

Orlando . Florida . USA . 1 & 2 Bedroom Apartments



Property Matters Group are delighted and proud to offer a limited opportunity to purchase apartments in Orlando, Florida at hugely discounted prices - up to 80% below market values. This opportunity has arisen due to the economic downturn in America which has hit certain pockets of real estate in key urban areas. Due to the ongoing impact of the recession on both businesses and the average American many properties are currently being repossessed or put to short sale with bank approval. Many banks wish to reduce their exposure to bad debt and are under pressure to improve their balance sheet by selling their mortgage book and property at low prices. This current situation will not carry on indefinitely as the U.S. and Global economy improves and official records show the recession is technically over in America.

Property Matters Group has joined forces with Grande Realty Group to offer access to real estate in this key holiday destination at never before seen prices. We will source a one or two bedroom apartment on your behalf and complete all necessary paperwork for you. At this stage we will confirm the full details of the property and you will obtain the full benefit of all negotiated discounts as the purchase price we obtain is passed directly to you. Due to the size of discount involved and the repossession status of the sale the Banks involved will only accept cash as a purchase type to ensure there are no difficulties in the sale. To support this we require Identification and a proof of available funds such as a bank statement or internet printout showing funds which is then passed onto the Bank with the application and Contract.

Property Matters Group will oversee the whole process from start to finish and ensure the process runs as smoothly as possible. We will manage the paperwork and update you directly with progress made during the transaction. Due to our growing network we are able to complete any repairs, improvements or refurbishment needed to ensure your property is rented as soon after completion as possible.

When the purchase price, contract and sale has been agreed the property will be placed on the rental market and a tenant secured. We will find the tenant and then manage the property for the duration of your ownership and collect the rent each month. We currently have a waiting list of credit checked tenants wanting to move into Lexington Place for a minimum period of 12 months.

property matters group

PROPERTY | FINANCIAL | BUILDING | FURNITURE

Unit #	Beds	Baths	Model Type	Square Foot	List Price	HOA w/Reserve	Estimated 2010 Yearly Taxes	Estimated 2010 Monthly Taxes	Lease Rent Actual*	Lease Expiration Date
812	2	2	The Mariner	829	\$58,900	\$241.99	\$1,171.32	\$97.61	\$805	12/31/2010
917	2	2	The Mariner	829	\$58,900	\$241.99	\$1,171.32	\$97.61	\$725	12/31/2010
1016	1	1	The Clipper	627	\$48,900	\$183.02	\$892.79	\$74.40	\$675	10/31/2010
1025	1	1	The Clipper	627	\$48,900	\$183.02	\$892.79	\$74.40	\$675	12/31/2010
1721	2	2	The Mariner	836	\$58,900	\$244.03	\$1,185.38	\$98.78	\$825	8/31/2010
3513	1	1	The Clipper	627	\$48,900	\$183.02	\$892.79	\$74.40	\$690	3/31/2011
3518	2	2	The Mariner	829	\$58,900	\$241.99	\$1,185.38	\$98.78	\$780	1/31/2011
3613	1	1	The Schooner	673	\$53,900	\$196.45	\$928.07	\$77.34	\$740	4/30/2011
3617	2	2	The Brigantine	934	\$63,900	\$272.64	\$1,284.80	\$107.07	\$775	1/31/2011
3633	1	1	The Schooner	673	\$53,900	\$196.45	\$928.07	\$77.34	\$650	2/28/2011
3735	1	1	The Schooner	673	\$53,900	\$196.45	\$928.07	\$77.34	\$680	9/30/2010
3917	2	2	The Brigantine	934	\$63,900	\$272.64	\$1,284.80	\$107.07	\$880	2/28/2011
3935	1	1	The Schooner	673	\$53,900	\$196.45	\$928.07	\$77.34	\$650	1/31/2011
4013	1	1	The Clipper	627	\$48,900	\$183.02	\$892.79	\$74.40	\$640	5/31/2011

* These rents are actual and these properties have paying tenants and we can confirm contract details upon enquiry

Features of Development

- Ideal location close to Downtown, shopping, dining, schools and attractions
- Lakeside pavillion with summer kitchen
- Beach park
- Two swimming pools
- Two heated spas
- Racquetball
- Two lighted tennis courts
- Fully-equipped fitness center
- Clubhouse with catering kitchen, bar and lounge area
- Car-care center
- Lush landscaping
- Golf membership available at adjacent club
- Pet friendly

Specification of Apartments

- Private patios & balconies
- New appliances including microwave, stove, refrigerator & dishwasher standard package
- Seperate dining areas*
- Linen closets and kitchen pantry
- Full-size washer/dryer standard package
- Ceiling fans in living rooms/bedrooms
- Sunburst windows*
- Miniblinds
- Large walk-in closets
- Additional outside storage
- New Carpet
- Shermin-Williams paint option
- Vaulted Ceilings*
- Beautiful lake views available*
- New faucets and showerheads
- New light fixtures
- Spacious floor plans

