



# BEST BUY REAL ESTATE USA

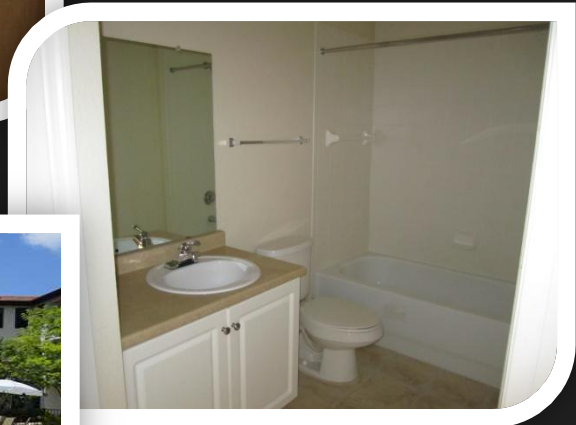
now is the best time to buy us real estate

## Full Property Package

# \$94,950

Orange County, Orlando

*5550 E. Michigan St #2116, Registry at Michigan Park*



# Executive Summary

**5550 E. Michigan St #2116**  
Orlando, Orange County,  
Florida, 32822

<b>2 Bedroom(s)</b>	<b>2 Bathroom(s)</b>
Year Built	2005
Taxes	\$1,475 /Year
HOA	\$376 /Month
Rent	\$900 /Month

**Last Sale 2005 : \$199,900**

## FINANCIAL INFORMATION



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

<b>Total Income per Year</b>	<b>\$10,800</b>
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<b>Total Expenses per year</b>	<b>\$8,297</b>
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<b>Price per Sq. Ft</b>	<b>\$81.26</b>
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<b>Total Potential Cash Out (10 years)</b>	<b>\$88,051</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

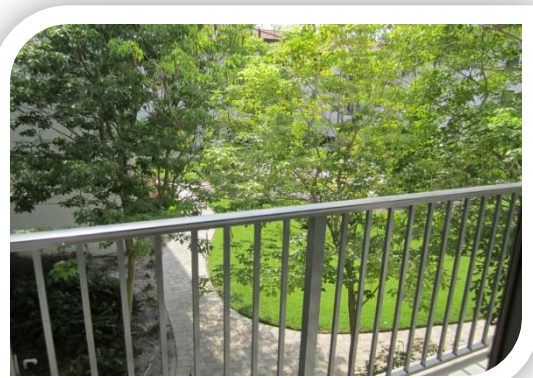
Registry at Michigan Park is a Gated Luxury Resort Style community with all the finest amenities you can imagine. Community is centrally located close to downtown Orlando, the Orlando International Airport and Florida's best attractions. Awarded the 2005 District 2 Beautification Award this property perfectly combines the benefits of city living with the relaxed and laid back atmosphere of a resort. Condo with a great patio 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. The community is monitored by surveillance equipment 24 hours 7 days a week. On-site condominium association management and maintenance are among the numerous services our residents benefit from. Sense of community, luxury, location and services; The Registry at Michigan Park has it all.

