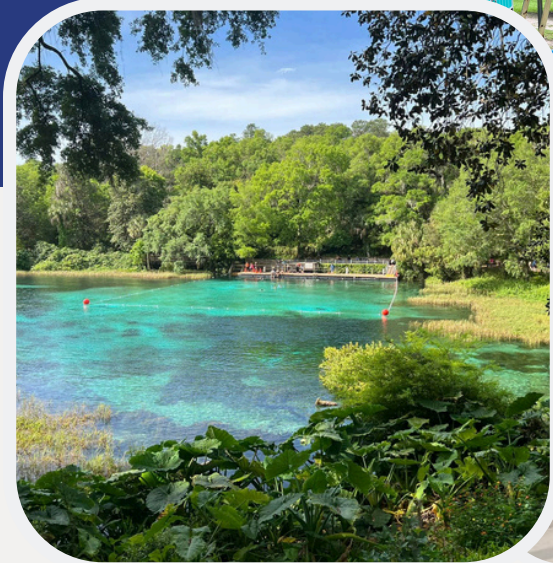


Rainbow Springs

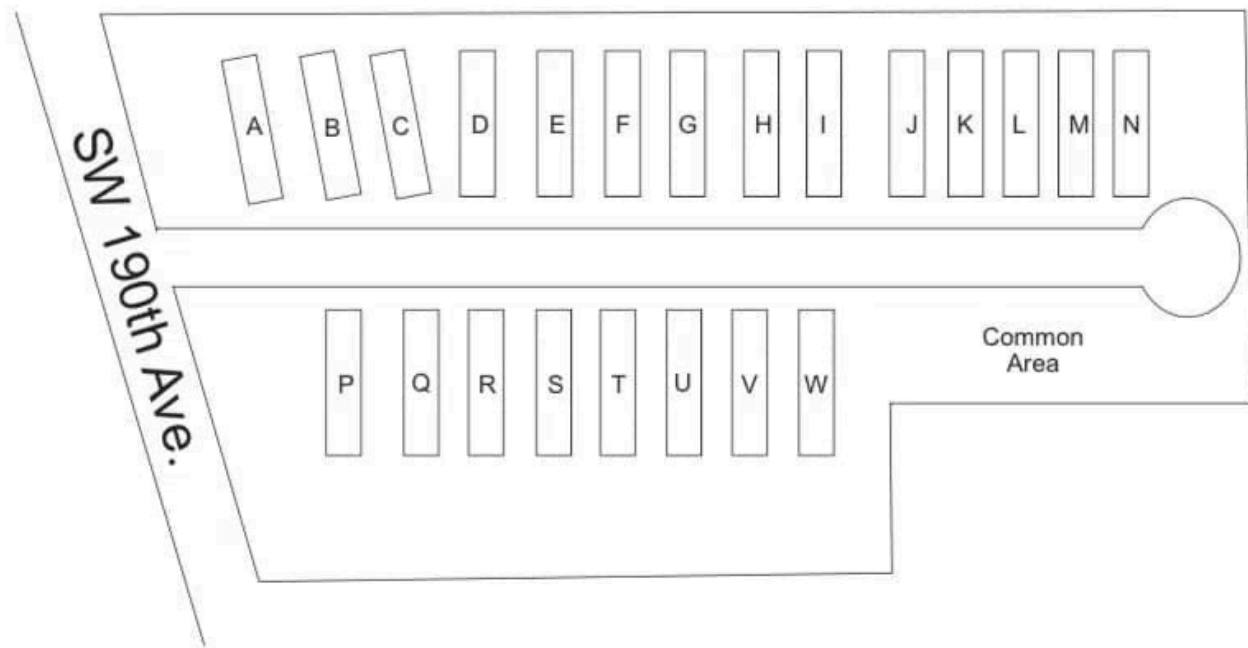
RAINBOW RIVER BUNGALOWS



Finally a 2nd HOME that pays for itself



Rainbow River Bungalows



BUNGALOW

NOW \$129,000
~~\$149,000~~

D



PROPERTY FEATURES:



2 Bedroom



2 Bathroom



Sleeps 6 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

NOW **\$129,000**
~~\$149,000~~

E



PROPERTY FEATURES:



2 Bedroom



2 Bathroom



Sleeps 6 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

NOW **\$125,000**
~~\$145,000~~

F



PROPERTY FEATURES:



2 Bedroom



2 Bathroom



Sleeps 6 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

NOW **\$99,000**
~~\$139,000~~

G



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:



www.rainbowriverbungalows.com

BUNGALOW

\$99,000

H



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

NOW **\$139,000**
~~\$159,000~~

J



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:



www.rainbowriverbungalows.com

BUNGALOW

NOW

\$119,000

~~\$135,000~~

K



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

NOW **\$119,000**
~~\$135,000~~

L



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

NOW \$149,000
~~\$169,000~~

N



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

\$129,000
\$149,000

Q



PROPERTY FEATURES:



2 Bedroom



2 Bathroom



Sleeps 6 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

\$129,000

~~\$149,000~~

R



PROPERTY FEATURES:



2 Bedroom



2 Bathroom



Sleeps 6 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

\$139,000

~~\$149,000~~

S



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

BUNGALOW

NOW

\$119,000

~~\$135,000~~

T



PROPERTY FEATURES:



1 Bedroom



1 Bathroom



Sleeps 4 Guests



Fully Furnished



Common Area

LOT RENT: \$795

- Water
- Septic
- Trash
- Lawn Care
- Land Taxes
- Use of common areas
- Grills
- Deeded access to KP Hole Boat Ramp

CONTACT DETAILS:

✉ RainbowRiverBungalows9215@gmail.com

🌐 www.rainbowriverbungalows.com

FAQ'S

Rainbow River Bungalows

01 WILL I OWN THE LAND?

This is a land lease community. We own the land, you will own the home. The land will not convey with title.

