



Carrington Park

One, two and three Bedroom luxury Condos

11%-14% Nett Yields • 60% Discount • From \$44,000 •

Investment Incentives

- ✓ Luxury Investment Market Only
- ✓ 60% Discount from 2007 prices
- ✓ Minimum 9% Net income
- ✓ Hassel Free Rental and Management
- ✓ All Buying Costs Included
- ✓ Immediate Income



Developer Partner

Our developer partner is considered one of Florida's most reputable builders and developers, and has forged a path toward converting the way people live in Florida by offering luxurious yet affordable communities. Their legacy of quality home developments in South Florida spans two decades setting precedent in construction and in the areas of single-family homes and condominium conversions. They have been a leading force in the condominium conversion market with more than 10,000 units to their credit. By offering resort-style amenities in tasteful residential communities, the developer brings to life the desires of homebuyers and fulfils their dreams of homeownership. The properties offer the highest level of sophistication and style, and are acquired with a homebuyers or professional tenants needs in mind.

The principals possess over 20 years of experience in acquiring and converting quality and affordable residences for eager homebuyers. The employees share the vision, commitment and attention to detail that the principals assembled to create the company. This award-winning company has set the standards for affordable living and provides value with each project it offers the market. Covering the states' most desired cities such as Orlando, Tampa and the counties of Palm Beach, Broward and Miami-Dade are some of their most notable projects.



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Introduction to Carrington Park

Located in the prestigious Winter Park area, this community is surrounded by all the magic Orlando has to offer. Discover your own place just minutes away from downtown Winter Park, upscale shopping and Park Avenue dining. A short drive from Disney World, Daytona Beach, Downtown Orlando, Cape Canaveral, Universal Studios, Celebration Station, exciting entertainment venues, fantastic outlet shopping and much more.



This beautiful community consists of 369 spacious one, two and three bedroom condominium residences, featuring private entrances, designer kitchen & baths, social terraces, large walk-in closets, resort-style amenities and a single-family-home appeal.