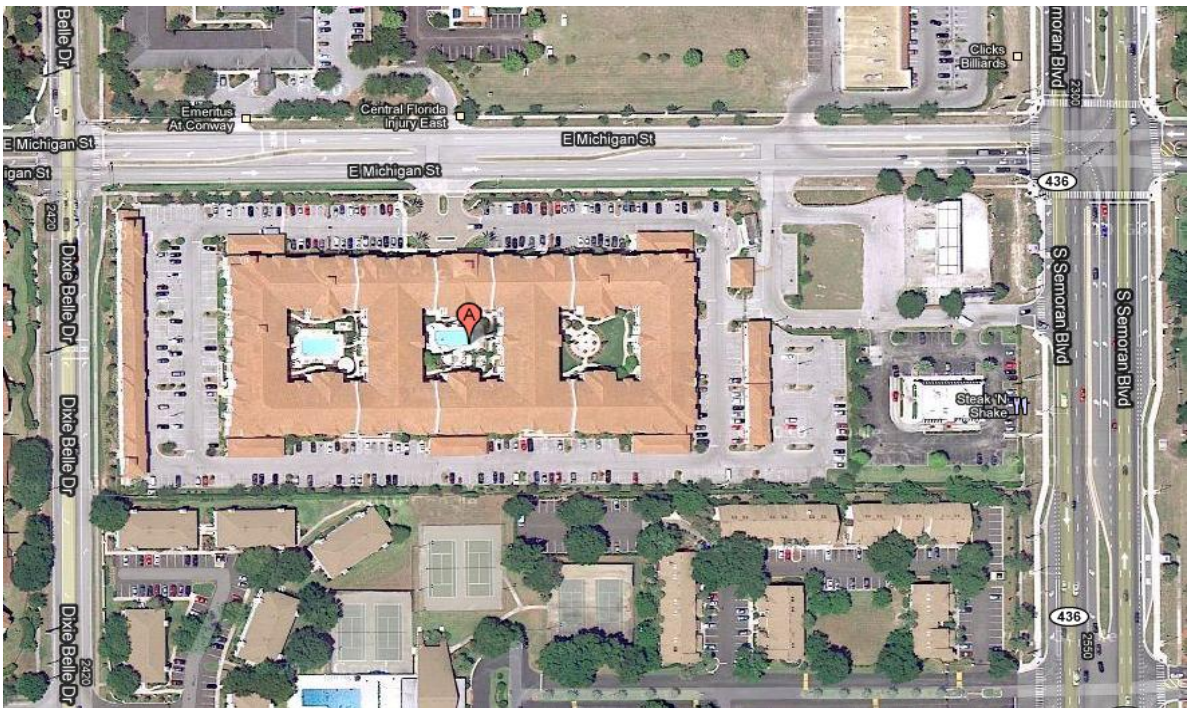
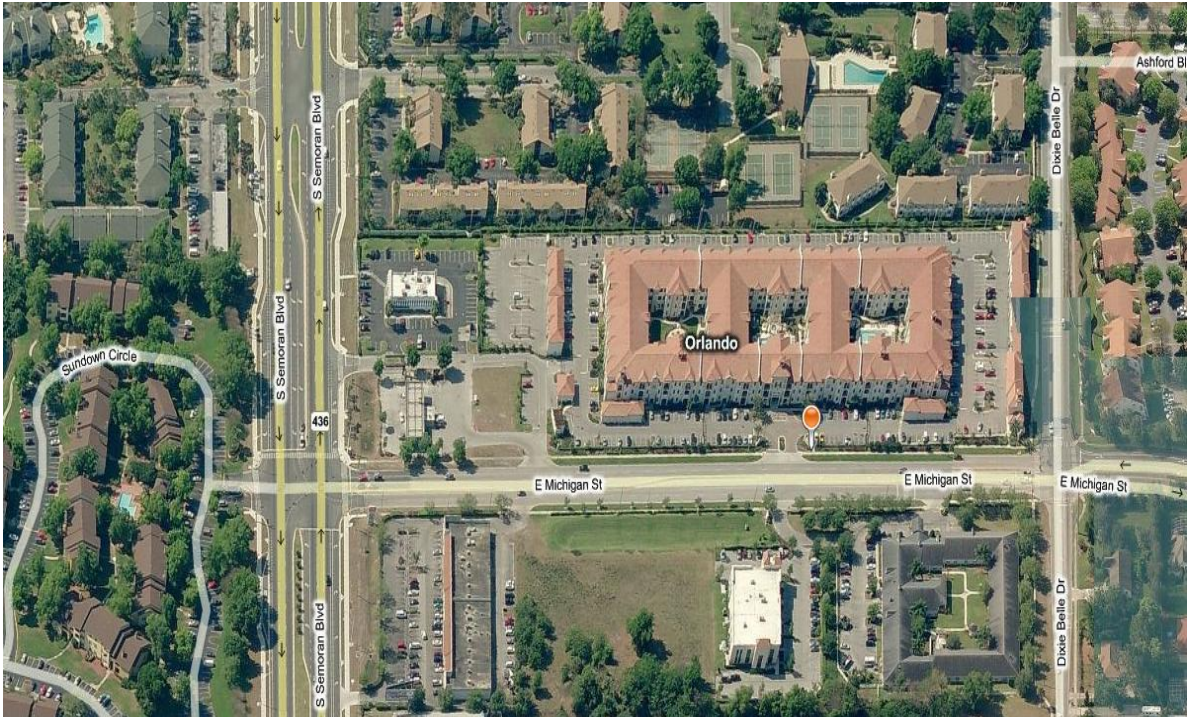


## Amenities

- Air Conditioning
- Internet Access
- Water, Cable & Internet Included
- Campus
- Club House
- Controlled Access
- Courtyard
- Fitness Center
- Freeway Access Near
- Garbage Disposal
- Pool Area View
- 2 Pools & Hot Tub
- Public Transportation
- Game Room w/ Billiard Room/Social Hall
- Security Patrol
- Gated Guarded Entrance
- Children's Room
- On-Site Maintenance
- Incredible View
- Close to Malls, Restaurants, Convenient Stores

