

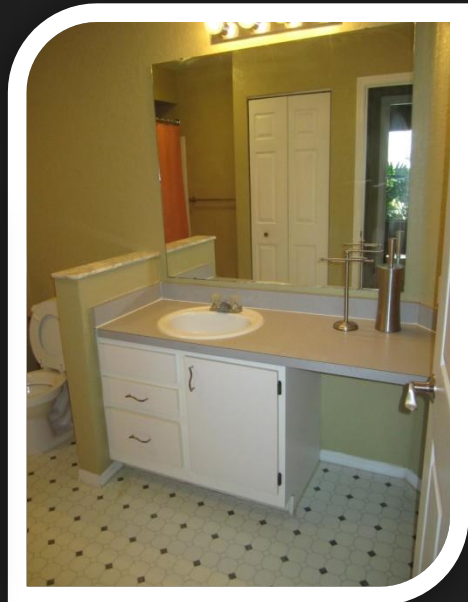


**BEST BUY**  
**REAL ESTATE USA**  
— now is the best time to buy us real estate —

## Full Property Package

# \$74,950

Seminole County, Altamonte Springs  
*826 Camargo Way #105, Bona Vista Condo*



# Executive Summary

**826 Camargo Way#105,**  
Altamonte Springs, Seminole County,  
Florida, 32714

<b>1 Bedroom(s)</b>	<b>1 Bathroom(s)</b>
Year Built	1997
Taxes	<b>\$1,293/Year</b>
HOA	<b>\$193/Month</b>
Rent	<b>\$750/Month</b>

**Last Sale 2006 : \$149,900**

## FINANCIAL INFORMATION

*Bona Vista*  
AT ALTAMONTE SPRINGS



<b>Property Status</b>	<b>Turn Key State</b>
	(Fully Rehabed & Tenant in Place)

<b>Total Income per Year</b>	<b>\$9,000</b>
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<b>Total Expenses per year</b>	<b>\$5,559</b>
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<b>Price per Sq. Ft</b>	<b>\$103.78</b>
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<b>Total Potential Cash Out (10 years)</b>	<b>\$87,271</b>
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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

This is the large 1 bed 1 bath unit. This beautiful condo is surrounded by nice landscaping and well-kept grounds. The home has an OPEN floor plan. Kitchen/living room combo. FORMAL dining room. Kitchen includes a Breakfast Bar and tiled back splash. The living room has an ached niche with shelving. The master bathroom has a tub with shower.

At Bona Vista, you have escaped the ordinary...transporting yourself to a lifestyle of sheer lavishness. Your new condominium is magnificent, offering large walk-in closets, updated kitchen and and a private deck or patio to appreciate the scenic view.

Just beyond your front door you have amenities to make life as active or relaxed as you desire. Swim in the resort-style pool, workout in the state-of-the-art fitness center, gather with friends at the cabana clubhouse. Spend the afternoon with your kids in the playground. Or join in a game of basketball at the indoor court. It's here...all for you.

