

Central Florida Investment Apartments / Condos



*After Several Months of Negotiations, We Are Proud to Offer Our Clients
The Opportunity to Invest in This Outstanding Development.*

PREVIOUS SELLING PRICE: ~~\$199,900~~

Colordarcy Exclusive Price: \$59,990!

***This Is An Exclusive Offer: These Prices Only
Available to Colordarcy Clients.***

(Only 10 Units at This Exclusive Price)

Executive Summary

Economic and market forces are aligning to create one of the greatest real estate investment opportunities ever seen in the U.S.

Central Florida affords the astute investor with opportunities to benefit from property prices at the bottom of the cycle, while taking advantage of an area with outstanding economic prospects.

We offer condominiums on select communities in desirable areas for under \$100 per sq ft, and provide a full management service from our team of licensed realtors and property managers.

These properties offer solid rental returns however the main story is the excellent capital appreciation in the midterm. There is also a clear exit strategy for asset disposal.

Sales of properties in Central Florida are now increasing, fund managers are active, and we believe now is the optimum time to take advantage of the market.

Welcome to Colordarcy...for more than just an investment.



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1. Market Dynamics

The Central Florida housing market until the early part of the decade was stable and enjoyed steady growth. With the onset of easy to access & inexpensive credit in the US the local market heated up quickly and witnessed significant price growth.

With the onset of the credit crunch and the exposure of sub prime lending, property prices have fallen back to the same level as they were in August 2004. The average property price is now \$182,000.

This has resulted in the areas affordability index jumping to 124%¹

There are strong signals that in Central Florida pricing is reaching its lowest point and there are now significant opportunities for investors to purchase the right product, in the right location at the right price.

Major Funds and Wealth Managers are now actively purchasing properties in this area, and with good reason:

- Sales in parts of Central Florida are now increasing. In Osceola County 72% more sales were transacted in Sept. '08 than Sept. '07
- Pending sales, considered by economists to be a reliable predictor of future sales activity, increased 62% in Sept. '08 compared to Sept. '07
- With the slowdown of the housing market, new construction has all but ceased which will exacerbate future supply issues. Yet there is continual demand in Orlando, it is ranked #1 for predicted job growth in the country between 2007-2012². There has also been a population increase of 17% in the last six years
- Currency strength - in times of financial turmoil institutions look to the US\$ for safety, this increase in confidence has seen the US\$ reach a five year high against the £ and a two year high against the €³

1. An affordability index of 99 percent means that buyers earning the median income are 1 percent short of the income necessary to purchase a median-priced home. Conversely, an affordability index that is over 100 means that median-income earners make more than is necessary to qualify for a median-priced home. (Current median income is \$51,791)

2. Quotation from Global Insight

3. From the BBC website 22nd October 2008

2. The Local Economy

Plans for the Largest Medical Research community in USA

The Burnham Institute is pioneering a new medical city in Eastern Orlando. This is set to become the epicentre of the nation's medical research industry, bringing with it new jobs, professionals and a demand for real estate. Their new 175,000 square foot facility is set to open in 2009 with in excess of \$300m already invested into the local area.

Booming Convention Centre

The Orange County Convention Centre is now the second largest amount of exhibit space in the USA, with further expansion plans underway. The centre attracts 5.5 million visitors annually.

Technology Industry

Metro Orlando has a rapidly growing \$13.4 billion technology industry employing 70,000 people, including the regional headquarter of Lockheed Martin and Harris. It is ranked 4th in the country for high-tech industry employment.

Increased infrastructure

The local tax authorities in Orlando levy a 6.5% tax on all sales made from both residents and visitors which generates sufficient funds to ensure no state income tax is payable. From the billions of dollars generated the authorities re-invest substantially in roads, schools, hospitals and public transport.

Florida, and in particular Orlando have been attracted increasing numbers of people

Who relocate for economic or lifestyle purposes. Growth in the metro Orlando area has increased from 1,644,561 in the year 2000 to 1,966,680. An additional 322,119 people or a growth of 17% in six years. Orlando ranks 5th among Milken Institute's 2007 "Best Performing Cities."

