

Orlando . Florida . USA . 1 & 2 Bedroom Apartments



We are delighted to offer a limited opportunity to purchase a 1 or 2 bedroom apartment at Lexington Place in Orlando, Florida, USA. These properties are based in the heart of the tourist area, just minutes from all major attractions including Disney World, Sea World & Universal Studios. This gated community boasts a large swimming pool and sun terrace with tennis and squash courts.

This exclusive opportunity is available after months of negotiations & due diligence with some of the major banks of the US.

Address	Unit	Sq ft	Listing Price	Monthly Rent	Monthly Hoa Dues
Lexington Place	733 1x1	742	\$49,900	\$650	\$190
Lexington Place	1622 2x2	932	\$75,000	\$820	\$250
Lexington Place	518 2x2	932	\$75,000	\$850	\$250
Lexington Place	1212 2x2	932	\$75,000	\$850	\$250
Lexington Place	711 2x2	1024	\$75,000	\$800	\$270
Lexington Place	427 2x2	932	\$75,000	\$775	\$250

Orlando . Florida . USA

General overview

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 previous sale prices and 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.

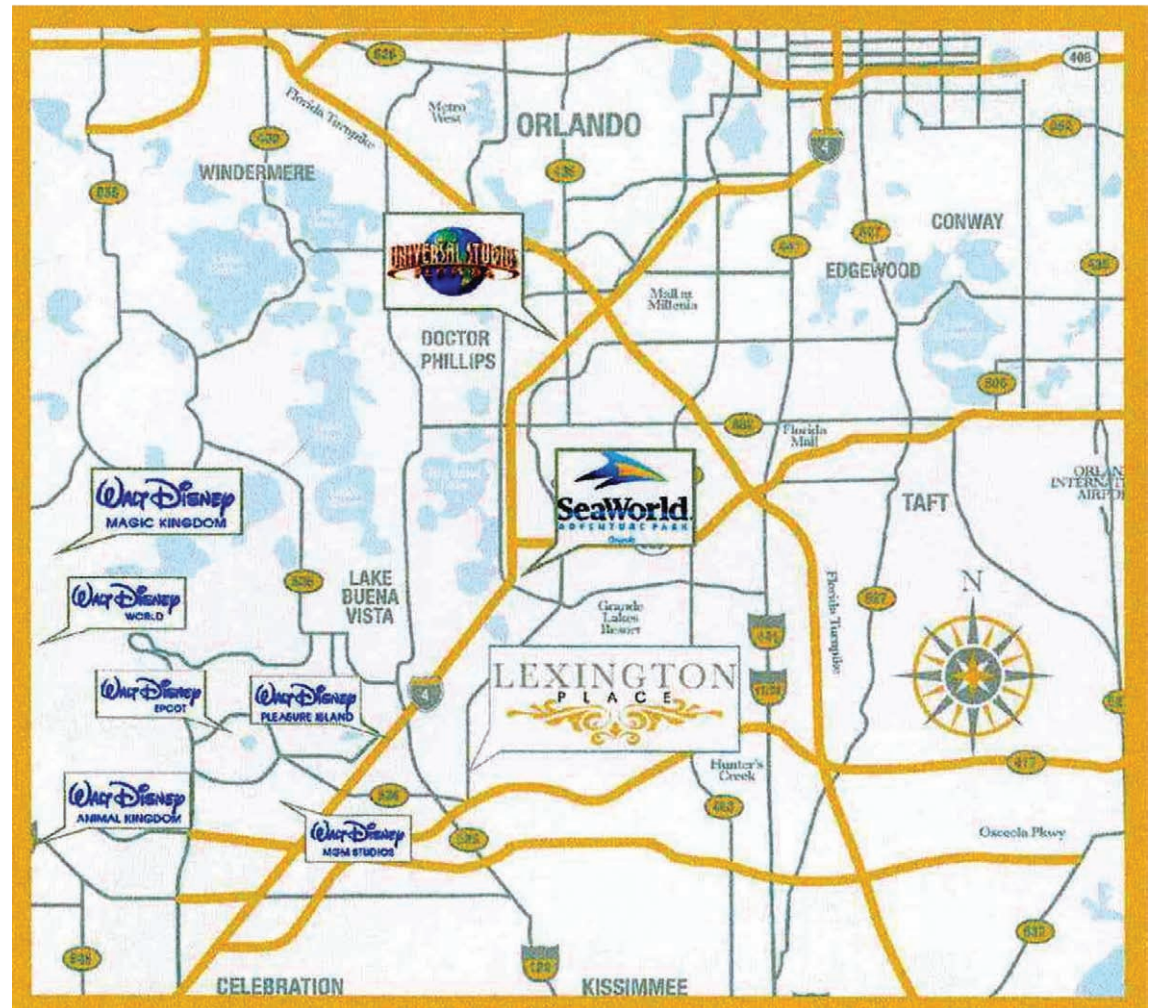
When the purchase price, contract and sale has been agreed the property will be placed on the rental market and a tenant secured. We will find the tenant and then manage the property for the duration of your ownership and collect the rent each month. We currently have a waiting list of credit checked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

Property Location Map

Lexington Place is based in the heart of Orlando, offering a quality investment opportunity at a greatly below market price.

The travelling distance to all major attractions are:

- Sea World 5 minutes
- Grande Pines Golf Course 5 minutes
- Walt Disney World 10 minutes
- Universal Studios / Islands of Adventure 10 minutes
- Orlando International Airport 15 minutes
- Local Malls between 5-15 minutes



Financials

Purchase costs

Purchase Price	1 Bed apartment - discounted by up to 80% = \$49,900.00
	2 Bed apartment - discounted by up to 77% = \$75,000.00

- **Property Taxes (U.S)** - Approximately \$1700 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 \$177 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

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
- **Buildings insurance** - Approximately \$450 per annum (optional cover)
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 (optional cover)
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