

AS OF \_\_\_\_\_

## RENT ROLLS PHMHP(PINE HAVEN MOBILE HOME

Address	Tenants Name	Lot Size	BR/BA		Monthly Rent	Late Fee	Electric	Total Due
2608 PBW	Vacant	RV		lot				
2609 PBW	Vacant	RV		lot				
2610 PBW	Vacant	RV		lot				
2611 PBW	Vacant	RV		lot				
2612 PBW	Vacant	MH		lot				
2613 PBW	Rogers	MH		lot			\$200.00	
2615 PBW	Vacant	RV		lot				
2617 PBW	Vacant	RV		lot				
2626 PBW	Manager/Newcomb	MH	3br/2ba	lot/trailer(own)	\$0.00			
3306 PND	Vacant	MH	1/1+	lot/trailer				
3308 PND	Vacant	RV		lot				
3310 PND	Vacant	MH		lot				
3312 PND	Vacant	RV	1/camp	lot/camp(own)				
3313 PND	reigal	MH	1br/1ba	lot/trailer(own)	\$595.00			
3314 PND	Vacant	MH		lot				
3315 PND	Tucker/mena	MH	2/1.5	lot/trailer(own)	\$650.00			
3317 PND	Vacant							
3319 PND	Gonzalez	MH		lot	\$265.00			
3320 PND	Beltran	MH		lot	\$265.00			
3321 PND	<del>Whitaker</del> VACANT	MH	1br/1ba	lot/trailer(own)	\$550.00			
3322 PND	DeLaFuente	MH		lot	\$265.00			
3323 PND	Pinson	MH		lot	\$265.00			
3324 PND	unknown tenant	MH		lot	\$265.00			
3325 PND	DeLaFuente	MH		lot	\$265.00			
3326 PND	Labarbara	MH		lot	\$265.00			
3327 PND	Septic	MH	Drain					
3328 PND	Williams	MH		lot	\$265.00			
3329 PND	Bozarth	MH		lot	\$265.00			
3330 PND	Singletary	MH		lot	\$265.00		\$200.00	
3331 PND	Villarreal	MH		lot	\$265.00			
3332 PND	Tyree	MH		lot	\$265.00			
3333 PND	Perales/Frederick	MH		lot	\$265.00			
2402 PSW	Melchor	RV		trailer/lot	\$375.00		\$200.00	
2406 PSW	Roger	RV		lot	\$375.00		\$200.00	
2408 PSW	Vacant	RV		lot				
2410 PSW	Vacant	MH	1/1+	Trailer/lot(own)				
	Total Due				\$0.00			\$0.00