Tourism

Orlando is the number one visitor destination in the world. 48.7m people visited in 2007, an increase of almost 1m from 2006. The industry is worth an estimated \$57b to the Florida economy on an annual basis.

3. The Property Location

Within Central Florida our research and due diligence focuses on the metro Orlando area. With a population of 2m it is the 27th largest metro area in the USA.

Location is paramount with any investment and we concentrate on areas that are close to the main Interstate that runs through the centre of the Orlando area. Other key attributes include proximity to the International Airport and to the areas major employers.

Within our chosen areas we focus our attention on the immediate facilities; are there new shops or shopping centres, is there a plethora of leisure activities and dining options.

Thirdly we look at the sub communities within our chosen areas and determine their attractiveness to the property investor; are they on a modern community, are there upscale on-site facilities, and are the communities popular and desirable to the professionals seeking to live and work in the vicinity.

The properties we have sourced for this investment opportunity are located in an area we strongly recommended, especially in terms of one that appeals to the rental market.

It is in the heart of the metro Orlando area – 9 miles from Downtown Orlando, 25 minutes from the International Airport, with theme parks and other main employers all around 20 minutes away.

It has excellent transportation links being located close to the main I4 highway that links Central Florida with Tampa to the south and Daytona & Jacksonville to the north.

There is a superb golf course within the area that has hosted tournaments and has received #1 rating's from respected sources.

It is very well landscaped, there are several lakes, along with shopping, banking and dining options. There is also an A rated elementary school.

The area has its own Orlando Police Department Unit and Safe Neighbourhood Program.

Property Description



The investment properties we have sourced are located on a modern, centrally located community that offers owners and residents the following facilities:

- Gated access
- Lushly landscaping
- Golf Course Views
- Beautifully renovated clubhouse
- Detached One & Two Car garages
- Business Centre
- Billiards Room
- State-of-the-Art Fitness Centre
- Sand Volleyball Court
- Barbeque & picnic area with Grills
- Resort style pool & spa
- Daily valet waste service

The Location

“Metrowest is in the heart of the metro Orlando area – 9 miles from Downtown Orlando, 25 minutes from the International Airport, 5 minutes from Universal, 20 minutes from Disney and within 20 minutes of other major employers. It is has excellent transportation links being located 5 minutes the main Interstate 4 highway that links Central Florida with Tampa to the south and Daytona & Jacksonville to the north.

Within the town centre there are many banking, dining, entertainment and shopping options. Including a Sun Trust bank, Publix supermarket, Sam Sneed's Tavern and the Florida Tap room. There is a championship golf course that has hosted tournaments and has received #1 rating's from respected sources. Other outdoor pastimes include many lakes for fishing and boating as well as a country park.

The community where these investment condos are located offers residents a superb clubhouse that includes a fitness centre, billiards room, residents lounge, business centre, as well as a resort style swimming pool with spacious sun deck and hot tub. The community features mature and lush landscaping and benefits from an excellent location sitting aside the championship golf course.”

There are 1, 2 & 3 bedroom condominiums available.

We have negotiated an EXCLUSIVE offer for investors on the 1-bedroom condos that represents excellent value.

~~Previous Selling Price: \$199,900~~
Colordarcy Exclusive Price: \$59,990!
EXTREMELY LIMITED OFFER – CONTACT US NOW
(Only 10 Units at This Exclusive Price)

Internally, all condominiums include:

- Plush Carpeting
- Nine-foot ceilings
- Crown Moulding
- Large screened patios & balconies
- Washer & Dryer
- Exterior Storage
- Balconies or Terraces, some with golf course views

Pictures:















5. The Investment

- Multiple 1 bedroom units available for \$59,990
- Pricing now sub 30c on the \$ based on previous selling prices
- We have negotiated 3% to be paid towards closing costs – essentially bringing them to 0 for cash purchasers
- All condos have been refurbished recently and include appliances
- Majority of condos have a tenant in place, so immediate yielding properties

Example Investment:

1 bed Condos	
Purchase Price	\$59,990
Size	674 sq ft
Previous Selling Price	\$199,900
Estimated Gross Monthly Rental Income	\$750
Monthly Running Costs	
Management 10%	\$75
Estimated Real Estate Tax (may be reduced)	\$200
HOA Fees (Home Ownership Association)	\$168
Estimated Insurance	\$30
Monthly Net Cash Flow	\$277
Net Rental Yield	6%

6. Our Expertise

Our team and partners are fully licensed & regulated Florida Real Estate company – a requirement for any real estate transaction in Central Florida.

