



# BEST BUY REAL ESTATE USA

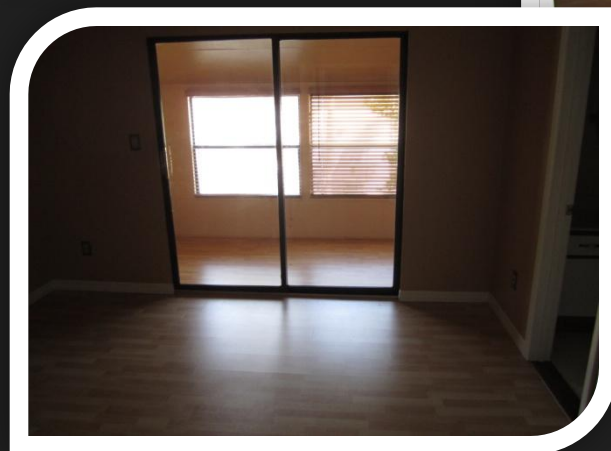
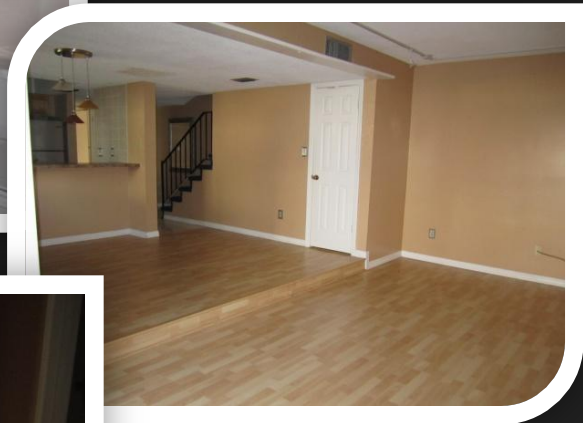
now is the best time to buy us real estate

Full Property Package

**\$79,950**

Orange County, Apopka

*1404 Oak Pl #H, Errol Oaks Condo*



# Executive Summary

**1404 Oak Pl #H,**  
Apopka, Orange County,  
Florida, 32712

<b>2 Bedrooms</b>	<b>2 Bathrooms</b>
Year Built	1975
Taxes	\$925/Year
HOA	\$208/Month
Rent	\$900/Month

**Last Sale 2005 : \$122,300**

## FINANCIAL INFORMATION

**Property Status**

**Turn Key State**

(Fully Rehabed & Tenant in Place)

**Total Income per Year**

**\$10,200**

**Total Expenses per year**

**\$5,731**

**Price per Sq. Ft**

**\$69**

**Total Potential Cash Out (10  
years)**

**\$104,855**



Disclaimer: All Information Presented is Believed to be Accurate.

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or toher professional advice. Please seek proper legal and tax advice as appropriate before making any purchase of real estate.

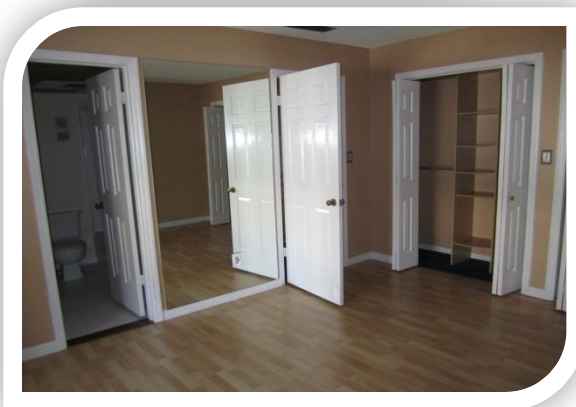
## More Features

Completely remodeled two story home located in the golf course community of Errol estates country club. This wonderful property has new kitchen cabinets and appliances, new tile and wood flooring as well as textured walls and new fixtures and fittings. The home has been re-plumbed and has a new roof. The small Florida room opens to a private fenced patio via sliding glass doors. This property is more than move-in ready, its like buying new.



## Amenities

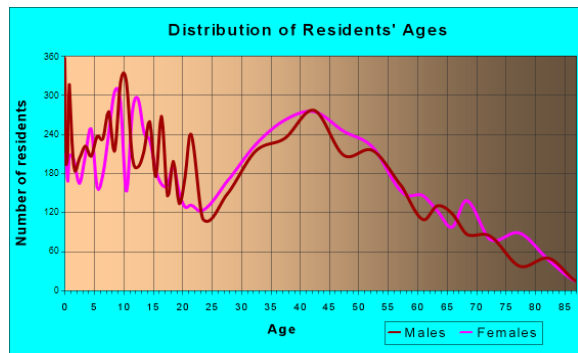
- Air Conditioning
- Internet Access
- Campus
- Club House
- Freeway Access Near
- Garbage Disposal
- Swimming Pool
- Public Transportation
- Right next to Errol Estate Golf Course
- On-Site Maintenance
- Incredible View
- Close to Malls, Restaurants, & Convenient Stores