02 WHAT DOES THE LEASE FEE INCLUDE?

Water, septic, trash, landscaping up to your yard space, deeded access to kp hole boat ramp, community amenities.

03 WHAT IS THE SIZE OF THE LOT?

The lot is 35 foot by 85 foot. Parking right of the unit which holds a truck and trailer. Right side is 16 feet, also designed for one car in front of each unit.

04 CAN I ADD A GRAVEL DRIVEWAY?

Gravel driveway is not permitted per county specs.

05 CAN WE CREATE OUR OWN SOCIAL MEDIA ACCOUNT?

Yes, using your own footage. All community media is proprotiary. Our social media is owned by community management.

06 CAN I RENT MY OWN KAYAKS/PADDLE BOARDS OUT?

Due to our insurance policy, owners cannot rent out their own. However, we now offer rentals onsite that are covered under the community rental umbrella policy.

FAQ'S

Rainbow River Bungalows

continued.

07 WHAT IS THE PROPERTY MANAGEMENT FEE?

20% of nightly rate to manager, cleaning fee to management. Guest pays cleaning fee.

08 DO I HAVE TO USE THE BUNGALOWS MANAGEMENT?

Using the Bungalows Management is not required nor mandatory, however 90% of the reservations come from direct bookings from the advertising we do along with our social accounts. This also means more money in your pocket since you do not have to pay platform fees to Airbnb/Vrbo.

09 WHAT IS THE SEPTIC ON THE BUNGALOW?

All units are on two 1500 gallon septic tanks, city has provided grant to switch to sewer and community has signed on for connection.

10 HOW IS THE WATER AT THE BUNGALOWS?

We are on a pristine well water system.

11 WHAT IS THE WASTE SCHEDULE?

Florida Environmental waste comes every Monday morning.

FAQ'S

Rainbow River Bungalows

continued.

12 HOW DO WE MOVE FORWARD WITH PURCHASING A BUNGALOW?

Cash only, refinancing options through VMF.com or any bank of your choice.

13 WHAT IS THE NOI?

Below is the NOI calculation. All units are comparable to this occupancy.

BUYER TO PERFORM ALL DUE DILIGENCE

BUYER TO PERFORM ALL DUE DILIGENCE WITH STATE, COUNTY, CITY, RENTAL REPORTS, VENDORS, ETC.

Rainbow River Bungalow Unit - 9215 SW 190th Avenue Rd, Dunnellon, FL 34432

*Seller provided, APPROXIMATE

| 2023 Report | | 2024 Forecast (inc. by 17%) | |
|-------------------|--------------------|-----------------------------|--------------|
| Unit Rental Count | 57 | | 1.17 |
| | 50% occupancy rate | | |
| ABNB | \$ 3,243.90 | | \$ 38,895.36 |
| VRBO | \$ 1,691.72 | | \$ 13,679.31 |
| Gross | \$ 4,935.62 | | \$ 52,574.68 |

2% tourist tax
October 2024 has to pay City of Dunnellon

| | | | |
|-----------------|--------------|--|--------------|
| ABNB service | \$ 990.92 | | \$ 990.92 |
| VRBO service | \$ 948.84 | | \$ 948.84 |
| Cleaning Super | \$ 8,550.00 | | \$ 8,265.00 |
| Host Fees | | | |
| Tourist Tax 11% | \$ 4,942.92 | | \$ 5,783.21 |
| Fees(+/-) | \$ 15,432.68 | | \$ 18,705.93 |

4% County Taxes plus 7% State Taxes

| | | | |
|-----------|--------------|-----------|-----------------------|
| Insurance | \$ 1,800.00 | | \$ 3,000.00 |
| Cable | \$ 1,200.00 | | \$ 1,200.00 |
| Electric | \$ 1,800.00 | | \$ 1,800.00 |
| Lot Rent | \$ 7,140.00 | \$ 595.00 | \$ 9,540.00 \$ 795.00 |
| Expenses | \$ 11,940.00 | | \$ 15,540.00 |

Increase insurance to include wind and hurricane coverage.

Increase in Lot fee includes lawn, waste disposal, well water, septic/sewer fees.

| | | | |
|--|--------------|--|--------------|
| | \$ 17,562.94 | | \$ 18,328.75 |
|--|--------------|--|--------------|

| | | | |
|----------------|---------------|--|---------------|
| Purchase Price | \$ 165,000.00 | | \$ 165,000.00 |
|----------------|---------------|--|---------------|

| | | | |
|--|-----|--|-----|
| | 11% | | 11% |
|--|-----|--|-----|