# MAP OF SURVEY

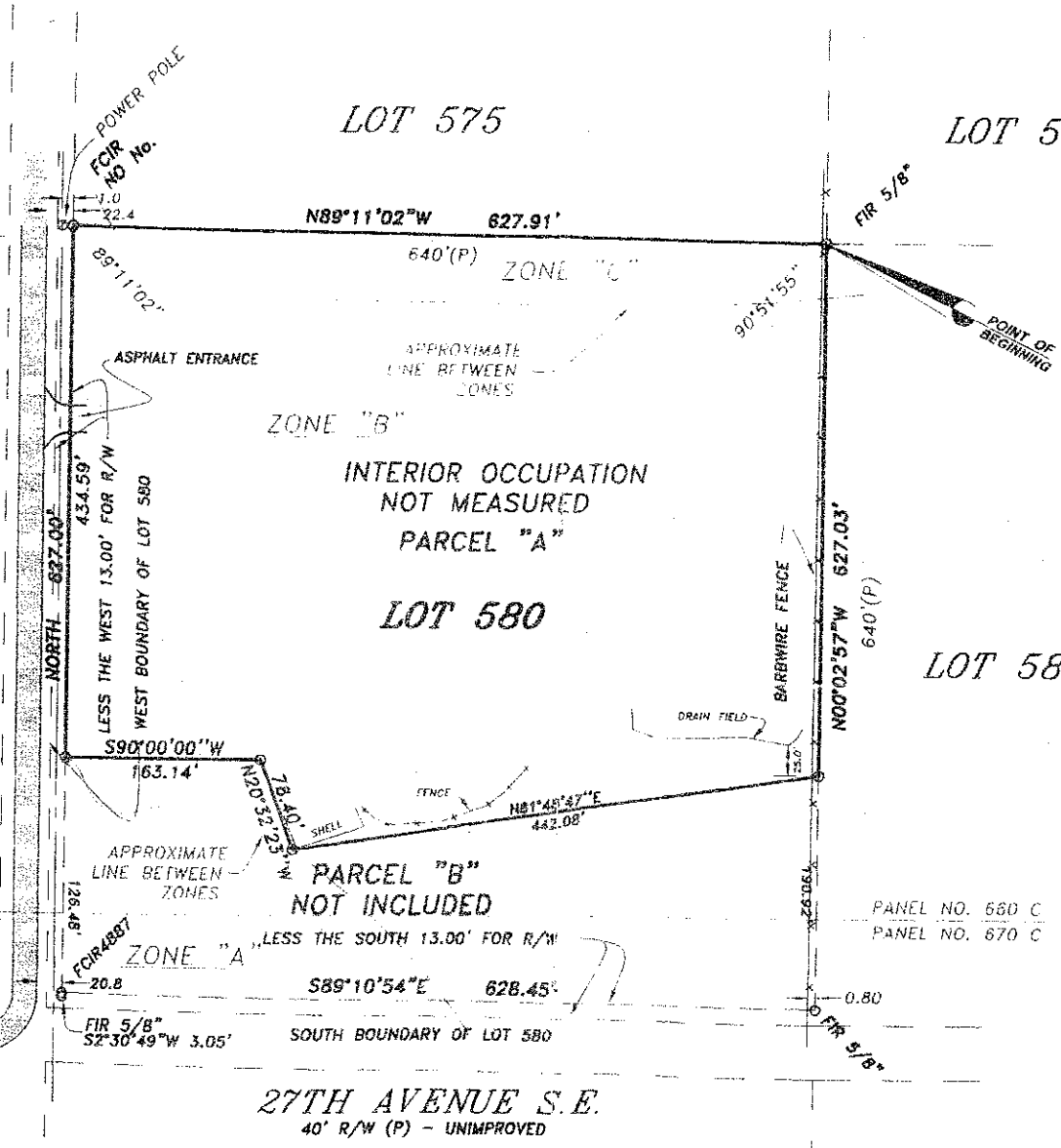
LOT 576

LOT 575

LOT 574

LOT 579

33RD STREET S.E.  
20.5' ASPHALT PAVT. - 40' R/W (P)



DESCRIPTION: (PARCEL "A")

A portion of Lot 580, 1ST EXTENSION OF RUSKIN COLONY FARMS, as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida.

Commence at the NE corner of said Lot 580 for a POINT OF BEGINNING; thence on the east boundary thereof S00°02'57"E, a distance of 436.11 feet; thence departing said east boundary S81°48'47"W, a distance of 442.08 feet; thence N20°32'23"W, a distance of 78.40 feet; thence S90°00'00"W, a distance of 163.14 feet; thence on a line 13 feet east of and parallel to the west boundary of said Lot 580, N00°00'00"W, a distance of 434.59 feet to the north boundary of said Lot 580; thence on said north boundary S89°11'02"E, a distance of 627.91 feet to the POINT OF BEGINNING.

Containing 6.65 acres, more or less.

PANEL NO. 660 C  
PANEL NO. 670 C

...ments if any not located.