Under Community Facilities

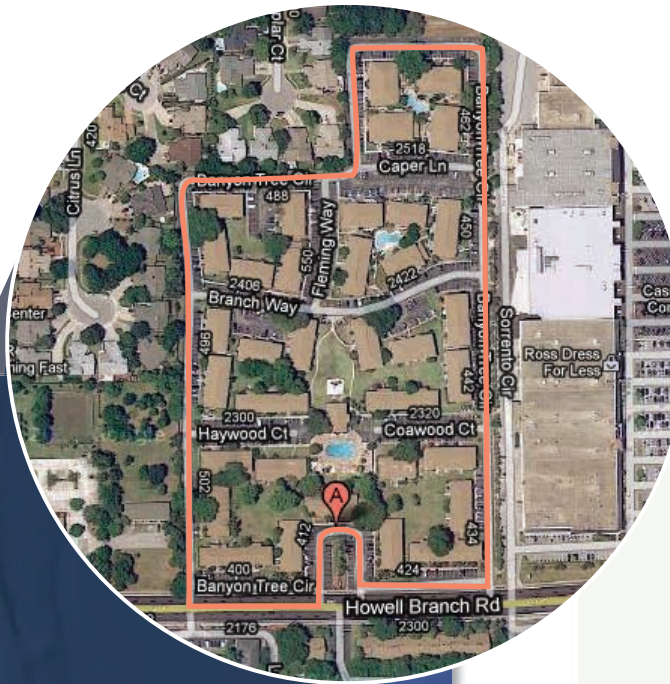
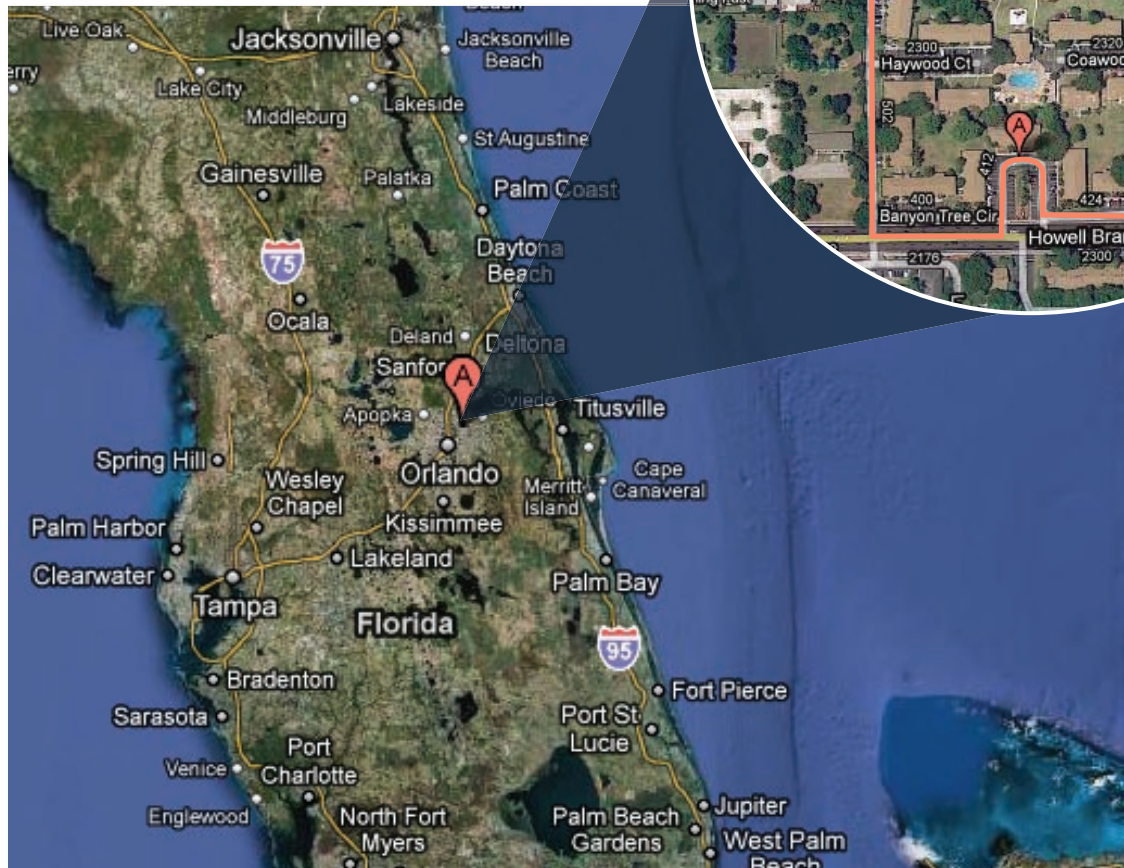
Lush Tropical Landscaping
Gym
Resort-Style Swimming Pools with Tanning Deck
Playground
Recreational Park
BBQ and Picnic Area
On site management



Under Internal Facilities

Air conditioning
Fitted Kitchen some with Open Serving Bar
Stainless Steel Appliances in upgraded units
Private Terraces and Balconies
Walk-in Closets in each Bedroom
Formal Dining Rooms





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Why invest in Orlando Florida

Fact: There is nowhere else in the world where you can buy a luxury tenanted property at less than the build cost.

Fact: In certain areas of Florida, namely Orlando, we give you the opportunity to buy a property at lower than the prices in the 1970's. In our opinion, there is no better place in the world to buy equity in the current climate.

Fact: Housing prices in Greater Orlando went up 34% in one year, from an average of \$182,000 in August 2004 to \$245,000 in August 2005, and eventually to a record \$255,000 in February 2007. The average price then fell to \$211,000 in April 2008. Even if the experts are correct and prices have lost a further 50% in 2009 in the most affected communities, the average house price today would be \$105,000 which is still \$35,000 more than our most expensive three bed two bath luxury tenanted property.