# Neighborhood

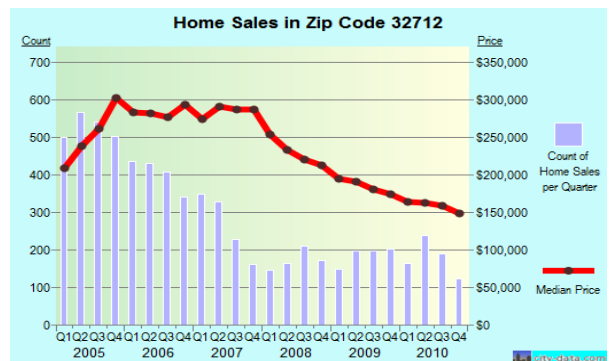
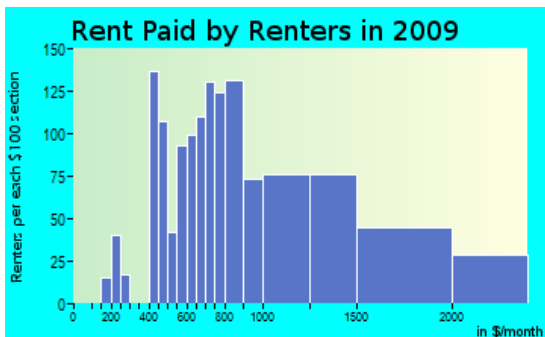
Population	39,347
Population Growth	36 %
Residents per square mile Population Density	623
Median Age	37 years
Median Income	\$62,577
Cost of Living Index	101



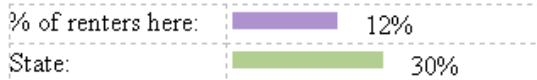
## Altamonte Springs (Apopka)

- Renters make up 11.82% of the Altamonte Springs (32712), FL, population and 6.87% of houses and apartments are unoccupied (vacancy rate).
- The median age of Altamonte Springs (32712) FL, real estate is 37 years.
- The median home cost is \$183,280 & home appreciation in the last year has been - 17.35%.
- Cost of living is 1.20% higher than the U.S. average.
- The unemployment rate is 10.50% vs. U.S. avg. of 10.20%.

## Median Rent in 2009

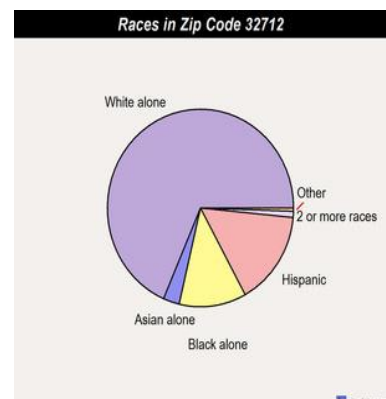
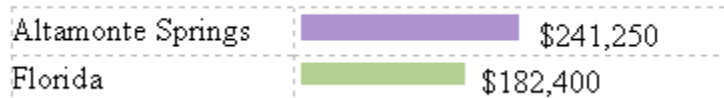


Houses and condos: 10,829 ; Renter-occupied apartments: 1,265

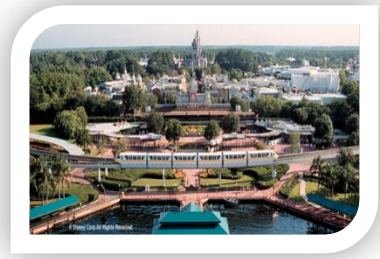
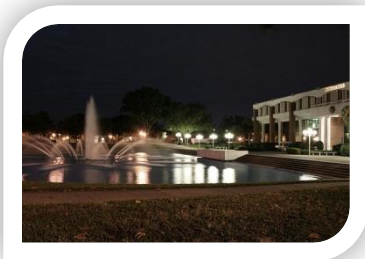


## Housing Prices

Estimated median house/condo value in 2009: \$241,250:



# Why Orlando?



The Orlando market has recently bottomed out and Waitley Entreprises is moving on this 'once in a lifetime' opportunity. Understanding how short the window is, our goal is to share the opportunity with as many Investors as possible.

## Here are a few reasons to invest in Orlando

### **Tourism – Bringing money into the city**

"About 8,000 leisure-and-hospitality new jobs are expected this year as theme-park attendance continues to recover." Mary Shanklin, Orlando Sentinel Feb 6, 2011

### **Diversified Economy**

Important industry sectors: High technology, aviation and aerospace, film and television production, biotechnology, manufacturing, warehousing and distribution.

