

PONDEROSA RV & MOBILE HOME PARK

5870 S. US HWY 1
BUNNELL, FL 32110

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,400,000
Number Of Units:	40
Cap Rate:	12.31%
NOI:	\$172,318
Lot Size:	5.451 Acres
Year Built:	1975
Zoning:	MH-3
Market:	Flagler County/Palm Coast/Bunnell
Traffic Count:	12,949

PROPERTY OVERVIEW

SVN Alliance is proud to present this Flagler county mobile home/RV park. The property consists of 40 lots on 5.45 acres. Currently, there are 11 park owned mobile homes, 1 tenant owned mobile home and 28 tenant owned RVs. All sites are separately metered for utilities and the park is on septic. PROPERTY CANNOT BE TOURED WITHOUT OWNER OR LISTING BROKER. PLEASE CALL FOR APPOINTMENT.

PROPERTY HIGHLIGHTS

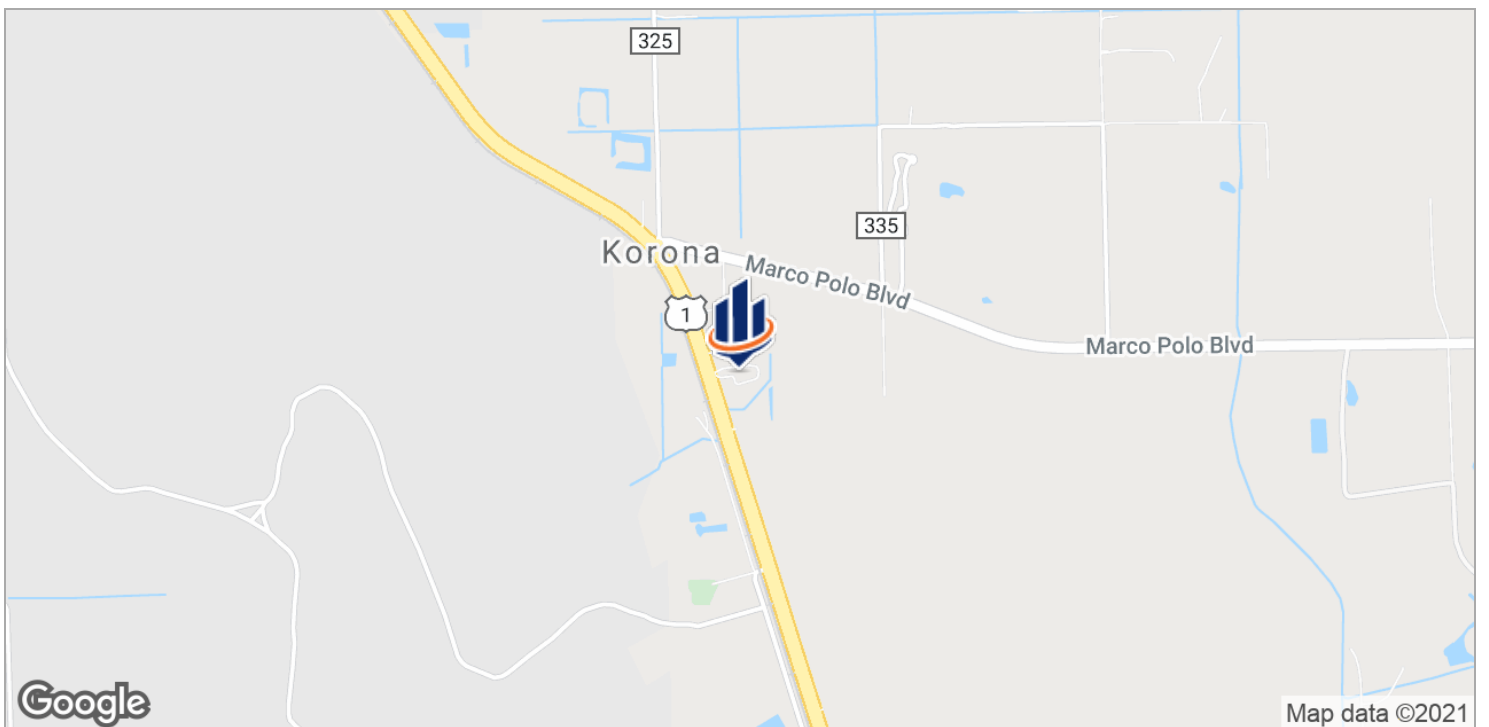
- High occupancy rates for last five years.
- New Dollar General just opened immediately south.
- Excellent current cap rate.
- On site water and septic.
- Owner financing may be available to qualified buyers with 30% down.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial



Location Maps



Income & Expense Analysis

Property Name Ponderosa Adult RV & MHP
 Location 5870 US Hwy 1S, Bunnell 32110
 Type of Property Mobile Home/RV Park
 Size of Property 40 PADS (Sq. Ft./Units)
 Purpose of analysis _____
 Assessed/Appraised Values
 Land 0 15%
 Improvements 0 85%
 Personal Property 0 0%
 Total 0 100%
 Adjusted Basis as of: 14-Sep-20 \$1,400,000

Annual Property Operating Data

Purchase Price 1,400,000
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages 1,400,000
 Equals Initial Investment _____

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	_____	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____	_____

