

Bank Owned Properties in Orlando

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“.....if you have been sitting on the fence about buying real estate.....its time to act!!”

- J Stewart

Wall Street Journal

September 2nd 2009

WE AGREE !!

Why do we think so?- **4 COMPONENTS!**

- **There is a RAPID rise in sales volume- IN FLORIDA**
- **There is a drop in # days on market and drop in inventory levels- IN FLORIDA- 2-3 days and they have multiple contracts**
- **There is competitive bidding**

- ***A REAL ESTATE UTOPIA!***

“Florida home prices seem to be bouncing around the bottom, which is a signal for serious people to start buying real estate.”- Chief Economist with the real estate firm of CB Richard Ellis

“It's a wonderful time to get into real estate as long as you have cash flow that will last the 5 to 6 years it will take for the market to recover,”

.....properties are selling with rapidity, it means that investors are back in the game!!!!

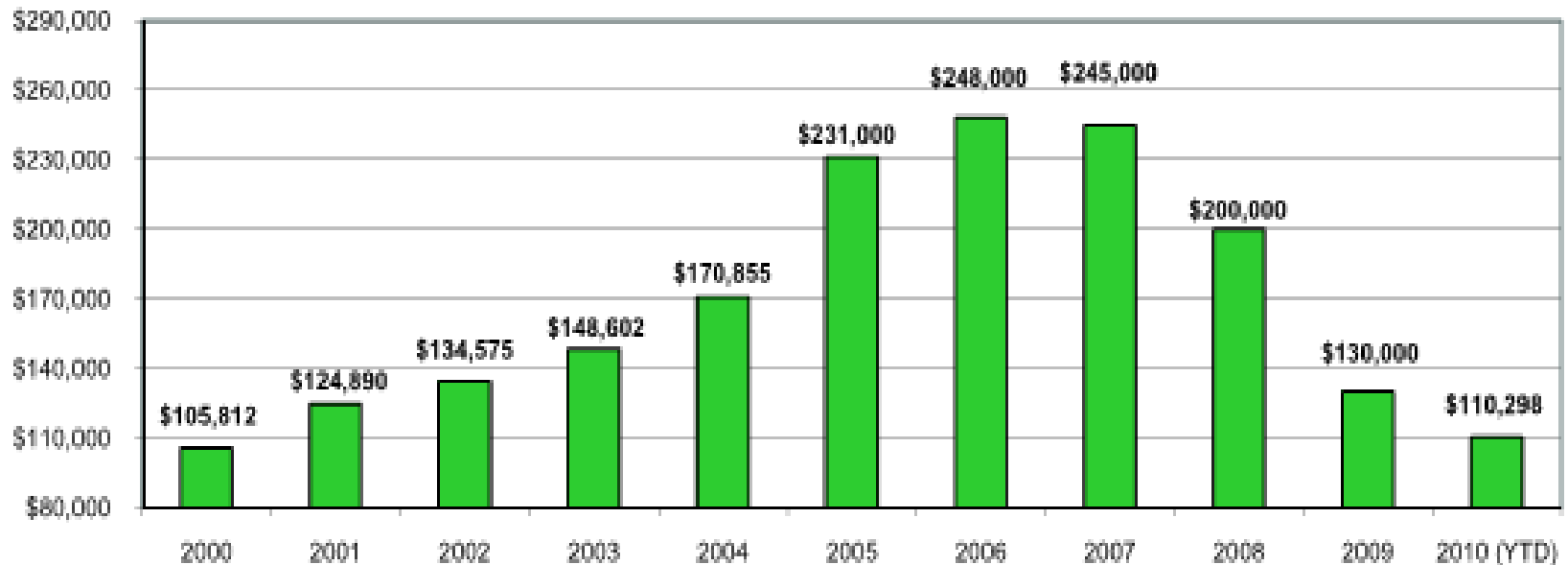
*Cash flow makes these properties extremely favorable to an investor!
Cash investors have \$500-600 cash flow*