...t the benefit of a Title

...ary of Lot 580

27TH AVENUE S.E.  
40' R/W (P) - UNIMPROVED

LOT 575

NOTE:

**BOUNDARY S**

I hereby certify accurately repre of the lands sho hereon and meet: Minimum Standard



11:31 AM  
 02/18/10  
 Accrual Basis

**BUY the BAY BK**  
**Transaction Detail by Account**  
 January through December 2009

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>Rental Income</b>								
Deposit	1/15/2009			Deposit		Wachovia	1,175.00	1,175.00
Deposit	1/15/2009			Deposit		Wachovia	2,235.00	3,410.00
Deposit	2/3/2009			Deposit		Wachovia	775.00	4,185.00
Deposit	2/19/2009			Deposit		Wachovia	3,905.00	8,090.00
Deposit	4/17/2009			Deposit		Wachovia	3,580.00	11,670.00
Deposit	5/20/2009			Deposit		Wachovia	1,923.00	13,593.00
Deposit	5/29/2009		DEPOSIT	Deposit		Wachovia	2,450.00	16,043.00
Deposit	5/29/2009		DEPOSIT	Deposit		Wachovia	580.00	16,623.00
Check	6/3/2009		DEPOSITED ITEM ...	ADV # 972772		Wachovia	-265.00	16,358.00
Deposit	7/2/2009		DEPOSIT	Deposit		Wachovia	1,440.00	17,798.00
Deposit	7/16/2009		DEPOSIT	Deposit		Wachovia	1,360.00	19,158.00
Deposit	7/23/2009		DEPOSIT	Deposit		Wachovia	1,225.00	20,383.00
Deposit	7/31/2009		DEPOSIT	VOID: Deposit	X	Wachovia	0.00	20,383.00
Deposit	8/14/2009		DEPOSIT	Deposit		Wachovia	2,645.00	23,028.00
Check	8/21/2009		COUNTER WTH	transfer to an...		Wachovia	-100.00	22,928.00
Check	9/2/2009	1167	jerry whitacker	return security		Wachovia	-344.16	22,583.84
Deposit	9/15/2009		DEPOSIT	Deposit		Wachovia	2,650.00	25,233.84
Check	9/30/2009		TRANSFER TO 20...	09/30 ...		Wachovia	-2,900.00	22,333.84
Deposit	10/21/2009		Accounts receible	Deposit		Wachovia 1	2,330.00	24,663.84
Deposit	11/10/2009		COUNTER DEP			Wachovia 1	1,915.00	26,578.84
Deposit	12/24/2009		COUNTER DEP			Wachovia 1	982.00	27,560.84
<b>Total Rental Income</b>							<b>27,560.84</b>	<b>27,560.84</b>
<b>Total Income</b>							<b>27,560.84</b>	<b>27,560.84</b>
<b>Expense</b>								
<b>accounting correction</b>								
Deposit	9/1/2009			Deposit		Wachovia	-176.50	-176.50
<b>Total accounting correction</b>							<b>-176.50</b>	<b>-176.50</b>
<b>Bank Service Charges</b>								
Check	6/9/2009			COMMERCIAL		Wachovia	15.00	15.00
Check	7/9/2009		BANK	COMMERCIAL		Wachovia	23.00	38.00
Check	8/11/2009		BANK	COMMERCIAL		Wachovia	15.00	53.00
Check	9/2/2009		HARLAND CLARK...	CHK ORDERS		Wachovia 1	118.73	171.73
Check	9/10/2009		BANK	COMMERCIAL		Wachovia	15.00	186.73
Check	10/9/2009		BANK	COMMERCIAL		Wachovia	15.00	201.73
Check	11/10/2009		BANK	COMMERCIAL		Wachovia	15.00	216.73
Check	12/9/2009		BANK	COMMERCIAL		Wachovia	15.00	231.73
<b>Total Bank Service Charges</b>							<b>231.73</b>	<b>231.73</b>
<b>Dues and Subscriptions</b>								
Check	9/10/2009	1171	Doug Belden Tax C...			Wachovia	22.00	22.00
<b>Total Dues and Subscriptions</b>							<b>22.00</b>	<b>22.00</b>

