



# BEST BUY REAL ESTATE USA

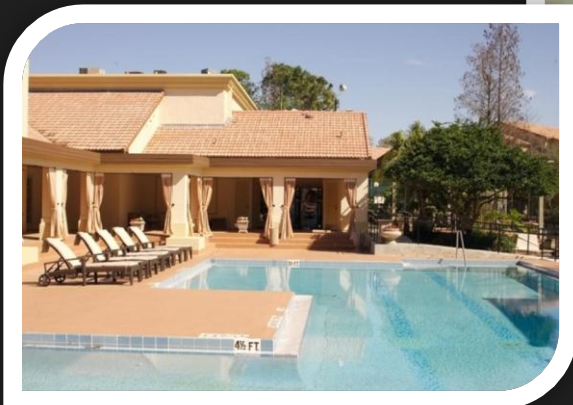
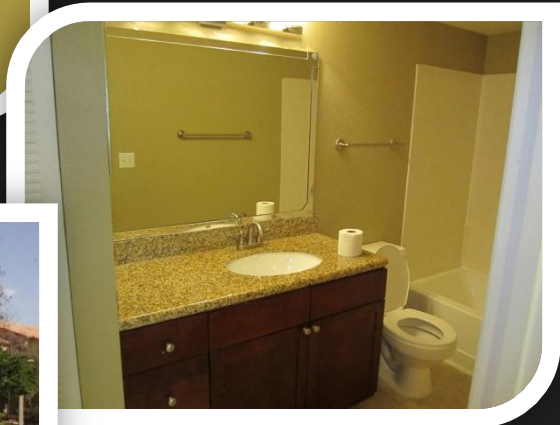
now is the best time to buy us real estate

Full Property Package

**\$79,950**

Orange County, Orlando

*5104 Conroy Rd #16, Residences at Villa Medici*



# Executive Summary

**5104 Conroy Rd #16**  
Orlando, Orange County,  
Florida, 32811

<b>1 Bedroom(s)</b>	<b>1 Bathroom(s)</b>
Year Built	1988
Taxes	\$1,175/Year
HOA	\$242 /Month
Rent	\$750/Month

**Last Sale 2007 : \$205,000**

## FINANCIAL INFORMATION

*Villa  
Medici*  
condominium community



<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>\$6,029</b>
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<b>Price per Sq. Ft</b>	<b>\$105.41</b>
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<b>Total Potential Cash Out (10 years)</b>	<b>\$84,504</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 a homeowners dream. Granite countertops and spacious floorplan this is a Gem.

With a very nice gated community and plenty of activities including: Fully-appointed clubhouse with catering kitchen, Gated community access controlled by keycard or remote, Fitness center with cardio theater and indoor racquetball court, Surround-sound movie salon with plush leather stadium seating, Two refreshing swimming pools, Soothing hot tub, Children's playground area, Lighted tennis court, Arbored BBQ and picnic area & Dog walk areas.

Incredible water and conservation area views, 1 mile west of I-4, on Conroy Road, offering superb access to the Mall at Millenia, Macy's, Bloomingdale's, Neiman Marcus, IKEA - Orlando, and Super Target at Millenia.



## Amenities

- Air Conditioning
- Broadband Internet Access
- Business Center Onsite
- Cable or Satellite
- Movie Theatre
- Campus
- Club House
- Controlled Access
- Gated community w/ remote access
- Courtyard
- Fitness Center w/ racquette ball court
- 2 Swimming pools
- Hot tub
- Freeway Access
- Kids Playground
- BBQ & Picnic Area
- Dog Walk Area Along the Lake
- Public Transportation
- Lighted Tennis Court
- Incredible View
- Close to Malls, Restaurants, Convenient Stores