EXISTING SINGLE FAMILY HOME SALES- PRICE- DOWN



Orlando/Kissimmee

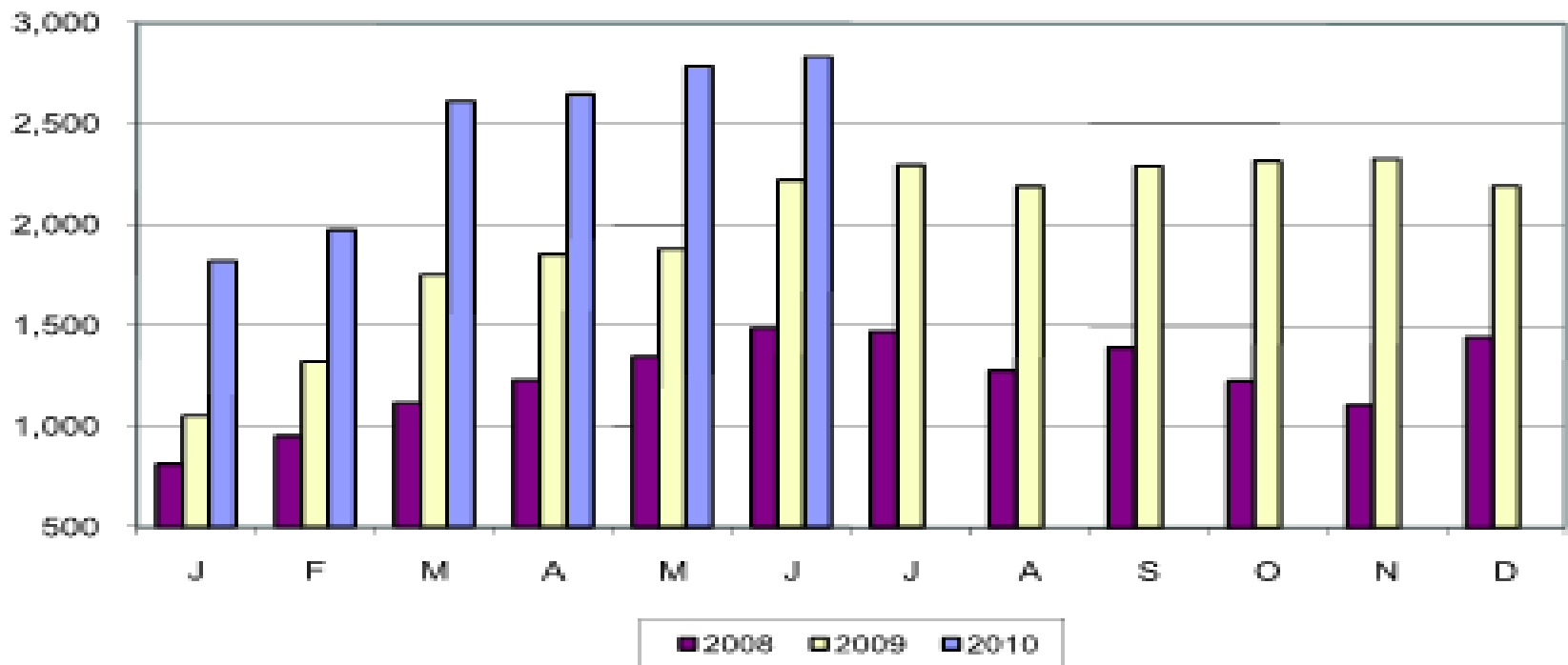
Median Price



EXISTING HOME SALES

Orlando/Kissimmee

Unit Sales



Condo sales are up/ Prices as low as \$15,000!

Condo vs Existing Single Family Home vs Attached Housing Sales

2009 vs 2010

| Month | 2009 | | | | 2010 | | | | Difference | | | |
|----------------|--------------|---------------|-------------------------|---------------|--------------|---------------|-------------------------|---------------|----------------|----------------|-------------------------|----------------|
| | Condos | Single Family | T'Homes Villas Duplexes | Total Sales | Condos | Single Family | T'Homes Villas Duplexes | Total Sales | Condos | Single Family | T'Homes Villas Duplexes | Total Sales |
| Jan | 147 | 811 | 92 | 1,050 | 401 | 1,249 | 170 | 1,820 | 172.79% | 54.01% | 84.78% | 73.33% |
| Feb | 206 | 993 | 123 | 1,322 | 467 | 1,345 | 161 | 1,973 | 126.70% | 35.45% | 30.89% | 49.24% |
| Mar | 317 | 1,309 | 128 | 1,754 | 612 | 1,769 | 229 | 2,610 | 93.06% | 35.14% | 78.91% | 48.80% |
| Apr | 339 | 1,362 | 153 | 1,854 | 598 | 1,807 | 239 | 2,644 | 76.40% | 32.67% | 56.21% | 42.61% |
| May | 378 | 1,340 | 164 | 1,882 | 641 | 1,884 | 258 | 2,783 | 69.58% | 40.60% | 57.32% | 47.87% |
| Jun | 410 | 1,627 | 183 | 2,220 | 609 | 1,934 | 291 | 2,834 | 48.54% | 18.87% | 59.02% | 27.66% |
| Jul | 404 | 1,713 | 182 | 2,299 | | | | | | | | |
| Aug | 439 | 1,547 | 204 | 2,190 | | | | | | | | |
| Sep | 448 | 1,622 | 222 | 2,292 | | | | | | | | |
| Oct | 431 | 1,687 | 201 | 2,319 | | | | | | | | |
| Nov | 403 | 1,689 | 237 | 2,329 | | | | | | | | |
| Dec | 409 | 1,604 | 181 | 2,194 | | | | | | | | |
| Totals: | 4,331 | 17,304 | 2,070 | 23,705 | 3,328 | 9,988 | 1,348 | 14,664 | -23.16% | -42.28% | -34.88% | -38.14% |

