



American Property at a FRACTION of true cost

“The big money in property is found in unbalanced markets”

US149: **843 Alpine Court, Kissimmee, Orlando, FL 34758**



Sale Price = 74,000 USD

- Detached Villa Orlando, Florida
- 3 Bed, 2 Bath Detached Freehold Property
- Large Villa = 1856 sq.ft
- Original Selling price = 191,000 USD
- Price per Sq ft = \$40 (Originally \$103)
- Built in 2007 / Double Garage
- Ideal as holiday home or investment property
- Offered tenanted or vacant
- Fully managed locally if tenanted
- Excellent NET yield of almost 10% (if rented)
- **Monthly Rental Return = 875 USD/month**

Property4peanuts is excited to offer this exclusive opportunity for our Investors to purchase a recently built, **tenanted (if required), fully managed** Villa. There are 3 beds in total and 2 bathrooms. This villa was **originally sold for 191,000 USD** and is now available for **only 74,000 USD!** This property will provide excellent rental return whilst giving fantastic potential for capital growth as the market recovers.

Orlando is the epicentre of the global tourism market, located in the heart of the Sunshine State of Florida, the area saw an estimated 18.5 million people visit during the third quarter of 2009. The area is home to a wealth of some of the top tourist attractions in the world including Universal Studios, SeaWorld, Aquatica, Discovery Cove and of course Walt Disney World. This abundance of theme parks and resorts continues to make Orlando an ever popular tourist destination.

Over \$30billion is spent in visitor spending each year and tourism accounts for nearly 414,000 jobs in the tri-county area (31% of total employment in the Orlando three-Country Area). In 2008 Metro Orlando received over 48 million visitors, with 45.5 million of these arriving domestically.

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Constantly ranked amongst one of the best markets in the US for business and job growth Orlando is a melting pot of creative talent and innovation. Two thirds of Metro Orlando's work-force is under the age of 44, and nearly a third has obtained a college degree. This young, diverse and educated workforce creates a labour pool that is adaptable and prepared for any situation.

With nearly 50 million visitors a year, Orlando had once of the most advanced and well connected infrastructure systems in the world. Home to 3 international airports including 'Orlando International Airport' - the fourth largest origin and destination airport in the US. With over 4,000 square miles, Metro Orlando offers a wide variety of lifestyle options and a climate that boasts year round sunshine. Close proximity to beaches, parks, lakes and outdoor recreation and world-class shopping amenities.

Alpine - Purchase Costs	USD
Sale Price	74,000.00
Admin Fee	3,000.00
Closing Costs (approx)	800.00
Total Costs	77,800.00
On-going Income vs. Expense**	USD
Rental Return (year) Actual	10,500.00
Property Tax (\$137/month)	1,644.00
Rental Management Fee (10% of income)	1,056.00
Insurance (\$42/month)	504.00
Annual Cash Profit	7,296.00
Return Net	9.86%

Whilst prices have continued to drop over the past 2 years to their current record low levels, it has been said the bottom of the market has now been reached as prices are now 50-60% below the cost to build a similar home and with the combination of high sales activity and lack of new construction in the area, it is resulting in prices now starting to increase presenting a golden opportunity for investors.

These single villas are offered vacant or with pre-vetted tenants giving excellent net yields of over 10% NET. The property management company in place is committed to providing quality service and the highest standard of performance to the owners, buyers, and tenants alike allowing you peace of mind and a 'hands off' investment.

Buying process

1. Reserve by paying an Admin fee of 3,000 USD (this is on top of purchase price)
2. Fill out reservation form & pay 10% deposit to Title Lawyer Escrow Account
3. Receive full purchase contract, sign and return
4. Receive HUD document to confirm clean title & pay Balance of 90% to Escrow Account
5. Pay Closing fees (approx 800-1000 USD)

Disclaimer

All information provided by the Foreign Property Shop Ltd is provided in good faith and based on real research and experience of property being sold. Comments in description are our opinion only and do not constitute formal investment advice. We do not accept responsibility for any future liability for property sold.

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