### **Higher Education – Including the University of Central Florida (UCF)**

With more than 56,000 students, including more than 1,250 being of international origin, UCF is the second largest University in the nation. Even more important, are the School's growing reputation as a top metropolitan research University, and it's focus on meeting the needs of the local business community.

### **Recovery – Heavy investment by private Investors**

"The Orlando market is one of the few nationwide that already is seeing some signals of a recovery" John Burns, Real Estate Consulting Inc, Feb 4, 2011

### **Baby Boomer Interest – The Ideal Retirement**

With a new baby boomer turning 60 every 8 seconds, projections have shown that over 10,000,000 are planning to head down to the south Atlantic region with intents to downsize to a Condo or Bungalow. Population increases equal price increases for real estate.

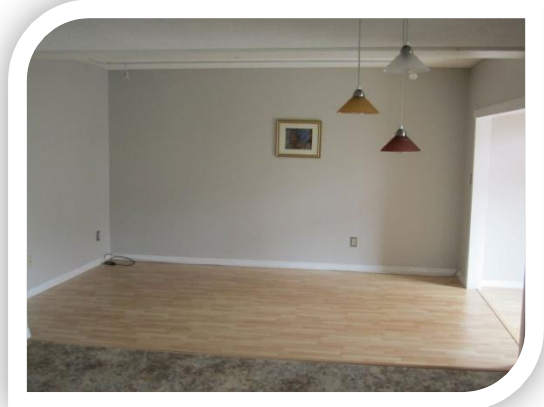
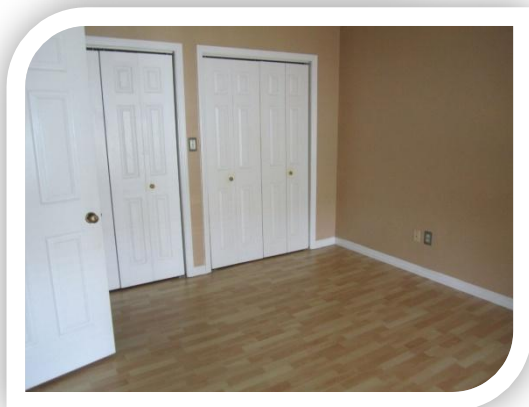
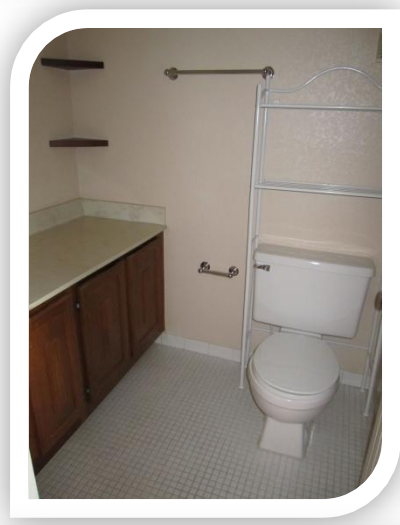
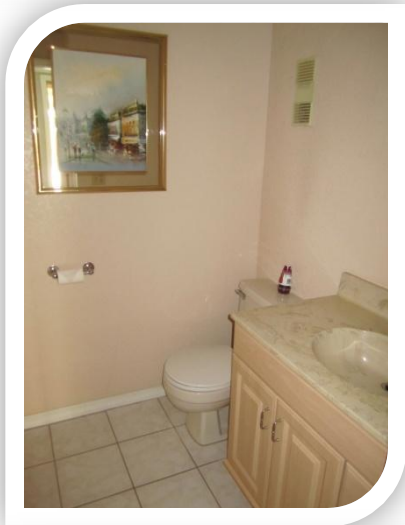
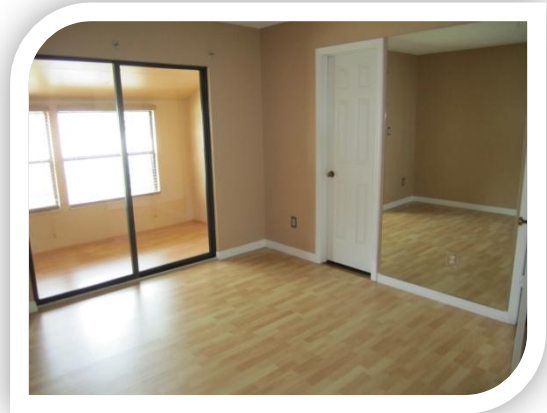
### **Pool of Renters Increasing**

With the current state of the economy, more and more homeowners cannot get access to credit to buy properties. This has increased the number of people who will need to rent. This means lower vacancy rates.

### **Current Prices**

Since Waitley is buying mostly distressed properties from sources dealing directly with this type of real estate, you will have access to properties at prices unseen since 1990.

# More Pictures



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