Fact: In Orlando, we can walk you into an investment property that is generating more than twice the amount of interest that you are currently receiving from your cash in the bank, with guaranteed equity and a five year exit strategy from day one.

Fact: Out of the 80 Million retiring baby boomers in the US, 42% plan on retiring in the South East with Florida being the number one destination which will create a surge in property prices due to the increased demand.

Fact: There is a huge demand for affordable housing in the state of Florida, however, a lack in lending has created a surge in rentals and a decline in home sales which is why we can offer you the opportunity to take advantage NOW before the market changes and your tenants start buying again and what better place to buy than the property they have been living in for the past three years! (Remember, unlike the UK, properties are mainly rented unfurnished and tenants see your property as their home and not just a house that they've rented!)

Fact: We only sell tenanted properties that are let to young professionals and blue collar workers on long AST's who live and work in Orlando. Orlando has one of the strongest economies in Florida; Metro Orlando has a rapidly growing \$13.4 billion technology industry employing 53,000 people, and is a nationally recognised cluster of innovation in digital media, agritech, aviation, aerospace, and software. More than 150 international companies, representing approximately 20 countries, have facilities in Metro Orlando. A vital part of the Orlando area economy is involved in the tourist industry, with the city being known for its wide range of its attractions including Walt Disney World Resort, Universal Orlando Resort, and Sea World Orlando. Over 50 million visitors came to the Orlando region every year. The convention industry is also critical to the region's economy. All of this gives great comfort to the ongoing safety of your investment.

All in all Orlando certainly ticks all of the boxes for a safe, high yielding investment opportunity with a clear exit strategy.

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Pricing and Rentals

All of our selected units currently have professional tenants in place producing various rental incomes ranging from 9% -14%. Tenants are all in the “young professional” category.

Whatever your reasons for buying you will find a financial package to suit you. Even if you want to buy a dream home in Florida, simply select a unit with the shortest rental contract, generate profit from this immediately and take possession in time for next summer. Clients looking for pure investments will be offered contract renewals through our property management partners.

The pricing of all units within Carrington Park is incredibly low. The prices today and the last closed prices on this project give you a comfortable 60% - 70% discount.

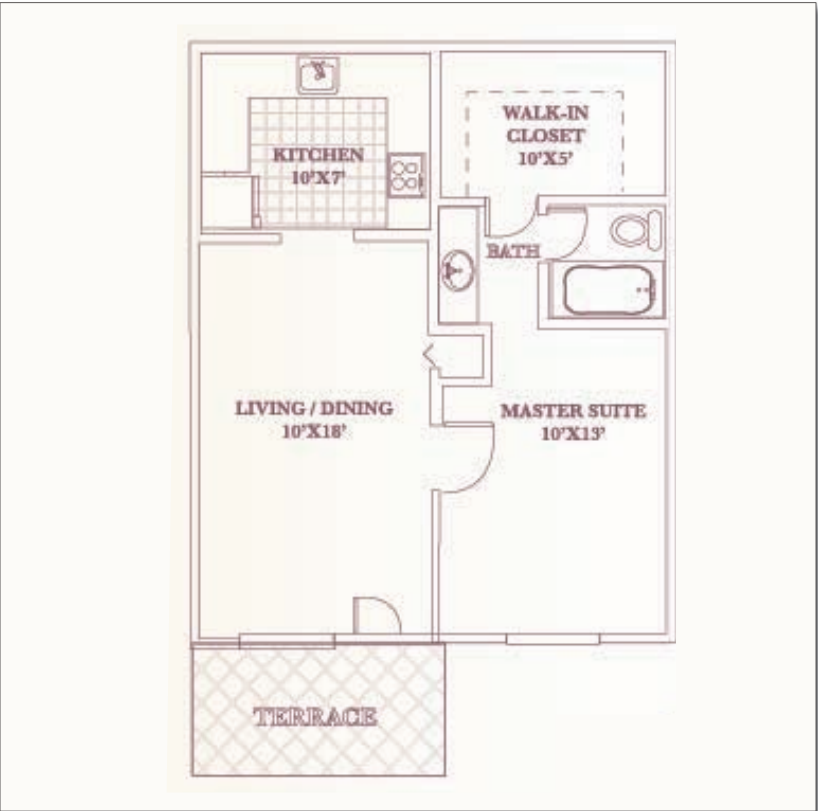
Property Type	Last Sale Achieved (USD)	Our Price (USD)	Discount	Yield
One Bed/One Bath	\$149,900	\$47,000	69%	14%
Two Bed/One Bath	\$179,900	\$54,000	70%	12%
Two Bed/Two Bath	\$192,900	\$58,000	70%	11%
Three Bed/Two Bath	\$219,900	\$65,000	70%	13%