HOW LONG CAN THIS OPPORTUNITY LAST IN FLORIDA?

- A steady increase in the pace of Orlando home sales is **creating conditions** that are within striking distance of a **balanced market**.
- *Inventory level reflect an 6.94 month supply at the current pace of sales;* a **market with six months of supply** is considered by housing economists to be **balanced** between buyers and sellers.

What we will do for you!

- We will assist you in getting:
 - - FIND YOU A PROPERTY
 - _ a full property inspection within 7 days of your executed contract
 - _ financing
 - _ Insurance
 - _ home warranty

 - _ property management -**HOUSES RENT QUICKY**
 - _ **AVERAGE time to rent is 20 Days**
 - _ **CAN RENT FOR HALF OF WHAT THEIR MORTGAGE PAYMENT WAS**
 - _ **EMPLOYMENT- SEIMANS, LOCKHEED MARTIN, UCF, RESEARCH PARK, UNIVERSAL, DISNEY, SEAWORLD, NASA, CAPE CANAVERAL, DARDIN RESTURANTS, NEW VA HOSIPTAL, NEW MEDICAL SCHOOL.....**
- It's an Easy process, we have done it hundreds of times for our buyers!

Today's Opportunities!!!

- ALL THE HOUSES CASH FLOW
- ALL THE HOUSES ARE IN THE GREATER ORLANDO AREA
- THE HOUSES ARE NEWER AND IN GOOD RENTAL AREAS
- BANK OWNED houses sell VERY QUICKLY !!
- Prices range from \$15,000 and up- These properties cash flow...
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- **Originally sold from \$245,000 and higher**



2Bed/2Bath
 1,107 SF
 Built: 2000

Address: **12**
 3428 SOHO ST # 106
 Orlando, Fl. 32835

Listed for : \$37,900

Peak Price:
 \$252,000



| | <u>Cash</u> |
|----------------|-------------|
| Property Taxes | \$ 40 |
| Insurance | \$ 40 |
| HOA | \$ 309 |
| Management Fee | \$ 56 |
| Total Payment | \$ 445 |
| | |
| | |
| | |
| RENT RANGE | Cash Flow+ |
| \$ 700 | \$ 255 |
| \$ 800 | \$ 355 |

Guard Gated Community - 1ST Floor Condo - Comfortable layout provides over 1,100 htd sq/ft with living and dining areas. Crown moulding. Breakfast bar in kitchen. Sliding doors off living open to covered lanai with views of the lake & pier. Inside laundry. Both beds offer walk-in closets and baths have tub/shower combos. Community has rec bldg, pool and more. Great location near shopping, dining, the attractions, schools, Full Sail, UCF, and major roads! .. very sort after area. Great investment!



4Bed/2Bath
1644SF
Built: 2005

Address: **13**
646 Mercado ct
Kissimmee, Fl. 34758

Listed for : \$59,900

Peak Price:
\$233,000



| | 30% Down | <u>CASH</u> | |
|----------------------|----------|-------------------|--------|
| | | <u>5.5% Fixed</u> | |
| Loan Amount | \$ | 44,925 | \$0.00 |
| Principal & Interest | \$ | 255 | |
| Property Taxes | \$ | 70 | \$70 |
| Insurance | \$ | 50 | \$50 |
| HOA | \$ | 20 | \$20 |
| Management Fee | \$ | 70 | \$70 |
| Total Payment | \$ | 465 | \$210 |
| | | | |
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| RENT RANGE | | Cash Flow+ | |
| \$ 800 | \$ | 355 | \$590 |
| \$ 900 | \$ | 435 | \$690 |

This a move in ready 4 bedroom 2 bath home. Look at the size of the home and at this price. It is amazing. The home has tile flooring and a spacious and open floor plan. Great location near major attractions, shopping, and restaurants!! City of Poinciana (\$ 60,000 - \$100,000) is farther south of Orlando than Kissimmee – Poinciana had few investors because at that time no loans for investors and there were great loans for owner occupied people... now investors are able to buy for \$35-\$45 a sq ft!!! (Poinciana).Poinciana was the first area to take a dive in Central Florida because the buyers all had 100% interest only loans.