All real estate markets are local in nature and it is not possible to intimately understand a particular area without being fully invested in terms of time and expertise and we strongly recommend the use of experts in each micro market.

Management

We have a strong working relationship with an excellent, efficient and cost effective management company. They are experts in managing condo properties within the area this investment is located. The company can manage all aspects of the property from collection of rent to repairs and maintenance. A full management service is charged at 10% of the rental income received.

Exit Strategy

We consider this investor opportunity to be a mid-term investment (5+ years).

After a recommended period of 5+ years, with the Real Estate cycle on an upward growth pattern, a conservative estimate would be that the property will have returned to its original sales value. If the investor chooses to resale their asset at this point they will be looking at a potential return of around 150+% on their capital outlay.

Summary

Timing is a particularly important in the market cycle and, as many private investors are now realizing the potential gain in owning properties in Central Florida at exceptionally low prices, absorption of these properties is rapid and will eventually lead to wider market stabilization. As properties rise to their former values, there is the opportunity for investors who act now to enjoy substantial Return on Investment in the years to come.

7. About Colordarcy

Colordarcy is a leading property investment company that specialises in finding positive cash flow investment properties worldwide, complimented with a comprehensive service package, which is carefully designed with our clients' in mind.

Our aim is to provide our clients with a dynamic portfolio of global properties that offer the unique combination of strong growth returns and positive cash flow income. Investing in positive cash flow properties significantly reduces the risk because the property will pay for itself regardless of market conditions, your employment status or other financial commitments.

Property investing is a whole lot simpler if the property can pay for itself whilst capital growth is being built up.

We always carefully select and research each development that we market to our clients, and hence why our clients continue to invest with us. Unlike many traditional investment property companies, we do not just list each and every development we are offered: instead we take the time to assess the investment case, the security, the exit strategy and the earning potential of each development before we present it to you. We work hard and endeavour to source real estate in the locations that have the best chance to outperform the market. Therefore, if the overall property market grows by 10% per annum, we would expect properties marketed by Colordarcy to grow by 15% per annum.

Whether you are looking for a Florida foreclosed property, holiday home or an investment property, our experienced Portfolio Consultants will work with you to find your perfect investment property.

With offices in London, Florida, Brazil, Norway and China and further planned openings in 2009, in Russia and Canada, we are able to provide a global service to our clients.

Not only do we recommend from a property portfolio containing some of the best growth and income opportunities in Florida, we have designed a comprehensive range of services spanning from financial and legal assistance, taxation advice, property management, through to interior design.

Complete Peace of Mind

We are proud members of the Association of International Property Professionals (AIPP). As a consumer, when dealing with an AIPP approved company, you can be confident that you are receiving the highest level of service and professionalism.

Our team and local partners are fully licensed and regulated Florida Real Estate Company.

Over 40 Years Combined Real Estate Experience

An experienced management team with an international background and a record of accomplishment in property investment, wealth building and finance heads up the company at the forefront of the

market. With offices in London, Florida, Brazil and China and further planned openings in 2009, in Russia, Norway and Canada, we are able to provide a global service to our clients.

Our team have sourced over US\$200,000,000 worth of investment properties and have current relationships with some of the largest companies in the world, including HSBC, Morgan Stanley, Marriott Hotel, Raffles Resort, Deutsche Bank and Bank of China.

We collaborate with our partners to revolutionise our services and always stay ahead of our rapidly changing industry.

Welcome to Colordarcy...for more than just an investment.

Next Steps

Please contact us with your questions or details of what you are looking for, and we will be more than happy to help you to invest in Florida securely and successfully.

Why Waste Time Shopping Around? Let Us Do The Leg Work For You.

Our central database system gives us access to nearly every property for sale in Florida. Please call or email us for details, we are confident that we will be able to source you an investment property or holiday home that matches your goals and objectives.

Contact us

For further information on our carefully selected Florida investment properties, please contact us today.

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Small Print

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