(Please speak to our inventory allocation team to find out the specifics before you select your apartment)



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Amaris Layout - One Bedroom/One Bathroom

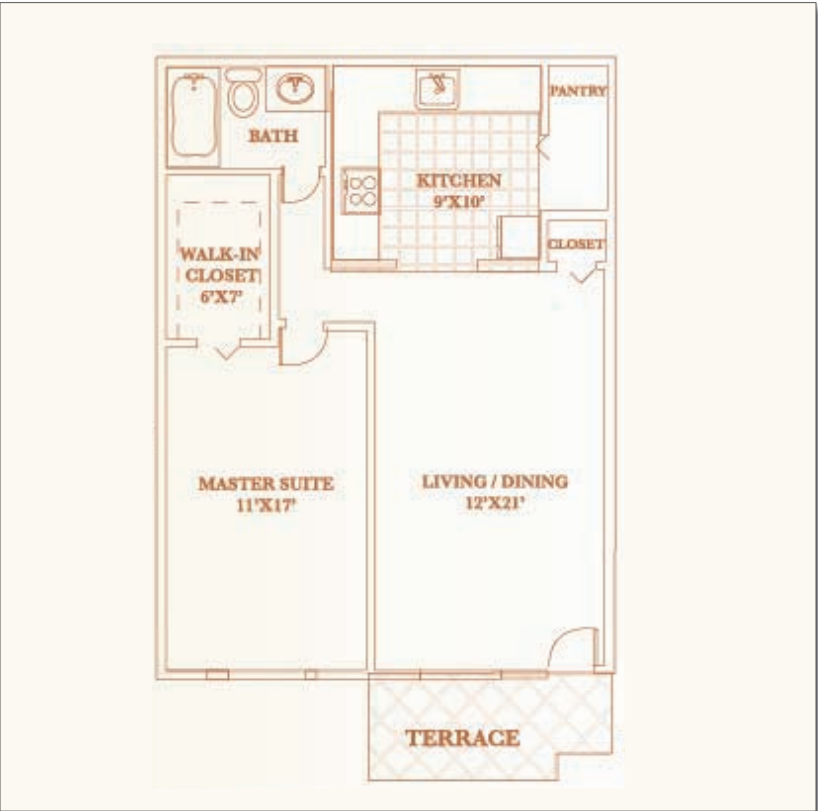


Price: \$44,000 Size: 555 sq ft

Income Illustration	
Current Rent Achieved on all Amaris	\$600 PCM
HOA fees *	\$93.85 PCM
Tax	\$28.18 PCM
Profit Each Month	\$477.97
Net Yield	13.04%

*When you buy a house in a new subdivision or planned unit development, you may be subject to a host of rules and regulations. When you buy a home in a new subdivision, common interest development (CID), planned unit development (PUD), or co-op, chances are good that you also automatically become a member of an exclusive club -- the homeowners' association. The club's members include all the people who own homes in the same development.