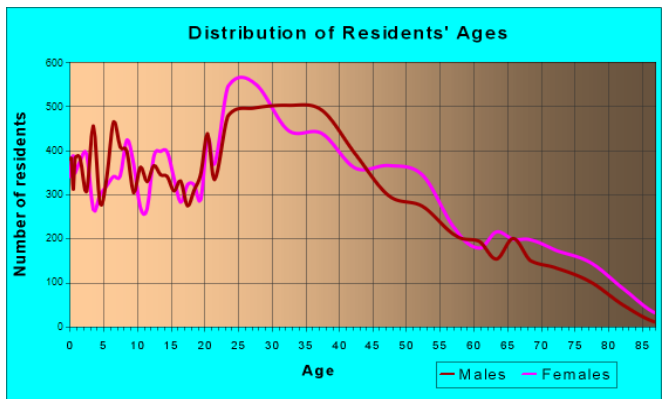


# Map & Arial View



# Neighborhood

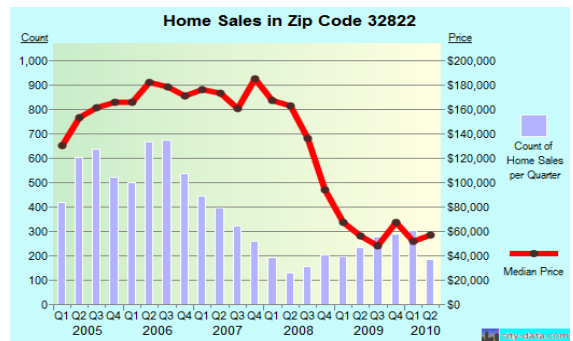
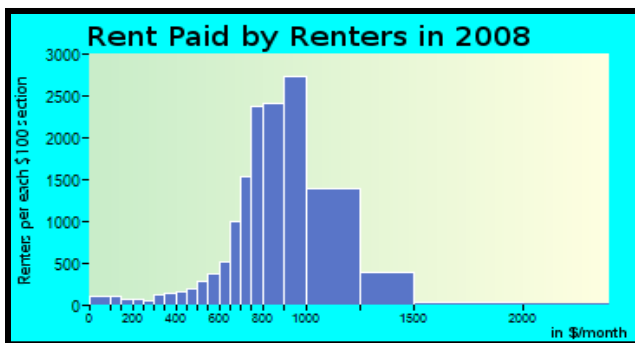
Population	56,437
Population Growth	19 %
Residents per square mile Population Density	4,141
Median Age	36 years
Median Income	\$42,396
Cost of Living Index	83



## Orlando (32822)

- Renters make up 47,35% of the Orlando 32822, FL, population and 14.66% of houses and apartments are unoccupied (vacancy rate).
- Compared to the rest of the country, Orlando (32822) cost of living is 17.10% Lower than the U.S. average.
- The median home cost is \$87,400 & home appreciation in the last year has been -15.14%.
- The unemployment rate is 11.10% vs U.S. avg. of 10.20%. Orlando 32822 jobs have decreased by 5.92 %.

## Median Rent in 2008



Houses and condos: 23438 ; Renter-occupied apartments: 10014

% of renters here:  47%

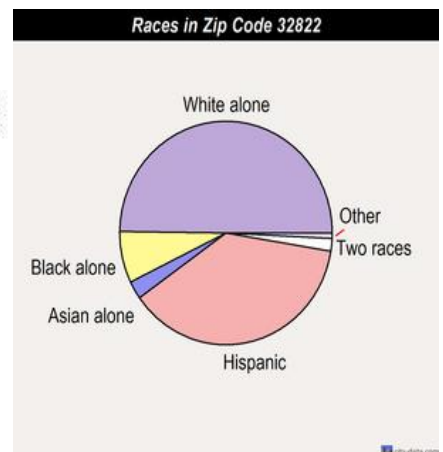
State:  30%

## Housing Prices

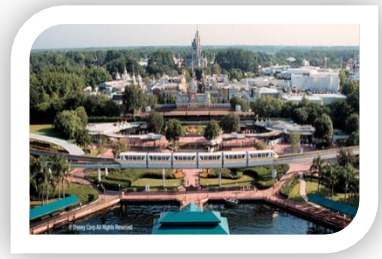
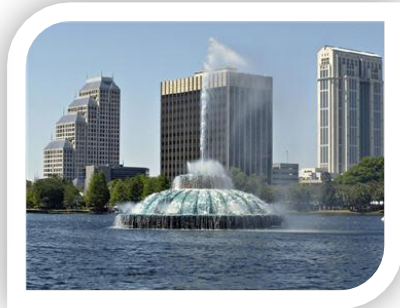
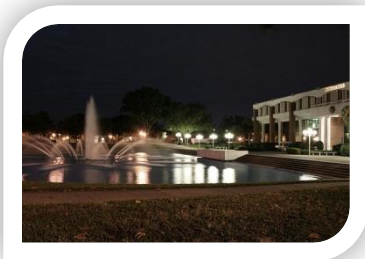
Estimated median house/condo value in 2009: \$157,798

32822  \$157,798

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