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02/18/10

Accrual Basis

## BUY the BAY BK Transaction Detail by Account January through December 2009

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
<b>Income taxex</b>								
Check	6/8/2009	1155	IRS			Wachovia	482.00	482.00
Check	6/8/2009	1156	IRS			Wachovia	2,533.00	3,015.00
Total Income taxex							3,015.00	3,015.00
<b>Insurance Expense</b>								
<b>General Liability Insurance</b>								
Check	9/1/2009	1168	Odiorne Ins			Wachovia	607.00	607.00
Check	9/14/2009		Odiorne Ins	INSPREMIUM		Wachovia	607.00	1,214.00
Check	11/2/2009		PRIME RATE	P... PHONEPYM...		Wachovia 1	223.27	1,437.27
Check	11/19/2009		PRIME RATE	P... PHONEPYM...		Wachovia 1	208.27	1,645.54
Total General Liability Insurance							1,645.54	1,645.54
Total Insurance Expense							1,645.54	1,645.54
<b>license &amp; Fees</b>								
Check	3/9/2009	1139	BOARD OF COUN...			Wachovia	45.00	45.00
Check	4/17/2009	1146	Florida Department ...			Wachovia	150.00	195.00
Check	9/10/2009	1170	Hillsborough Co. He...			Wachovia	185.00	380.00
Check	10/1/2009	1001	US Trustee			Wachovia 1	325.00	705.00
Check	10/2/2009		Just Pay It			Wachovia 1	24.75	729.75
Check	10/6/2009		JUSTPAYIT CONV ...	PURC097296		Wachovia 1	4.95	734.70
Check	10/6/2009		JUSTPAYIT CONV ...	PURC097296		Wachovia 1	4.95	739.65
Check	10/6/2009		JUSTPAYIT CONV ...	PURC097296		Wachovia 1	4.95	744.60
Check	10/6/2009		JUSTPAYIT CONV ...	PURC097296		Wachovia 1	4.95	749.55
Check	10/6/2009		JUSTPAYIT CONV ...	PURC097296		Wachovia 1	4.95	754.50
Check	12/14/2009		JUSTPAYIT CONV ...	PURC085233		Wachovia 1	4.95	759.45
Check	12/14/2009		JUSTPAYIT CONV ...	PURC085233		Wachovia 1	4.95	764.40
Check	12/14/2009		JUSTPAYIT CONV ...	PURC085233		Wachovia 1	4.95	769.35
Total license & Fees							769.35	769.35
<b>maintainance &amp; Supplies</b>								
Check	1/15/2009	1135	suncoast Environm...			Wachovia	588.25	588.25
Check	3/9/2009	1140	suncoast Environm...			Wachovia	538.25	1,126.50
Check	4/17/2009	1143	suncoast Environm...			Wachovia	253.50	1,380.00
Check	5/26/2009	1153	suncoast Environm...			Wachovia	789.75	2,169.75
Check	7/13/2009	1159	suncoast Environm...			Wachovia	1,506.31	3,676.06
Check	10/2/2009	1002	suncoast Environm...			Wachovia 1	884.00	4,560.06
Total maintainance & Supplies							4,560.06	4,560.06
<b>Office Supplies</b>								
Check	3/9/2009		CHECK			Wachovia	49.69	49.69
Check	9/8/2009	1172	suncoast Environm...			Wachovia	1,045.44	1,095.13
Total Office Supplies							1,095.13	1,095.13
<b>owner contribution</b>								
Deposit	7/31/2009			Deposit		Wachovia	-3,000.00	-3,000.00
Total owner contribution							-3,000.00	-3,000.00