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME			<u>213,600</u>	<u>Actual Income (Current 2020 September rent roll)</u>
2 Less: Vacancy & Cr. Losses		(of PRI)	<u>0</u>	<u>Actual Vacancy (3 non-performing pads)</u>
3 EFFECTIVE RENTAL INCOME			<u>213,600</u>	
4 Plus: Other Income (collectable)				
5 GROSS OPERATING INCOME			<u>213,600</u>	
OPERATING EXPENSES:				
7 Real Estate Taxes			<u>4,639</u>	
8 Personal Property Taxes			<u>0</u>	
9 Property Insurance			<u>1,800</u>	
10 Off Site Management				
11 Payroll				
12 Expenses/Benefits			<u>0</u>	
13 Taxes/Worker's Compensation			<u>0</u>	
14 Repairs and Maintenance				
Utilities:				
15 Garbage			<u>2,376</u>	
16 Electric			<u>14,400</u>	
17 Lawn Maintenance			<u>6,000</u>	
18			<u>0</u>	
19 Accounting and Legal			<u>0</u>	
20 Licenses/Permits			<u>0</u>	
21 Advertising			<u>0</u>	
22 Supplies			<u>0</u>	
Miscellaneous Contract Services:				
24 Well Permits			<u>730</u>	
25 Water Testing			<u>300</u>	
26 Licensing			<u>350</u>	
27 Occupational License			<u>8</u>	
28 Maintenance Factor (5%)			<u>10,680</u>	
29 TOTAL OPERATING EXPENSES			<u>41,282</u>	
30 NET OPERATING INCOME			<u>172,318</u>	
31 Less: Annual Debt Service				
32 Less: Participation Payments (from Assumptions)				
33 Less: Leasing Commissions			<u>-</u>	
34 Less: Funded Reserves			<u>-</u>	
35 CASH FLOW BEFORE TAXES				

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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: _____

Prepared by: Michael Baxter & Randy Helle

2020 Rent Roll

Mobile Home	January	February	March	April	May	June	July	August	September	October	November	December
A1(Park Owned)	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00			
A2 RV Lot												
A3 RV Lot												
A4(Park Owned)	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00			
A5(Park Owned)	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00			
A6(Park Owned)	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00			
A7 (RV Lot)	\$450.00			\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00			
A8RV Lot)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
A8 Shed(RV Lot)		\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
B1(RV Lot)	\$450.00	\$450.00	\$450.00		\$450.00	\$450.00	\$450.00		\$500.00			
B2(RV Lot)	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00		\$500.00	\$500.00	\$500.00			
B3(RV Lot)			\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00			
B4 (RV Lot)		\$450.00	\$450.00			\$500.00			\$500.00			
B5(Park Owned)	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00			
B6(Park Owned)	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00			
B7 (RV Lot)		\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00			
C0 (RV Lot)		\$150.00	\$450.00	\$450.00	\$450.00		\$500.00	\$250.00	\$200.00			
C1 (RV Lot)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
C2 (RV Lot)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
C3 (RV Lot)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
C4(Park Owned)	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00			\$800.00	\$800.00			
C5 (RV Lot)	\$125.00	\$450.00	\$450.00		\$236.00	\$500.00	\$500.00	\$500.00	\$500.00			
C6 (RV Lot)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
C7 (RV Lot)	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00		\$500.00			
C8(Park Owned)	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00			
C9 RV Lot	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
C10(Park Owned)	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00			
C11(Park Owned)	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00			
D1(Privately Owned)	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00			
D2(Park Owned)	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00			
D3 (RV Lot)	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00			
D4(Storage/Bath house)												
D5(Park Owned)	\$600.00	\$600.00	\$600.00		\$650.00	\$650.00	\$650.00	\$650.00	\$650.00			
D6(RV Lot)												
E1 (RV Lot)	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00			
E2 (RV Lot)	\$425.00	\$425.00	\$425.00		\$450.00		\$335.00	\$500.00	\$500.00			
E3 (RV Lot)	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00			
E4 (RV Lot)	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00			
E5 (RV Lot)	\$400.00	\$400.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00			
E6 (RV Lot)	\$400.00	\$400.00		\$450.00	\$450.00		\$400.00	\$400.00	\$400.00			
E7 (RV Lot)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00			
Monthly Rents	\$15,200.00	\$16,525.00	\$16,975.00	\$15,550.00	\$17,336.00	\$15,700.00	\$16,935.00	\$16,750.00	\$18,200.00	\$0.00	\$0.00	\$0.00

Advisor Bio



RANDY HELLE

Senior Advisor

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PROFESSIONAL BACKGROUND

Senior Advisor at SVN Alliance. Mr. Helle has over 15 years of commercial real estate experience in the Dallas, Raleigh, New York City and Central Florida markets. Office leasing was his primary responsibility, but he also gained valuable experience in marketing and the overall development process from site selection to Certificate of Occupancy. Mr. Helle secured multiple leases totaling over 75 million dollars. He currently specializes in office, retail and the Self-Storage industry where he discovers off-market properties for his clients. Most recently, Mr. Helle has served as The Director of Business Development of Space Square in Daytona Beach in coordination with Chad Hagle of Aventine Development Services Company.

EDUCATION

B.S. from University of Missouri

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Advisor Bio



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael joined the SVN I Alliance team with ten years of commercial real estate experience in Pennsylvania where he specialized in investment properties, primarily focusing on apartment complexes, strip centers, self storage facilities and manufactured home park brokerage. Michael was Top Producer in his office the past five years and a top 3 commercial agent in his market. He has relocated to the Daytona Beach area with his wife and two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY. After obtaining his degree, he worked at an abstract company and a real estate law practice before beginning his career in commercial real estate.

EDUCATION

BA-Cornell University-2009

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