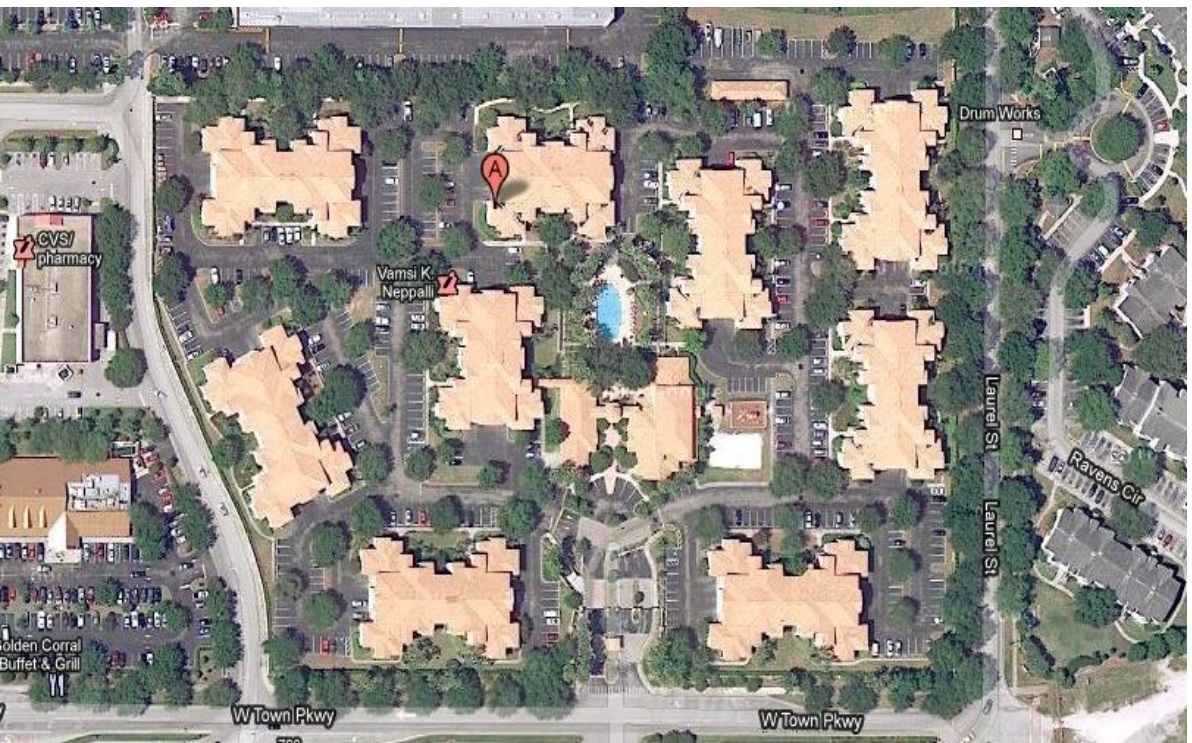


## Amenities

- Air Conditioning
- Business Center with Library
- Cable or Satellite
- Gated Controlled Access
- Campus
- Club House
- Garbage Disposal
- Playground
- Pool & Spa
- Indoor Racquetball
- Indoor Basketball
- Outdoor Sand Volleyball
- Laundry Center
- Car Care Center
- Public Transportation
- Picnic Area with Gas Grills
- On-Site Maintenance
- Incredible View
- Close to Malls, Restaurants, Convenient Stores