## BUY the BAY BK Transaction Detail by Account January through December 2009

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
<b>Postage and Delivery</b>								
Check	5/20/2009	1152	postmaster	VOID:	X	Wachovia	0.00	0.00
Total Postage and Delivery							0.00	0.00
<b>Professional Fees</b>								
Check	5/28/2009	1151	Robert Seward & C...	accounting		Wachovia	6,520.00	6,520.00
Check	7/3/2009	1160	Williams Treatment			Wachovia	200.00	6,720.00
Check	7/24/2009	1162	Pierce Guard			Wachovia	2,000.00	8,720.00
Check	8/7/2009	1163	Pierce Guard			Wachovia	3,000.00	11,720.00
Total Professional Fees							11,720.00	11,720.00
<b>Repairs and Maintenance</b>								
Check	4/17/2009	1144	CHARLES Bozarth			Wachovia	2,500.00	2,500.00
Check	7/1/2009	1157	Air Express			Wachovia	300.00	2,800.00
Total Repairs and Maintenance							2,800.00	2,800.00
<b>salary</b>								
Check	4/17/2009	1149	Kelly Creager			Wachovia	800.00	800.00
Check	4/17/2009	1150	Kelly Creager	VOID:	X	Wachovia	0.00	800.00
Check	10/21/2009	1003	Kelly Creager			Wachovia 1	600.00	1,400.00
Total salary							1,400.00	1,400.00
<b>Trash</b>								
Check	11/10/2009		WASTE SERVICE...	ONLINE PAY		Wachovia 1	1,107.94	1,107.94
Total Trash							1,107.94	1,107.94
<b>Utilities</b>								
Check	1/15/2009	1136	teco			Wachovia	611.43	611.43
Check	2/19/2009	1137	teco			Wachovia	1,421.77	2,033.20
Check	3/9/2009	1138	Waste Services			Wachovia	1,000.00	3,033.20
Check	4/17/2009	1141	teco			Wachovia	1,155.34	4,188.54
Check	4/17/2009	1142	Waste Services			Wachovia	406.09	4,594.63
Check	4/17/2009	1145	teco	VOID:	X	Wachovia	0.00	4,594.63
Check	4/17/2009	1147	teco	VOID:	X	Wachovia	0.00	4,594.63
Check	4/17/2009	1148	teco	VOID:	X	Wachovia	0.00	4,594.63
Check	5/28/2009	1154	teco			Wachovia	831.89	5,426.52
Check	7/7/2009	1161	Waste Services			Wachovia	1,000.00	6,426.52
Check	7/7/2009	1158	teco			Wachovia	724.94	7,151.46
Check	8/7/2009	1166	teco	VOID:	X	Wachovia	0.00	7,151.46
Check	8/11/2009	1164	Waste Services			Wachovia	420.88	7,572.34
Check	8/24/2009	1165	teco		X	Wachovia	712.81	8,285.15
Check	9/1/2009	1169	teco	VOID:	X	Wachovia	0.00	8,285.15
Check	10/2/2009		teco	PURC097300		Wachovia 1	400.00	8,685.15
Check	10/2/2009		teco	PURC097300		Wachovia 1	400.00	9,085.15
Check	10/2/2009		teco	PURC097300		Wachovia 1	200.00	9,285.15
Check	10/2/2009		teco	PURC097300		Wachovia 1	40.00	9,325.15
Check	10/2/2009		teco	PURC097300		Wachovia 1	50.00	9,375.15
Check	10/2/2009		teco			Wachovia 1	50.00	9,425.15
Check	12/14/2009		TAMPA ELECT PR...	PURC085268		Wachovia 1	500.00	9,925.15

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02/18/10

Accrual Basis

**BUY the BAY BK**  
**Transaction Detail by Account**  
**January through December 2009**

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Check	12/14/2009		TAMPA ELECT PR...	PURC085268		Wachovia 1	237.80	10,162.95
Check	12/14/2009		TAMPA ELECT PR...	PURC085268		Wachovia 1	104.37	10,267.32
Check	12/14/2009		TAMPA ELECT PR...	PURC085268		Wachovia 1	33.29	10,300.61
Check	12/14/2009		TAMPA ELECT PR...	PURC085268		Wachovia 1	20.30	10,320.91
Total Utilities							10,320.91	10,320.91
Total Expense							35,511.16	35,511.16
Net Ordinary Income							-7,950.32	-7,950.32
<b>Net Income</b>							<b>-7,950.32</b>	<b>-7,950.32</b>