Ashleigh Layout - One Bedroom/One Bathroom

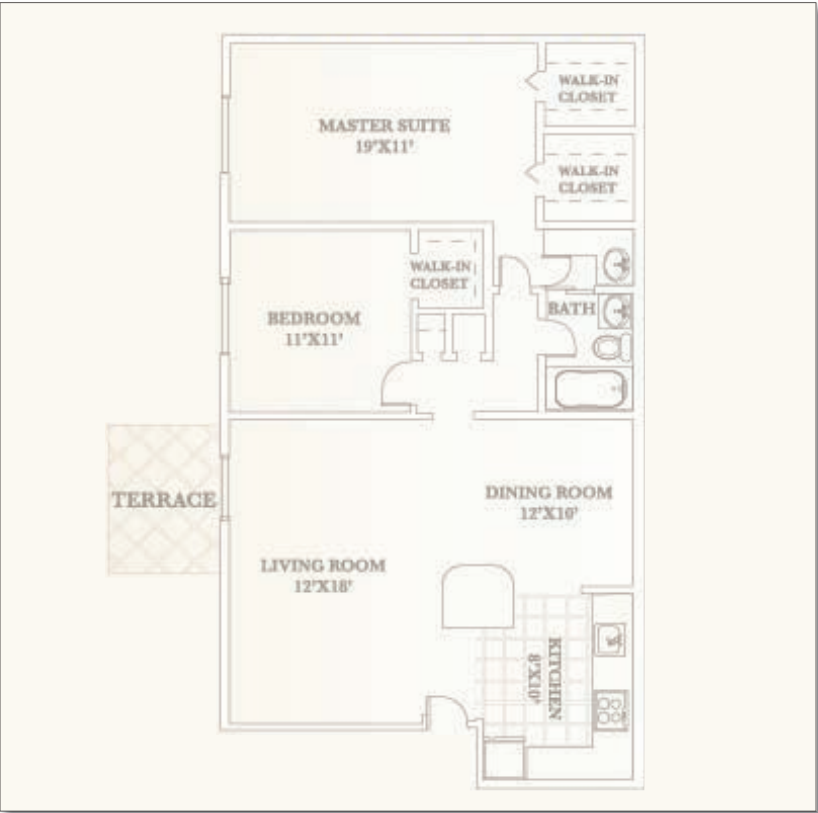


Price: \$44,000 Size: 757 sq ft

Income Illustration	
Current Rent Achieved on all Ashleigh	\$670 - \$736 PCM
HOA fees *	\$128.01 PCM
Tax	\$32.71 PCM
Profit Each Month	\$492 - \$602 PCM
Net Yield	13.29 - 15.38%

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Breanna Layout - Two Bedroom/One Bathroom

