

Tuscana Luxury Resort - Orlando





Tuscana Luxury Resort - Orlando

Located in the prestigious Champion Gate area of Orlando with personal usage

Private gated luxury vacation resort located next door to the world famous Reunion Golf Course and Disney Parks

\$100m purpose built gated hotel style vacation resort opened in 2007

Community consists of 289 two and three bedroom luxury condos

Discounted by more then 70% from 2007 prices and 50% below build cost

More than 60% of the development sold in 2007 at the original prices starting at \$360,000

Prices from only USD \$99,900 (excluding closing costs and furniture)

Projected Net yield for 38 weeks vacation rental – 9%

Only 13 units left to purchase out of 80 units made available in 2011



Tuscana Resort – Orlando Vacation Rental

Luxury Tuscana 2 bed – Vacation Rental

2 Bedroom, 2 Bathroom

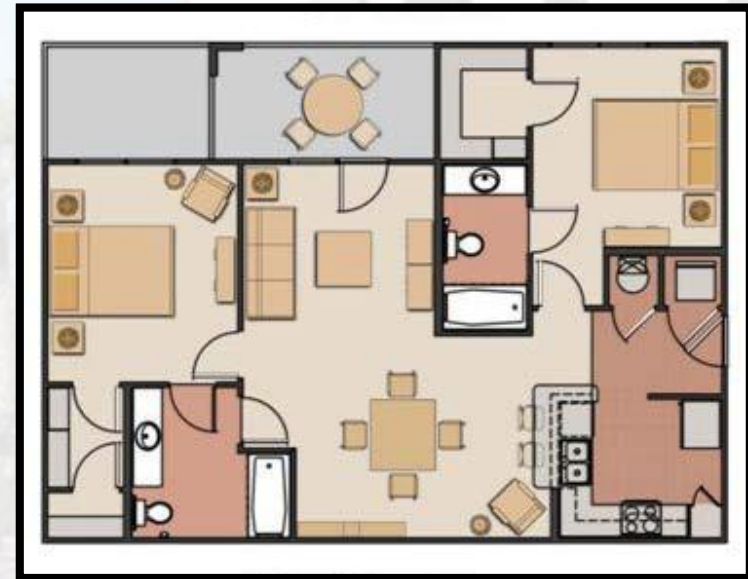
1017 Square Foot

Sales Price 2007: USD \$360,000

Purchase Price 2011: USD \$99,900

Discounted furniture pack: USD \$5,000

Discount: 72.25%



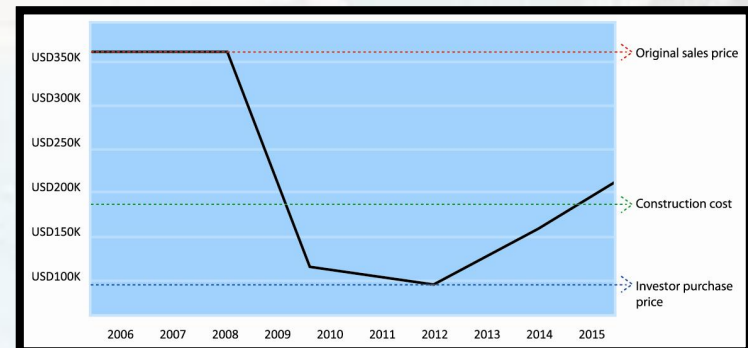
Vacation income 38 weeks: USD \$25,305 PA

Fixed Costs: USD \$6,570 PA

Rental Management cost: USD \$9,376 PA

Total Costs: USD \$15,946 PA

**Rental Profit based on 38 weeks rent:
USD \$9,359 PA**



Tuscana Resort – Orlando Long Term Rental

Luxury Tuscana 2 bed – Long Term Rental

2 Bedroom, 2 Bathroom

1017 Square Foot

Sales Price 2007: USD \$360,000

Purchase Price 2011: USD \$99,900

Discounted furniture pack: USD \$5,000

Discount: 72.25%

Typical rent: USD \$1,000 Per Month

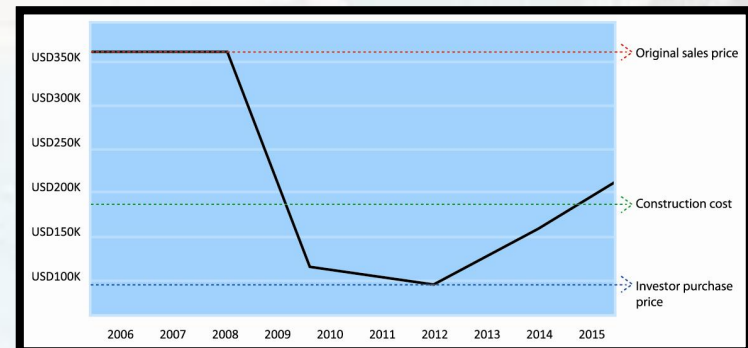
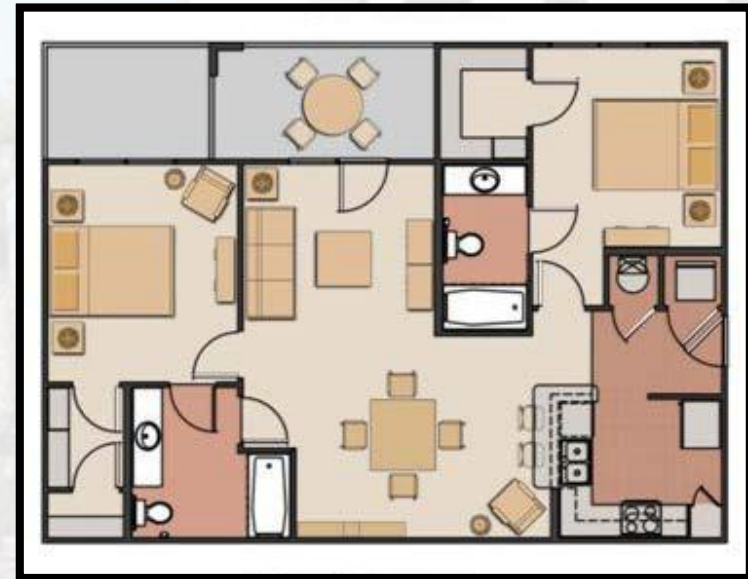
HOA Cost: USD \$369.65 per month

Property Tax: USD \$133.60 per month

Man Fee (10%): USD \$100 per month

Total Monthly Costs: USD \$603.25

Monthly Rental Profit: USD \$396.75



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Conservative estimate future expenditure:

USD \$210,000 (based on estimate simulated build 15%\$%)