My Florida Regional MLS - IMAPP

Hillsborough County Tax Report - 2626 PINE BARK WAY, RUSKIN, FL 33570

**PROPERTY INFORMATION**

**PID #** U 22 32 19 IUS 0000000 00580.0  
**Folio #:** 055175-0000  
**Property Type:** Commercial  
**Property Address:**  
 2626 PINE BARK WAY  
 RUSKIN, FL 33570  
**Current Owner:**  
 BUY THE BAY INVESTMENTS INC  
**Tax Mailing Address:**  
 11916 SHADOW RUN BLVD  
 RIVERVIEW, FL 33569-6316

**Property Use:** 2814 / MHP D  
**Total Land Area:**  
 6.4 acres / 278,784 sf

**Land Area Descriptions:**

1. ACREAGE CLASS 3 (993A)  
 Area: 6.4 acres / 278,784 sf  
 Zoning: PD-H/PLANNED DEVELOPMENT - HOUSING
2. SUBMERGED (9500)  
 Area: 0 acres / 0 sf  
 Zoning: PD-H/PLANNED DEVELOPMENT - HOUSING

**Waterfront:** No

**Subdivision:**  
 RUSKIN COLONY FARMS 1ST EXTENSION

**Subdivision #:**1US

**Census Tract:** 014005 **Block:** 4010

**Sec:** 22 / **Twn:** 32 / **Rng:** 19

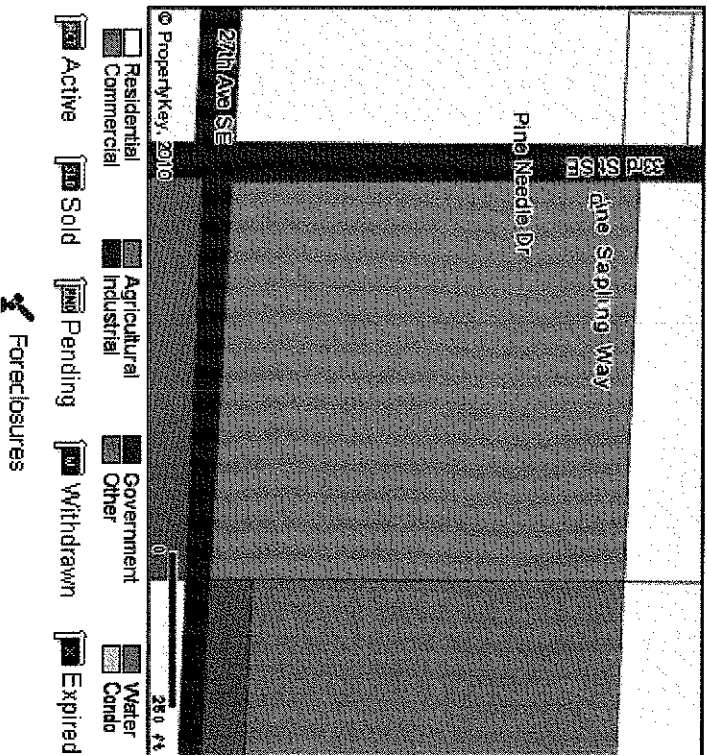
**Block:** 000000 / **Lot:** 005800

**Neighborhood:** SUN CITY/SUNDANCE AREA (528001.00)

**Legal Description:**

RUSKIN COLONY FARMS 1ST EXTENSION LOT 580 LESS RDS

**Plat Book #**0006 **Page #**0024



**Value Information**

	2005 Final	2006 Final	2007 Final	2008 Final	2009 Final
<b>Building Value:</b>	\$24,994	\$25,204	\$28,620	\$27,505	\$25,468
<b>Extra Features:</b>	\$75,268	\$85,034	\$141,613	\$365,300	\$116,013
<b>Land Value:</b>	\$115,700	\$192,500	\$336,500	\$565,500	\$288,500
<b>Just Market Value:</b>	\$346,900	\$393,600	\$506,733	\$565,500	\$782,925
<b>Percent Change:</b>	- n/a -	13.46%	28.74%	11.6%	38.45%
<b>Total Assessed Value:</b>	\$346,900	\$393,600	\$506,733	\$565,500	\$622,050
<b>Homestead Exemption:</b>	\$0	\$0	NO	NO	NO
<b>Taxable Value:</b>	\$346,900	\$393,600	\$506,733	\$565,500	\$622,050
<b>Total Tax Amount:</b>	\$8,069.09	\$8,896.35	\$10,394.86	\$11,717.11	\$14,047.43

[Link To County Tax Collector](#)