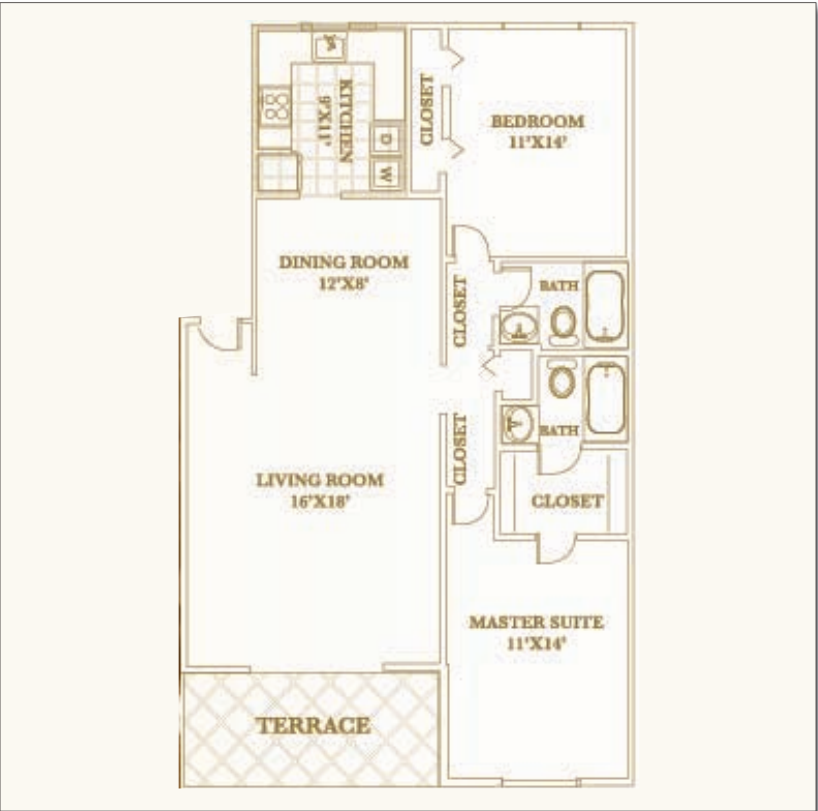


Price: \$54,000 Size: 1151 sq ft

Income Illustration	
Current Rent Achieved on all Breanna	\$725 - \$787 PCM
HOA fees *	\$194.63 PCM
Tax	\$40.08 PCM
Profit Each Month	\$490 - \$552 PCM
Net Yield	11.10% - 12.21%

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Blythe Layout - Two Bedroom/Two Bathroom

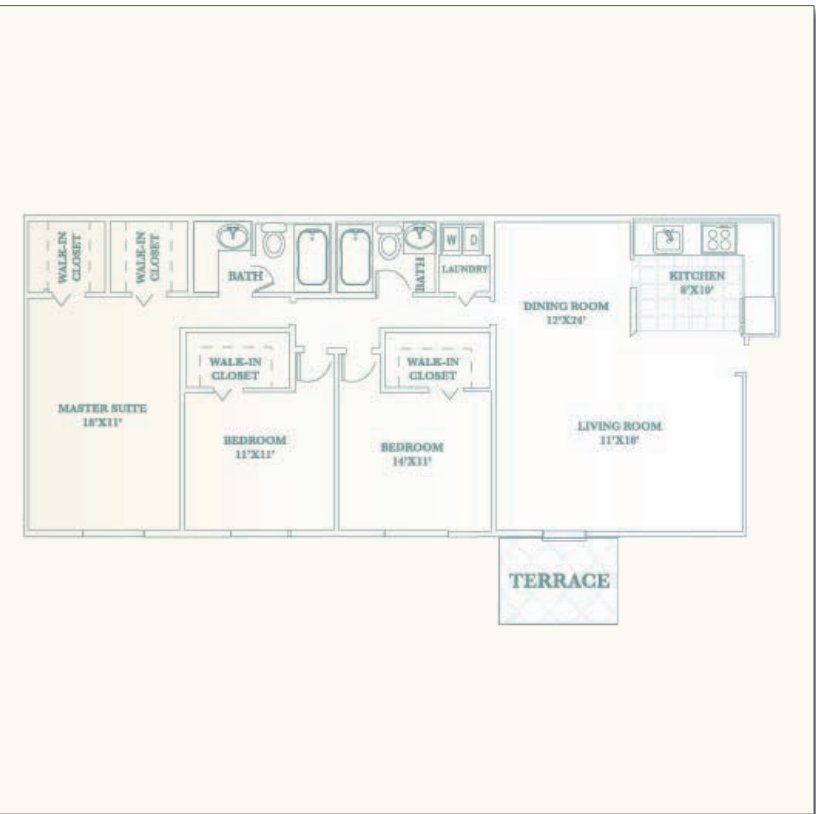


Price: \$58,000 Size: 1209 sq ft

Income Illustration	
Current Rent Achieved on all Blythe	\$787 PCM
HOA fees *	\$204.44 PCM
Tax	\$42.40 PCM
Profit Each Month	\$540.16 PCM
Net Yield	11.18%

