

**Thonotosassa – 2.17 Acres**  
**14 Unit MHP**  
**1 lot rental & 13 park owned !!**

**Property Details:**

- Zoning AS-1
- Special 225' Frontage x 420' deep
- Lot Size 2.17 Acres; 94,500 total sf
- Utilities Well / Septic
- # Units 14 Units – 1 L.R. / 13 P.O.
- Taxes \$ 3160.07 (2008)
- NOI \$ 70,876
- CAP 15.79 %
- F. L.U. Fut. Land Use allows for 6 residential units/acre

**\$ 449,000**  
**Owner Financing !!**

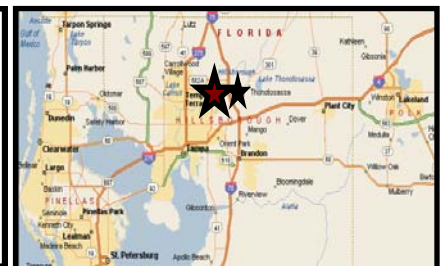
Another highly visible 14 unit mobile home park is situated on the NW corner of Leland Hawes & Skewlee Rd in growing Thonotosassa, FL (NE Tampa). Site boasts over 2 acres of hi/dry uplands, over 225' of frontage along Skewlee Rd just east of CR 579 and near to Folsom Elementary School, Thonotosassa Park, 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 \$550 to \$875 monthly and one lot rental only unit which pays \$250 per month. The Underlying Land Use is MHP w/ the Future Land Use being R-6 (allowing 6 dwelling units/ acre (town homes to houses)). There is well and septic on site and access along Leland Hawes Rd. All rentals are separately metered for electric and paid by tenants. Not only situated on a well known, high visibility 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, re-development 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.

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**BUILDER SERVICES INC.**

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# 10740 Skewlee Rd MHP – Profit and Loss

<u>UNIT #</u>	<u>TYPE</u>	<u>RENT / MONTH</u>
1	2 Br 1 Ba	550
2	2 Br 1 Ba	650
3	2 Br 1 Ba	650
4	1 Br 1 Ba	628
5	2 Br 1 Ba	650
6	2 Br 1 Ba	758
7	3 Br 2 Ba DW	867
8	1 Br 1 Ba	585
9	3 Br 2 Ba	758
10	2 Br 1 Ba	650
11	2 Br 1 Ba	650
12	2 Br 2 Ba	600
13	Lot rent	250
<u>13a</u>	<u>3 Br 2 Ba</u>	<u>845</u>