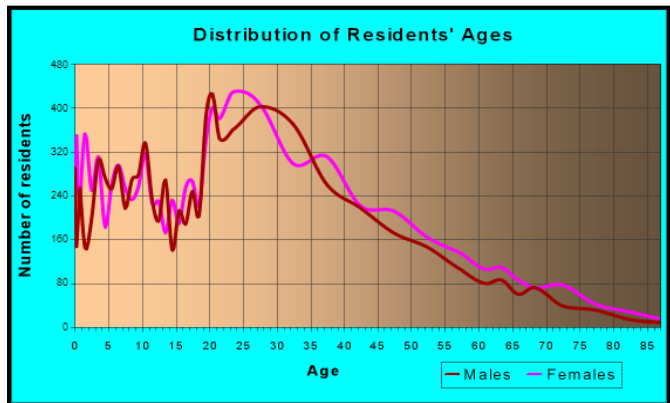


# Map & Arial View



# Neighborhood

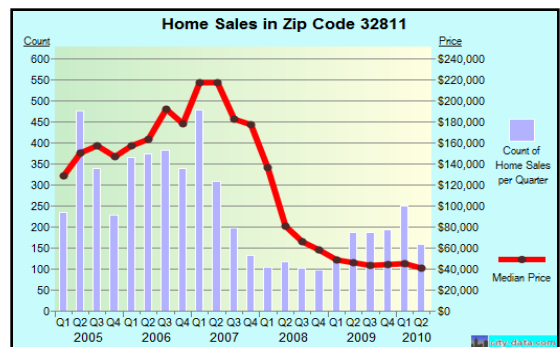
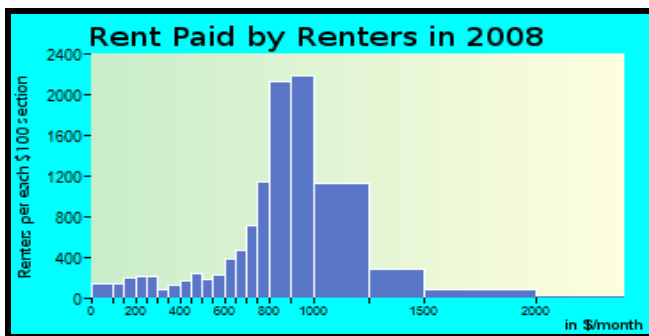
Population	43,714
Population Growth	32 %
Residents per square mile Population Density	5,698
Median Age	31 years
Median Income	\$40,842
Cost of Living Index	72



## Orlando (32811)

- Renters make up 58.14% of the Orlando 32811, FL, population and 13.11% of houses and apartments are unoccupied (vacancy rate).
- The median age of Orlando 32811, FL, real estate is 31 years.
- The median home cost is \$44,950 & home appreciation in the last year has been -8.79%.
- The unemployment rate is 11.10% vs U.S. avg. of 10.20%. Orlando 32811 jobs have decreased by 5.92 percent.
- Compared to the rest of the country, Orlando (zip 32811)'s cost of living is 25.20% Lower than the U.S. average.

## Median Rent in 2008



Houses and condos: 14,253 ; Renter-occupied apartments: 8,455

% of renters here:  66%

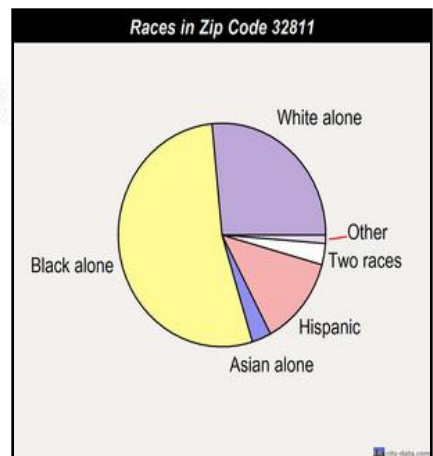
State:  30%

## Housing Prices

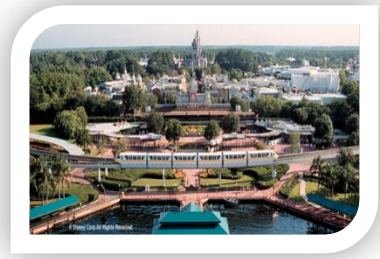
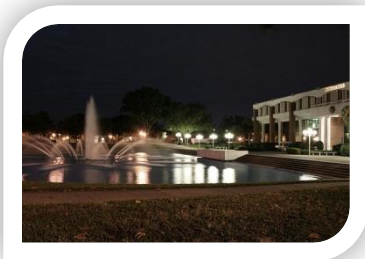
Estimated median house/condo value in 2009: \$143,095

32811  \$143,095

Florida  \$182,400



# 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