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Chelsea Layout - Three Bedroom/Two Bathroom



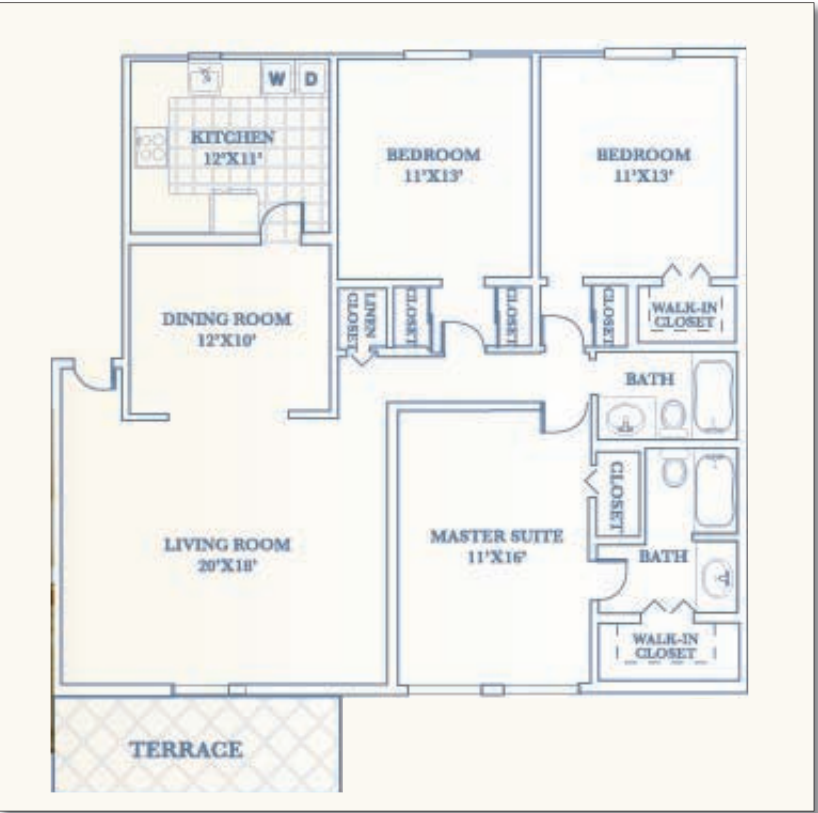
Price: \$64,000 Size: 1428 sq ft

Income Illustration

Current Rent Achieved on all Chelsea	\$900 - \$1000 PCM
HOA fees *	\$241.47 PCM
Tax	\$45.41 PCM
Profit Each Month	\$613.12 - \$713.12 PCM
Net Yield	11.50% - 13.17%

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Crysanta Layout - Three Bedroom/Two Bathroom



Price: \$64,000 Size: 1609 sq ft

Income Illustration	
Current Rent Achieved on all Crysanta	\$992 PCM
HOA fees *	\$272.07 PCM
Tax	\$51.21 PCM
Profit Each Month	\$668.72 PCM
Net Yield	12.16%

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Buying process and security

Once you have chosen your apartment you will go through a quick and easy process. 6 quick steps to investment heaven:

1. Select your unit from our Inventory Team
2. Pay 30% deposit to the developer's lawyer escrow account
3. Receive full purchase contract - sign and return to developer
4. Enter into legal 15 day rescission period
5. Pay balance of 70% at closing date

Aftersales – Once the transaction is complete we will

1. Introduce you to rental management company for re-issue of renting agreements



All information contained in this brochure is correct at time of production but its accuracy cannot be guaranteed and none of the information forms part of any contract. Specifications could differ to that referred to in this brochure for each individual property. Many images in this brochure are of the show home which is upgraded and furnished by the developer and might not be an exact representation of the individual properties on sale. Viewing is always recommended prior to purchase. All properties are sold as seen unless agreed otherwise by the vendor prior to closing.

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