



Property Details:

- Zoning PD-H; Plan Dev- Housing
- Special 200' Frontage x 420' deep
- Lot Size 1.93 Acres; 84,000 total sf
- Utilities Well / Septic
- # Units 14 Units – Lot rental Only
- Taxes \$ 5040.83 (2010)
- NOI \$ 37,176
- CAP 8.87% (Lot Rental Only)
- F. L.U. Fut. Land Use allows for 6 residential units/acre

Thonotosassa - 1.93 Acres
14 Unit MHP
LOT RENTAL ONLY !!

\$ 419,000

Country Grove MHP; another highly visible 14 unit mobile home park is situated just west of the NW corner of Leland Hawes & Skewlee Rd in growing Thonotosassa, FL (NE Tampa). Site boasts nearly 2 acres of hi/dry uplands, over 200' 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). Existing rents are \$300 per month effective August 1st, 2008. 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 1 well and 2 Septic tanks on site, and an asphalt driveway entering this quiet family park. 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 which would be ideal for an absentee owner. Please don't alert the tenants of possible sale and do not disturb anyone on site w/out previous authorization.

www.CommercialMLS.net

BRACCIA & NOLL
Commercial Property Specialists

BUILDER SERVICES, INC.

Office: 813-600-5592 Fax: 813-315-7775



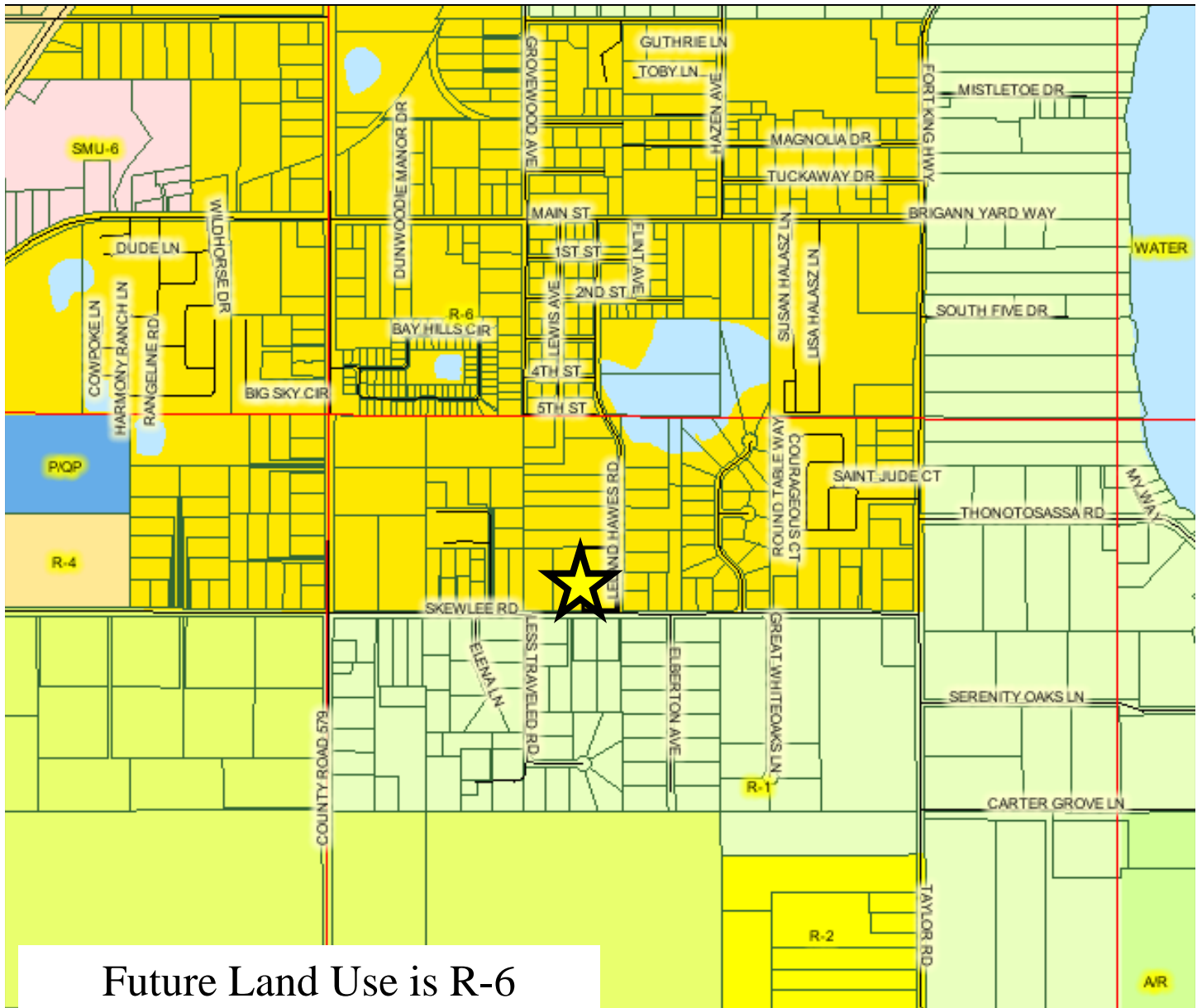
For ALL of YOUR Commercial Real Estate Needs!
 Visit us Online at: <http://www.CommercialMLS.Net>

Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to it's accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.

Country Grove MHP – Profit and Loss

<u>UNIT #</u>	<u>TYPE</u>	<u>MONTHLY</u>	<u>As of Oct. 2011</u>
1	Lot rent	300	315
2	Lot rent	300	315
3	Lot rent	300	315
4	Lot rent	300	315
5	Lot rent	300	315
6	Lot rent	300	315
7	Lot rent	300	315
8	Lot rent	300	315
9	Lot rent	300	315
10	Lot rent	300	315
11	Lot rent	300	315
12	Lot rent	300	315
13	Lot rent	300	315
14	Lot rent	300	315
Monthly		4200	4410
Annually		<u>50400</u>	<u>52920</u>
EXPENSES			
Licenses & Permits	\$	225	225
Maintenance & Repairs	\$	1,500	1,500
Property Tax	\$	5,041	5,041
Well Water Testing	\$	240	240
Insurance	\$	1,730	1,730
Landscaping	\$	600	600
Electric	\$	600	600
Waste Disposal	\$	3,288	3,288
GROSS EXPENSE	\$	<u>13,224</u>	<u>13,224</u>
NOI	\$	<u>37,176</u>	<u>39,696</u>

Future Land Use Map of Hillsborough County



Future Land Use is R-6

Another Braccia & Noll Exclusive



1 Mile Radius of 10730 Skewlee Rd. MHP Thonotosassa (E. Tampa) Hillsborough County