4Bed/2.5Bath
 2,162SF
 Built: 2005

Address: **14**
 110 Briarcliff dr.
 Kissimmee, Fl. 34758

Listed for : \$89,500

Peak Price:
 \$269,000



| | 30% Down | CASH | |
|----------------------|----------|------------|--------|
| | | 5.5% Fixed | |
| Loan Amount | \$ | 67,125 | \$0.00 |
| Principal & Interest | \$ | 381 | |
| Property Taxes | \$ | 100 | \$100 |
| Insurance | \$ | 50 | \$50 |
| HOA | \$ | 20 | \$20 |
| Management Fee | \$ | 72 | \$72 |
| Total Payment | \$ | 623 | \$242 |
| | | | |
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| RENT RANGE | | Cash Flow+ | |
| \$ 900 | \$ | 277 | \$658 |
| \$ 1000 | \$ | 377 | \$758 |

2-Story 4 Bedroom, 2.5 Bath Home - Nice curb appeal. Covered front entry. Roomy floor plan offers living, dining and family areas. Eat-in kitchen has breakfast bar & closet pantry. Walk-in closet, separate shower and garden tub in master suite. Inside laundry. Great covered patio overlooks open patio and yard. 2-car garage. Central located in Kissimmee is close to malls, shopping, restaurants, and major roads and attractions. Kissimmee was developed before Poinciana- Kissimmee is close to all the Parks and Orlando..



3Bed/2Bath
1,350 SF
Built: 2005

Address: **15**
514 Kingfisher dr.
Kissimmee, Fl. 34759

Listed for : \$52,605

Peak Price:
\$213,000



| | 30% Down | CASH | |
|----------------------|----------|------------|--------|
| | | 5.5% Fixed | |
| Loan Amount | | \$ 39,454 | \$0.00 |
| Principal & Interest | | \$ 224 | |
| Property Taxes | | \$ 80 | \$80 |
| Insurance | | \$ 40 | \$40 |
| HOA | | \$ 20 | \$20 |
| Management Fee | | \$ 64 | \$64 |
| Total Payment | | \$ 428 | \$204 |
| | | | |
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| | | | |
| RENT RANGE | | Cash Flow+ | |
| \$ 700 | | \$ 272 | \$496 |
| \$ 850 | | \$ 422 | \$646 |

This 3 bedroom 2 bath has vaulted ceilings and a split floor plan. Great open kitchen with breakfast bar overlooking the living room. Sliding doors lead the way to back patio with large yard and wooded view. This home is fully equipped with appliances and only needs minor repairs. with all appliances City of Poinciana (\$ 60,000 - \$100,000) is farther south of Orlando than Kissimmee – Poinciana had few investors because at that time no loans for investors and there were great loans for owner occupied people... now investors are able to buy for \$35-\$45 a sq ft!!! (Poinciana).Poinciana was the first area to take a dive in Central Florida because the buyers all had 100% interest only loans

How do you buy?

Very simple Process

- **Email....let us know you are interested**
- **Tell us your cash budget or pre-approval amount(proof of funds or Bank pre-approval required)**
- **We will email available properties that match your budget**
- **We send you a contract for signature**
- **(We must receive the signed contract within 24 hours of you receiving it. You will overnight a security deposit of \$5,000)**
- **Upon Bank acceptance of your offer we will do an inspection**
- **THE REO'S WILL Close in 15-30 days after contract is signed by all parties.**
- **We will arrange any repairs necessary to get the property rented**
- **Advertise and secure a qualified Tenant(usually within 20 days)**

What I know for Sure?

- Millionaires will be made during this window of opportunity
- You are buying houses with instant equity
- THE PROFIT IS MADE WHEN YOU BUY!

I've never seen prices this low

A REAL ESTATE UTOPIA!

□ The key here is:

□ **YOU ARE BUYING AT THE BOTTOM OF THE MARKET IN CENTRAL FLORIDA!**

Why do we think so?

□ There is a rise in sales volume

□ There is a drop in # days on market

□ There is an rise in competitive bidding

□ ***A REAL ESTATE UTOPIA!***

Property Management

WE DO IT ALL.....

-initial rehab/repairs

-advertise rentals

-full credit/background check

*-direct deposit rental income
to you Bank*