Monthly	9,092
Annually	<u>109100</u>

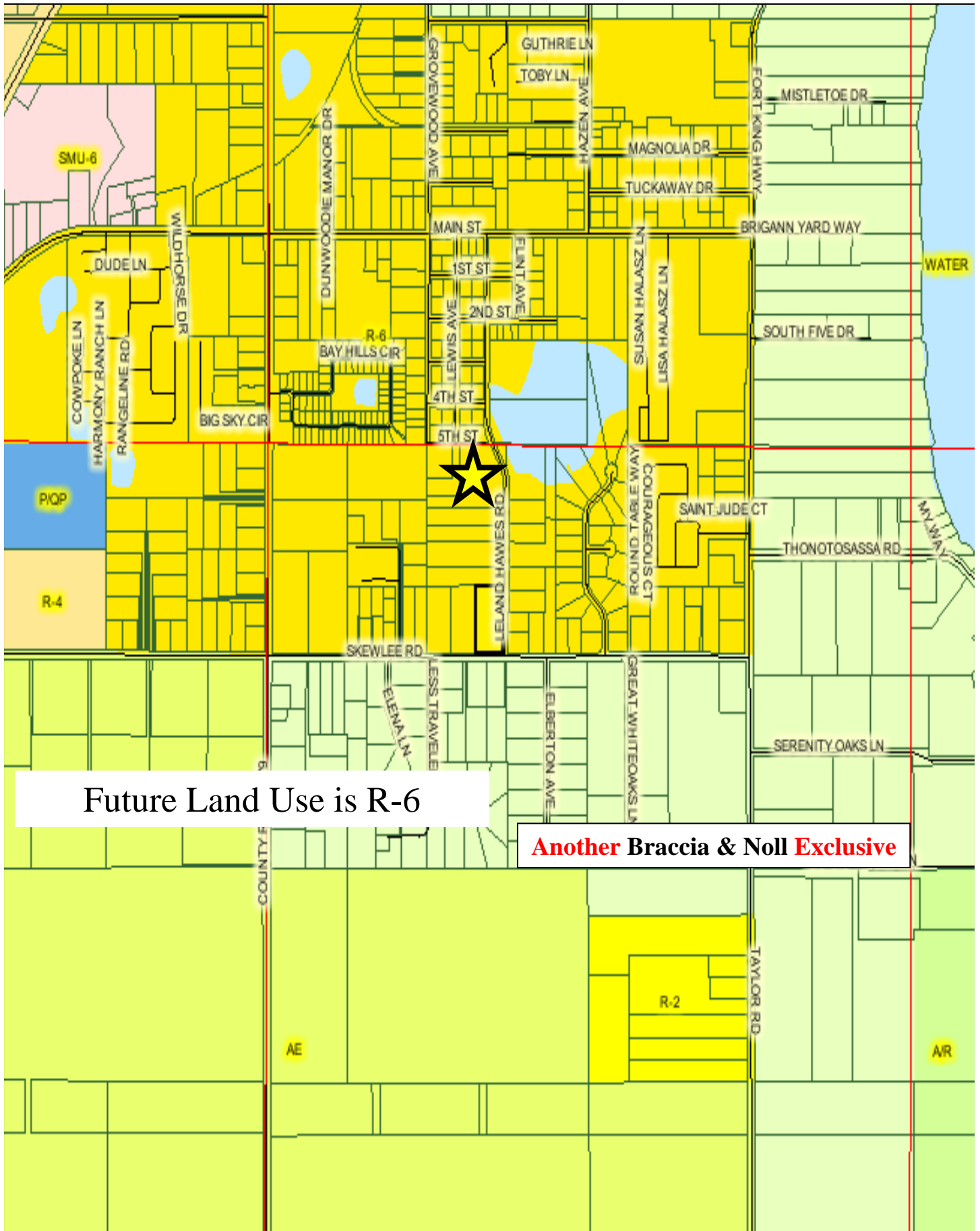
## EXPENSES

Vacancy (10%)	10910
Licenses & Permits	225
Management / Maintenance (10% of Gross)	9819
Repair Supplies	6,500
Advertising	540
Property Tax	3,160
Well Water Testing	240
Insurance	2,630
Electric	600
Waste Disposal	3,600

<b>GROSS EXPENSE</b>	<b><u>38,224</u></b>
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<b>NOI</b>	<b><u>70,876</u></b>
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# Future Land Use Map of Hillsborough County