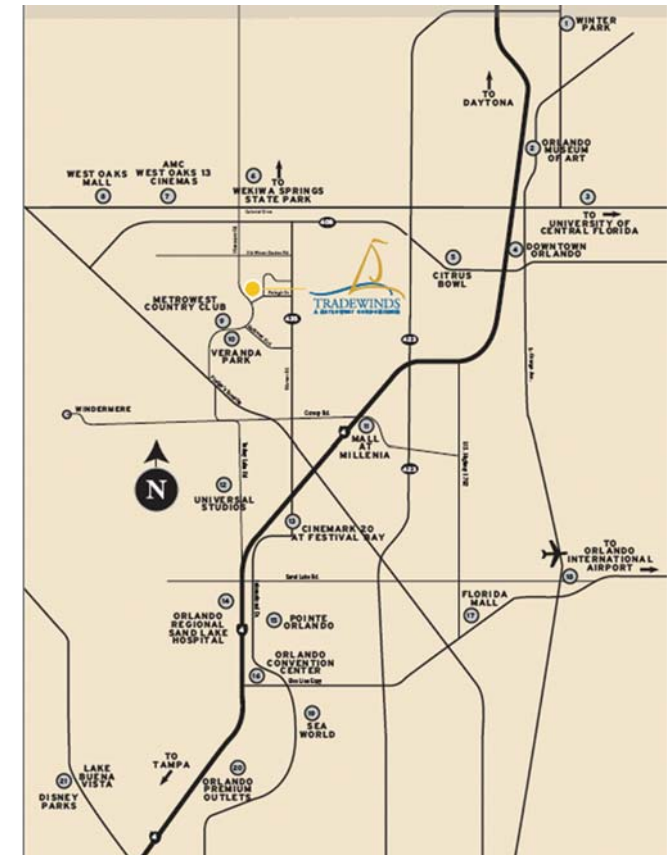
* Selected units



Property Location Map

Conveniently located near Orlando's downtown and theme park districts, Tradewinds is the perfect place to call home. With trouble-free access to major roadways you'll enjoy an easy commute to work. And Tradewinds' Metro West neighbourhood offers all the shopping, dining and entertainment centers you'll need to complete your already carefree lifestyle.

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|----|---|----|---|
| 1 | Historic Winter Park | 12 | Universal Studios |
| 2 | Orlando Museum of Art | 13 | Cinemark 20 at Festival Bay |
| 3 | To University of Central Florida | 14 | Orlando Regional Sand Lake |
| 4 | Downtown Orlando (Shopping, Dining & Nightlife) | 15 | Pointe Orlando (Shopping, Dining & Nightlife) |
| 5 | Citrus Bowl | 16 | Orlando Convention Center |
| 6 | To Wekiwa Springs State Park | 17 | Florida Mall |
| 7 | AMC West Oks 13 Cinemas | 18 | To Orlando International Airport |
| 8 | West Oaks Mall | 19 | Sea World |
| 9 | Metrowest Country Club | 20 | Orlando Premium Outlets |
| 10 | Veranda Park (Shopping, Dining & Nightlife) | 21 | Disney Parks |
| 11 | Mall at Millenia | | |



Financials

Purchase costs

Purchase Price	1 Bed apartment - discounted by up to 80% = \$48,900*
	2 Bed apartment - discounted by up to 77% = \$58,900*

- **Property Taxes (U.S) - Approximately \$900 per annum paid in arrears**
This is paid to the US Government direct each year and is comparable to the council tax in the UK
- **Condo Assessment dues/HOA - Approximately \$183 per month**
These fees are payable monthly and cover the general maintenance and the upkeep of the development, communal areas and facilities. The HOA covers the external structure of each condo upto the dry lined walls only
- **Title fees, Recording Fee's and Document Stamps - Approximately \$500 depending upon the property**
These charges are related to registering you as the new legal owner
- **PMG Fees - flat fee of £4000 - 5000 - all Property Matters USA sales are VAT exempt**

Ongoing costs

- **Tenant find and full reference checking - 50% of first months rent**
We will advertise, interview and credit check prospective tenants
- **Rent collection and full property management - 15% of each months rent**
Our team will look after your property on a day to day basis and deal with all enquiries and resolve any issues and collect all rent due
- **Buildings insurance - Approximately \$450 per annum**
This will cover the overall structure of your property and all of the fixture and fittings inside. It will cover your purchase against all eventualities
- **Homecare insurance - Approximately \$400 per annum**
This optional insurance will cover all of the electrical items that may need attention during your ownership and covers items such as air-conditioning, fridge freezer etc.. against breakdown. If the item cannot be repaired it will be replaced at the insurers expense

* These prices are approximate and based upon offers being accepted by the Bank who have foreclosed. Please note prices are rising each month due to high demand.