**SALES INFORMATION**

<b>Deed Type:</b> WD	<b>Recorded Date:</b>	<b>Price:</b>	<b>Qualifiers:</b>
10/11/2001		\$373,000	Q, 1
<b>Sale Date:</b>	<b>Document #</b>	<b>Document #</b>	
	BK 11149/Pg 0125		
<b>Grantor:</b> VETRANO ALFRED A	<b>Grantee:</b> BUY THE BAY INVESTMENTS INC		

<b>Deed Type:</b> WD	<b>Recorded Date:</b>	<b>Price:</b>	<b>Qualifiers:</b>
<b>Sale Date:</b> 04/01/1995	<b>Recorded Date:</b>	\$285,000	Q, 1
<b>Grantor:</b> Not Available		Bk 7735/Pg 1408	
<b>Deed Type:</b> WD	<b>Recorded Date:</b>	<b>Price:</b>	<b>Qualifiers:</b>
<b>Sale Date:</b> 04/01/1981	<b>Recorded Date:</b>	\$70,000	U, 1
<b>Grantor:</b> Not Available		Bk 3794/Pg 0407	
<b>Deed Type:</b> -/a-	<b>Recorded Date:</b>	<b>Price:</b>	<b>Qualifiers:</b>
<b>Sale Date:</b> 06/01/1978	<b>Recorded Date:</b>	\$35,000	Q
<b>Grantor:</b> Not Available		Bk 3377/Pg 0297	
<b>Sale Qualifiers:</b> Q=Qualified, U=Unqualified, M=Multiple, P=Partial, V=Vacant, I=Improved			

**BUILDING INFORMATION**

1. MANUFACTURED HOME (AYB > 1976) **Heated Area:** 924 sf **Year Built:** 1995 act/1995 eff **A/C Type:** CENTRAL  
**Beds:** 3 **Baths:** 2.0 **Total Area:** 1,052 sf **Stories:** 1.0 **Heat Type:**  
**Roof Type:** GABLE OR HIP **Roof Cover:** ASPHALT/COMP, SHINGLE **Heat Fuel:**  
**Int Wall:** PLYWOOD PANELING **Ext Wall:** ALUM/VINYL SIDING **Flooring:** CARPET  
**Building Subareas:** BAS - BASE AREA (924 sf)  
 FOP - OPEN PORCH, FINISHED (128 sf)

**OTHER IMPROVEMENT INFORMATION**

Code	Description	Dimensions	Units	Year Built
2814	BELOW AVERAGE MOBILE HOME PARK		0	1970
0280	FENCE WOOD		0	1990
0310	WALL CB		0	1990
0620	UTILITY WOOD		0	1990
<b>Garage:</b>			No	
<b>Pool:</b>			No	

**FLOOD ZONE DETAILS**

**Zone AE:** Areas of 100-year flood, base flood elevations and flood hazard factors determined.  
**Zone X:** Area that is determined to be outside the 1% and 0.2% chance floodplains.