

## 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 – 11LR & 3 PO
- Taxes \$ 6706 (2008)
- NOI \$ 50,611
- CAP 11.27 %
- F. L.U. Fut. Land Use allows for 6 residential units/acre

**Thonotosassa - 1.93 Acres**  
**14 Unit MHP**  
**11 lot rentals; 3 park owned !!**

**\$ 449,000**

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 lot rents are \$300 per month effective August 1<sup>st</sup>, 2008 and parked owned are between \$650 and \$975 monthly. 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.

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# Country Grove MHP – Profit and Loss

<u>UNIT #</u>	<u>TYPE</u>	<u>RENT / MONTH</u>
1	Lot rent	300
2	Lot rent	300
3	Lot rent	300
4	Lot rent	300
5	2 Br 2 Ba	650
6	2 Br 1 Ba	650
7	Lot rent	300
8	Lot rent	300
9	Lot rent	300
10	Lot rent	300
11	3 Br 2 Ba DW	975
12	Lot rent	300
13	Lot rent	300
14	Lot rent	300

Monthly	5575
Annually	<u>66900</u>

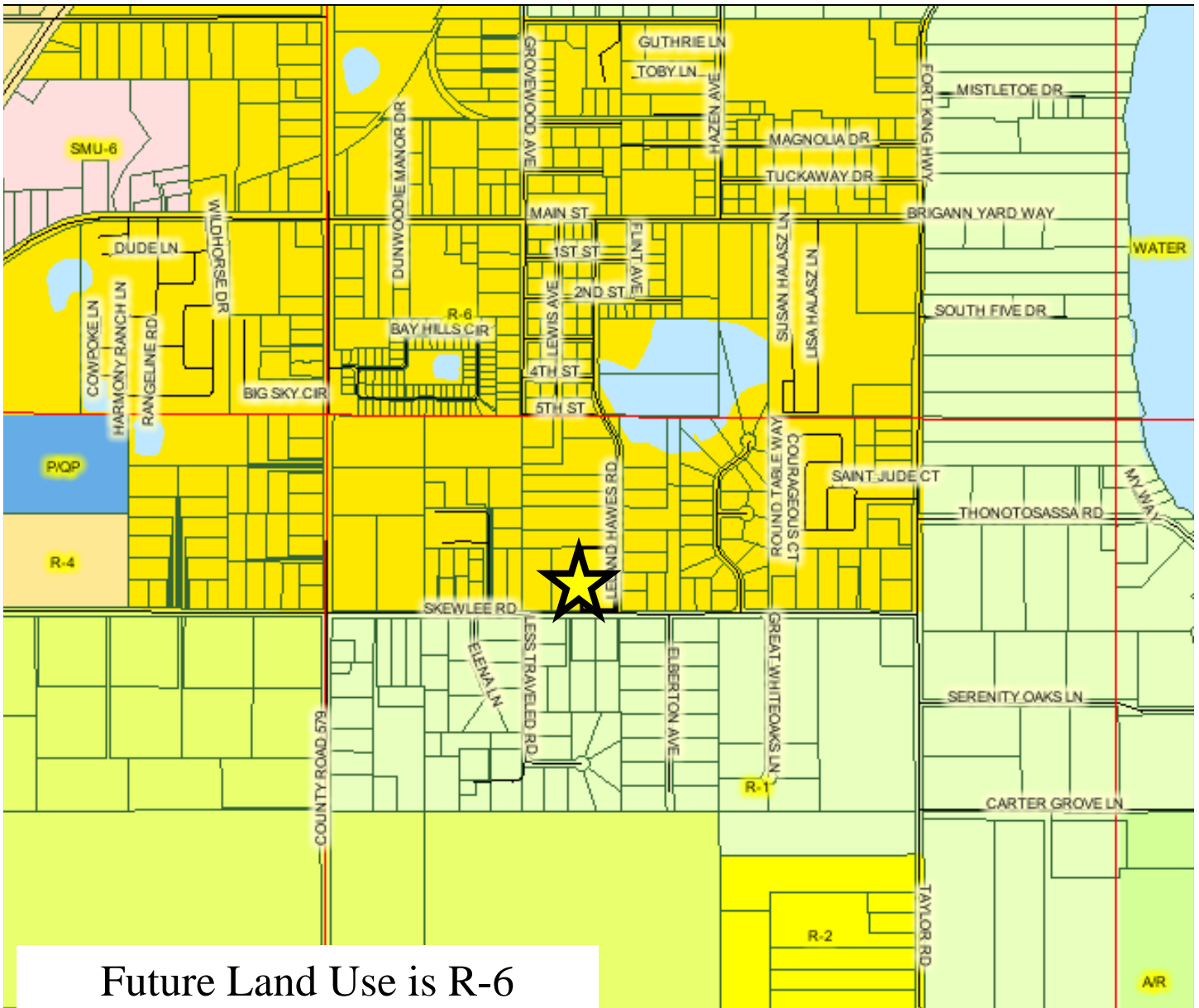
## EXPENSES

Licenses & Permits	\$	225
Maintenance & Repairs	\$	2,900
Property Tax	\$	6,706
Well Water Testing	\$	240
Insurance	\$	1,730
Landscaping	\$	600
Electric	\$	600
Waste Disposal	\$	3,288

GROSS EXPENSE	\$	<u>16,289</u>
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<b>NOI</b>	<b>\$</b>	<b><u>50,611</u></b>
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# 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

