

RENT ANALYSIS: MOBILE HOME AND RV PARK

(For Calendar Year 2019)

REAL ESTATE DIVISION

CONFIDENTIAL

Per F. S. 195.027
 Marsha M. Faux, CFA, ASA
 Polk County Property Appraiser
 255 N. Wilson Avenue
 Bartow, Florida 33830-3901

BUSINESS NAME: _____

LOCATION: _____

Parcel ID: _____

DOR Use Code _____

Rental Sites

Line	Type (MH or RV) Lot Only Rent Unit + Lot Rent	Term (Year Round, Seasonal, Weekly, Daily)	Location (standard, superior, waterfront, golf front, near clubhouse, etc.)	Number of Lots	Rate	Per Month, Per Week, Per Day	Typical Vacancy Rate*
1							
2							
3							
4							
5							
6							
7							

* For seasonal units, show vacancy **during season**. For other terms, show average annual vacancy.

Residential Units

Line	Type (MH, RV, Cottage, Multi- Fam, Motel)	Term (Year Round, Seasonal, Weekly, Daily)	Location (standard, superior, waterfront, golf front, near clubhouse, etc.)	Number of Lots	Rate	Per Month, Per Week, Per Day	Typical Vacancy Rate*
1							
2							
3							
4							
5							
6							
7							

* For seasonal units, show vacancy **during season**. For other terms, show average annual vacancy

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Leased Business Space

LINE	Type (Restaurant, Retail, Office, etc.)	Commercial Tenant's Name	Sq. Ft. Leased	Rate	Per Month, Per Week, or Per Day	Typical Vacancy Rate
1						
2						
3						
4						
5						
6						
7						

Included in Rents

Line	Item	Rental Sites	Residential Units	Business Space	Comment
1	Electric				
2	Water				
3	Sewer/septic				
4	Garbage				
5	Cable TV				
6	Lawn Service				
7	Other				

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Actual Income: 2019	Rental Income	Comments
MH and RV Sites	\$	
Residential Units	\$	
Leased Business Space	\$	
Total Rental Income	\$	
	Other Income	
Boat Slips	\$	
Vehicle Storage	\$	
Recreation Hall Rental	\$	
Mini Warehouses	\$	
Laundry	\$	
Propane Gas	\$	
Vending Machines	\$	
Pass Through	\$	
Other	\$	
Total Other Income	\$	
Total Income	\$	

Actual Expenses: 2019	Expense	Comments
Administrative (management, payroll, legal fees, etc.)	\$	
Insurance (annual premiums for property-related insurance only)	\$	
Utilities (annual electric, water, sewer, cable TV, garbage, etc.)	\$	
Maintenance (paving, buildings, pool, etc.)	\$	
Supplies (pool, office, etc.)	\$	
Real Estate Taxes	\$	
Reserves for Replacement	\$	
Other Expenses (attach details for amount shown)	\$	
Total Expenses		

SIGNATURE/TITLE _____

DATE _____ TELEPHONE # _____

EMAIL ADDRESS _____