Future Land Use is R-6

**Another Braccia & Noll Exclusive**

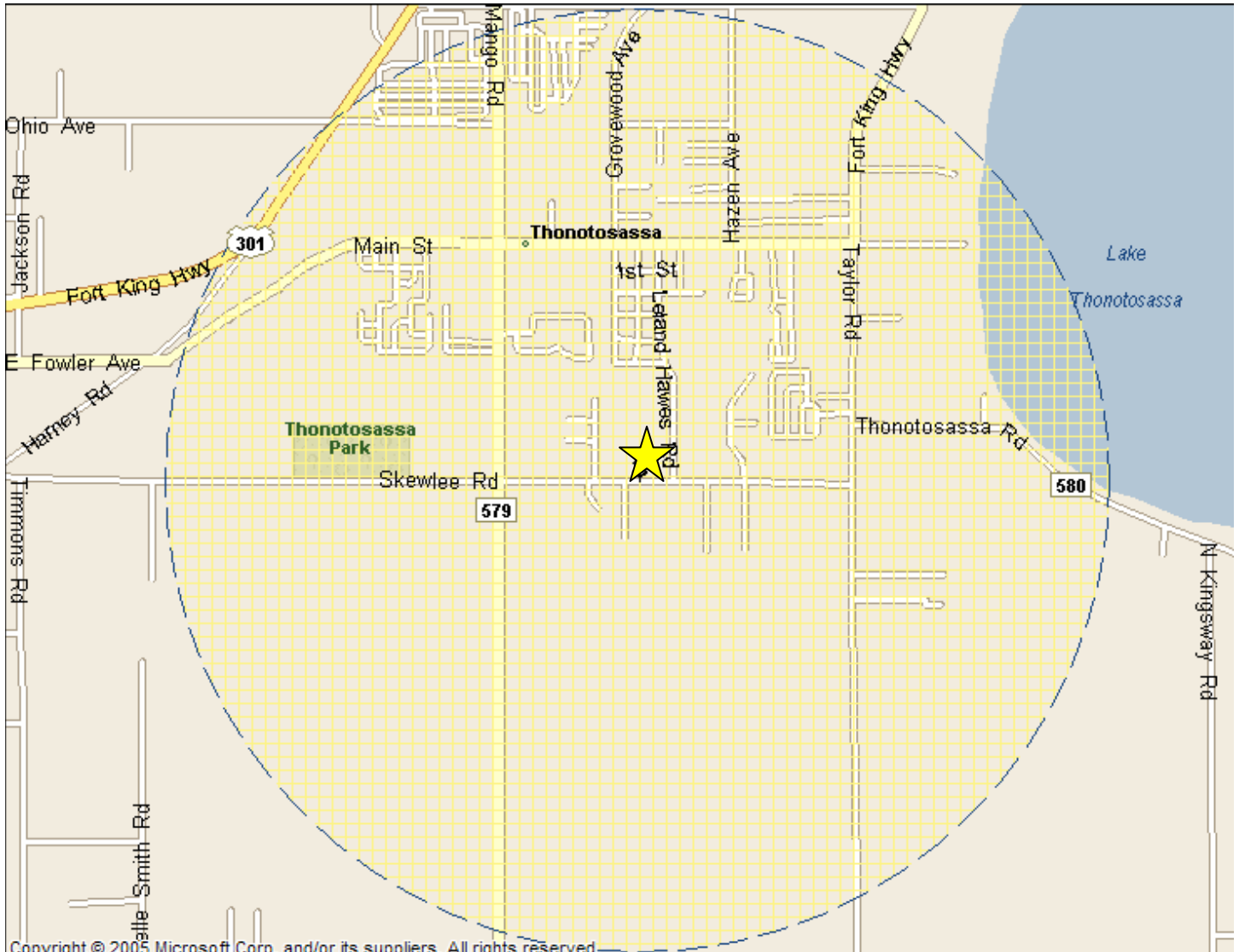
**PROPERTY INFORMATION**

<b>15)</b>	Property: <b>10740 SKEWLEE RD, THONOTOSASSA FL 33592-3167 R005</b>		
APN:	<b>060761-0100</b>	Strap #:	<b>U-15-28-20-ZZZ-000002-04160.0</b>
Card #:	<b>0 of 14</b>	Mill Code:	Use: <b>MOBILE HOME PARK</b>
County:	<b>HILLSBOROUGH, FL</b>	Prop Tax: <b>\$2,835.71</b>	Total Value: <b>\$136,968</b>
Census:	<b>103.03</b>	Tax Yr: <b>2007</b> Delinq:	Land Value: <b>\$79,650</b>
Map Pg:	<b>225</b>	Tax Appraisal: <b>H</b>	Imprv Value: <b>\$57,318</b>
A/M Vol/Pg 1:	<b>E / 0225</b>	Neigh Code: <b>519001.</b>	Taxable Val: <b>\$136,968</b>
A/M Vol/Pg 2:	<b>/</b>	Exemptions:	Building Val:
T/R/S:	<b>28-20-15</b>		Agricult Val:
Municipality:			Assd Yr: <b>2007</b>
Subdivision:	<b>LEE PLATTED</b>		% Improve: <b>042%</b>
Owner:	<b>ROORING LAKE GILBERT LLC</b>		Owner Vest: <b>/ / CO</b>



Perimeter Area:	Patio Type:	Parcel Fuel:
Patio/Deck 1:	Improve Type:	Floor Type:
Patio/Deck 2:	Style:	Floor Cover: <b>CARPET</b>
Perimeter Area:	Condition:	Air Cond: <b>CENTRAL</b>
Heated Area:	Quality: <b>AVERAGE</b>	
<b># Bldgs: 14</b>	Bldg #: <b>1</b>	<u>Bldg_Desc</u> <u>Size</u>
<b># Res. Units:</b>	Section #:	<b>BASE AREA 576</b>
<b># Comm Units:</b>	Level #:	
<b>Bldg Type:</b>		
<b>Permit \$:</b>		

# 1 Mile Radius of 10740 Skewlee Rd. MHP Thonotosassa (E. Tampa) Hillsborough County



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