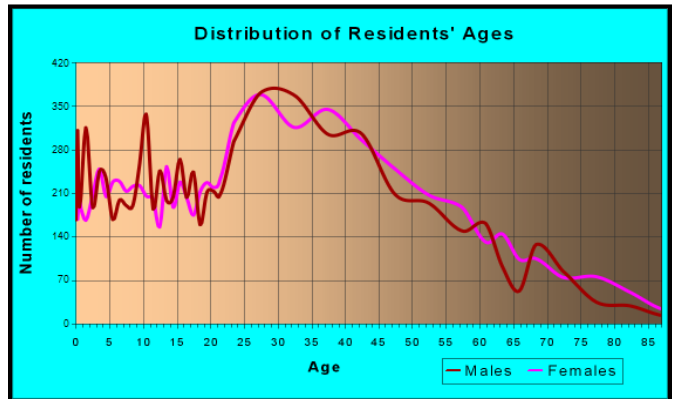


# Map & Arial View



# Neighborhood

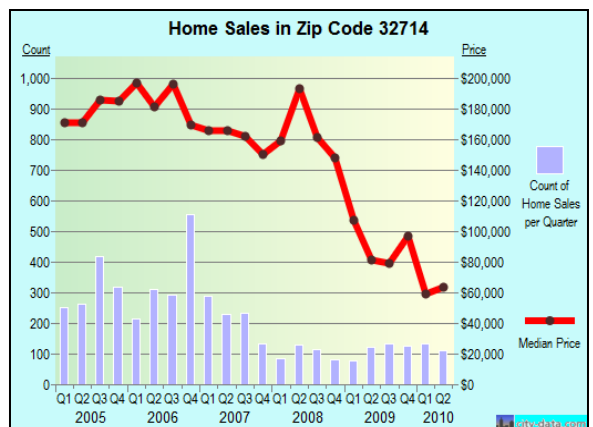
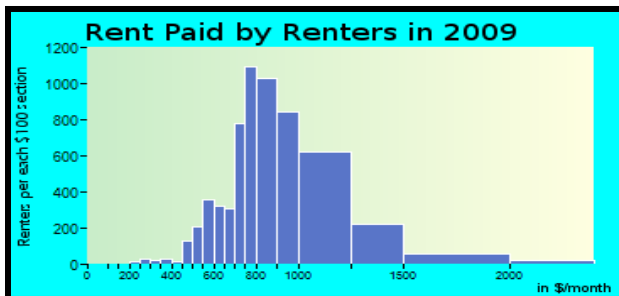
Population	35,134
Population Growth	0.45 %
Residents per square mile Population Density	3,948
Median Age	37 years
Median Income	\$50,117
Cost of Living Index	84



## Altamonte Springs (32714)

- Renters make up 50.12% of the Altamonte Springs (32714), FL, population and 6.73% of houses and apartments are unoccupied (vacancy rate).
- The median age of Altamonte Springs (32714) FL, real estate is 31 years.
- The median home cost is \$86,650 & home appreciation in the last year has been -9.30%.
- Cost of living is 17.50% lower than the U.S. average.
- The unemployment rate is 10.20% vs U.S. avg. of 10.20%.

## Median Rent in 2009



Houses and condos: 15,464 ; Renter-occupied apartments: 7,994

% of renters here:  55%

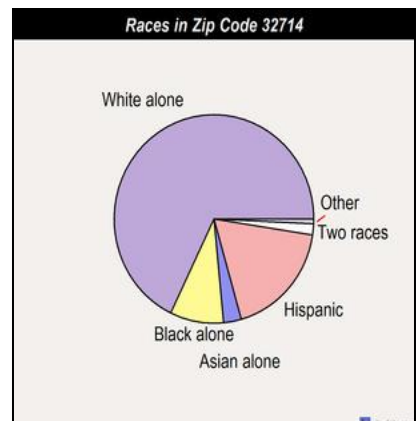
State:  30%

## Housing Prices

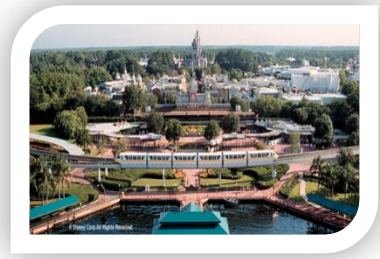
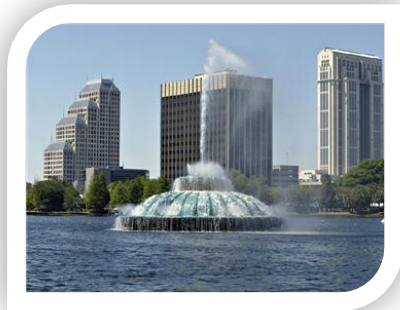
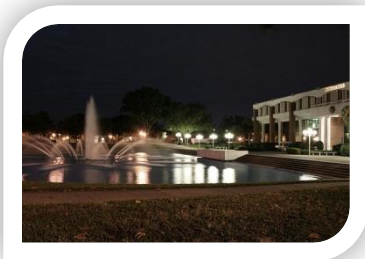
Estimated median house/condo value in 2008: \$239,115:

Altamonte Springs  \$239,115

Florida  \$218,699



# 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

