M2M
3	RV	1/1	YES		$850.00	$10,200.00	$10,200.00	M2M
4	MH - Sigle Wide	2/1	YES		$1,000.00	$12,000.00	$12,000.00	M2M
5	Short Mobile	1/1	YES		$1,000.00	$12,000.00	$12,000.00	M2M
6	MH	2/1.5	YES		$1,000.00	$12,000.00	$12,000.00	M2M
7	RV - Replaced	2/1	YES		$900.00	$10,800.00	$10,800.00	M2M
8	RV - NEEDS REPL	1/1	-	-	$0.00	$0.00	$0.00	M2M
9	RV - 5th Wheel	1/1	YES		$700.00	$8,400.00	$8,400.00	M2M
10	RV	1/1	YES		$900.00	$10,800.00	$10,800.00	M2M
11	RV	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
12	Park Model	1/1	YES		$1,000.00	$12,000.00	$12,000.00	M2M
13	RV - 5th Wheel 40 ft	1/1	YES		$1,000.00	$12,000.00	$12,000.00	M2M
14	RV	1/1	YES		$700.00	$8,400.00	$8,400.00	M2M
15	RV - older 5th wheel	1/1	YES		$900.00	$10,800.00	$10,800.00	M2M
16	RV - 40ft 3 pop out	1/1	YES	x - Pending	$1,100.00	$13,200.00	$13,200.00	M2M
17	RV	1/1	YES		$550.00	$6,600.00	$6,600.00	M2M
18	RV	1/1	YES		$900.00	$10,800.00	$10,800.00	M2M
19	RV	1/1	YES		$1,000.00	$12,000.00	$12,000.00	M2M
20	RV - Bumper pool	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
21	RV - 5h wheel	2/1	YES		$1,000.00	$12,000.00	$12,000.00	M2M
22	RV - Older 2 pop out	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
23	RV - Older 2 pop out	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
24	RV - Bumber pool	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
25	RV	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
26	RV 32ft Bumper	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
27	RV Bumper Pool - old	1/1	YES		$700.00	$8,400.00	$8,400.00	M2M
28	RV - 5h wheel	2/1	YES		$900.00	$10,800.00	$10,800.00	M2M
29	RV - 5h wheel	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
30	RV Bumber Pool	1/1	YES		$700.00	$8,400.00	$8,400.00	M2M
31	MH - Single Wide	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M
32	MH	2/1	YES	x - Pending	$1,100.00	$13,200.00	$13,200.00	M2M
Totals					*$26,850.00*	*$322,200.00*	*$322,200.00*	

Forest Oak - 19112 US HWY 301, Dade City, FL 33523 - Pasco County - Parcel ID# 34-23-21-0000-01700-0000

Are there any rental rules or restrictions? **Agressive Dog Breeds**

Is the park run on well and septic? Well & Spetic - Well maintenance performed about 2 years ago

Survey available? Yes - previous owner

Property size: 4.97 acres 16 mobile homes & RVs - Zones R-1 MH Single Family/Mobile Homes - may have room for expansion

ONE UNIT TENANT OWNED

Unit #	Bed/Bath	Rehabbed	Vacant	Rent Price	Annual rent	Projected	Term M2M/YR	Tenant owned?
19110 - MH Park model	1/1	YES		$900.00	$10,800.00	$10,800.00	M2M	NO
19112 - MH	2/1	YES		$1,100.00	$13,200.00	$13,200.00	M2M	NO
19114 - RV Bumper Pool	1/1	YES		$700.00	$8,400.00	$8,400.00	M2M	NO
19116 - 42ft RV	2/1 with loft	YES		$800.00	$9,600.00	$9,600.00	M2M	NO
19118 - RV	2/1.5	YES		$1,200.00	$14,400.00	$14,400.00	M2M	NO
19120 -		YES		$500.00	$6,000.00	$6,000.00	M2M	YES
19122 - MH	2/1.5	YES		$1,100.00	$13,200.00	$13,200.00	M2M	NO
19124 - MH	2/1	YES		$650.00	$7,800.00	$7,800.00	M2M	NO
126 - RV toy hauler	2/1 with loft	YES		$1,100.00	$13,200.00	$13,200.00	M2M	NO
A - RV	1/1	YES		$800.00	$9,600.00	$9,600.00	M2M	NO
B - RV	1/1	YES		$600.00	$7,200.00	$7,200.00	M2M	NO
C - RV	1/1	YES		$900.00	$10,800.00	$10,800.00	M2M	NO
D - MH Park	2/1.5	YES		$1,200.00	$14,400.00	$14,400.00	M2M	NO
E - MH	1/1	YES		$900.00	$10,800.00	$10,800.00	M2M	NO
F - MH Park Model	1/1	YES		$1,000.00	$12,000.00	$12,000.00	M2M	NO
G - RV	1/1	YES		$850.00	$10,200.00	$10,200.00	M2M	NO
Totals				*$14,300.00*	*$171,600.00*	*$171,600.00*		

Monthly Expenses	*These fees combined with the other mobile home park					
Water	$850					
Trash	$850	$350 paid for trash pickup plus Pasco tax imposed on landfill service tax averages about 500 monthly				
Electric	$2,900					
Material	$2,000					
Labor & Lawn Service	$3,000	Michael takes care of maintenance, renovations, and lawn. Weekly pymt average out at $650-$750				
Property Taxes	$2,050					
Misc	$200	Evictions and legal fees such as license renewal, etc.				
Total	*$11,850*	*monthly*	*$142,200*	*annually*		
NOI Monthly/annually	*$29,300.00*	*monthly*	*$351,600.00*	*annually*	*$351,600.00*	*potential minimum*
			cap	10.82%	cap	10.82%