

THE RETREAT AT REGAL PALMS



A bronze statue of Walt Disney in a suit, waving with his right hand and holding Mickey Mouse's hand with his left. Mickey Mouse is standing next to him, also waving. They are on a pedestal in front of Cinderella Castle at Disney World. A large crowd of people is visible in the background.

INTRODUCTION

Just last month, Forbes released their eagerly anticipated "Where to Invest in Housing In 2018" and taking the Number 1 spot was Orlando, Florida.

House prices rose an impressive 9% last year, and the next 3 years are set to be even more lucrative, with a staggering 35% price rise expected. It comes as no surprise because in general, Orlando does well when the U.S. at large does well, and the U.S. economy is booming, outpacing all predictions.

We have been able to secure a small number of luxury freehold, modern apartments that form part of the new phase of the well-established and celebrated Regal Palms. Only 15 minutes from Disney, established over 15 years and boasting occupancy rates in excess of 70%, the resort truly has it all from swimming pools, lazy rivers and full-service spa to restaurants and bars. Owners will also benefit from preferred access to the world-renowned Highlands Golf Club.

RANKED
NO. 1
CITY FOR
INVESTMENT 2018
[FORBES]

THE RESORT THAT HAS IT ALL

Relax and watch the world go by as you enjoy the beach style resort pool with a lazy river, water slide, patios, full service bars and restaurant, volleyball courts, full service spa, playgrounds and arcade. The Retreat at Regal Palms offers everything to make your vacation unforgettable, you can even turn your vacation into a 365 day experience.

INVESTMENT SUMMARY

- Established resort, minutes from Disney
- Freehold apartments, fully furnished
- Fully managed year round
- Just a 30% deposit, balance due on completion June 2018
- Option to have a 2-year assured yield
- Prices start from as little as \$129,950

FREE
FURNITURE
PACKS FOR EARLY
INVESTORS

WHY ORLANDO?



1 in 5 international travelers come to Florida



Florida is the 4th best place in the US for business tax Climate
[TAX FOUNDATION 2015]



Florida has a higher average hotel occupancy rate than the US as a whole: 72% in 2015, compared to 65.6% nationally
[VISIT FLORIDA]



73.5% average occupancy rate of properties under property management operations in the Osceola / Kissimmee area
[US CENSUS BUREAU]



22% of all foreign buyers investing in US residential property chose Florida in 2016
[NAR]



Employment at Walt Disney World
7,400



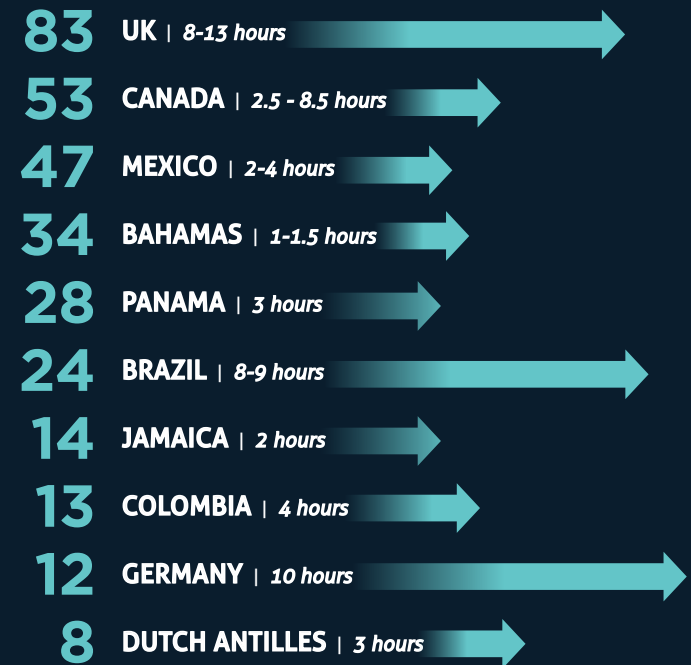
Florida is home to 3 national parks: Everglades, Biscayne and Dry Tortugas



Spent by visitors on average per day in 2015
[VISIT FLORIDA]

Top 10 countries with most direct flights to Orlando

FLIGHTS PER WEEK | FLIGHT TIME



[GREATER ORLANDO AVIATION AUTHORITY, ORLANDO SANFORD INTERNATIONAL AIRPORT, JUNE 2017]

THE ORLANDO PROPERTY MARKET

Orlando was named the No. 1 city in America to invest in housing for 2018, according to Forbes "Where To Invest In Housing In 2018". The study found that Orlando's home prices increased by 9% in 2017, bringing the average home price in Orlando to \$247,550. The city is now expected to go through some considerable price growth with a 35% uplift forecasted over the next 3 years.

The high forecasts are driven in a large part to Orlando's impressive 7.1% job growth over the past two years and 7.6% population growth over the last three. Orlando's home prices are still considered fairly valued, and 22% below the national average.

35%
PRICE RISE
FORECASTED IN
THE NEXT 3 YEARS
[FORBES]

THE RETREAT AT REGAL PALMS

Located within the famous Four Corners area of Central Florida (15 minutes to Disney World & 1.5 hours from both west and east coast beaches), The Retreat at Regal Palms is comprised of 76 well appointed, fully furnished, 1 & 2 bedroom apartments with all of the services of a four diamond resort. Whether you sit poolside with an ice cold cocktail and a book, or prefer to enjoy the parks and attractions in the world's most famous vacation destination, there simply is no better place to own a piece of paradise.

"Modern & spacious design combined with full resort amenities come together to create an exclusive new phase at Regal Palms with all the comforts of home but none of the responsibility"



OPPORTUNITY
TO OWN LUXURY,
FREEHOLD MODERN
APARTMENTS

FROM JUST
\$129,950

30%
DEPOSIT,
THAT'S JUST
\$38,985



RETREAT IN LUXURY

The Retreat at Regal Palms is Central Florida's newest vacation resort community featuring 1 & 2 bedroom apartments designed with light and open floorplans, upgraded features, and designer furnishings. you simply need a key!

FULLY FURNISHED UNITS STARTING AT \$129,950

LOCATED IN THE FAMOUS FOUR CORNERS AREA

- Only 15 minutes from Disney property

FULL AMENITIES RESORT STYLE COMMUNITY

- Walking distance from all units

ZONED FOR SHORT TERM RENTALS

- Rental management packages
- Guaranteed leaseback program
- Historical occupancy average 70% +

WALKING DISTANCE TO SHOPPING PLAZA

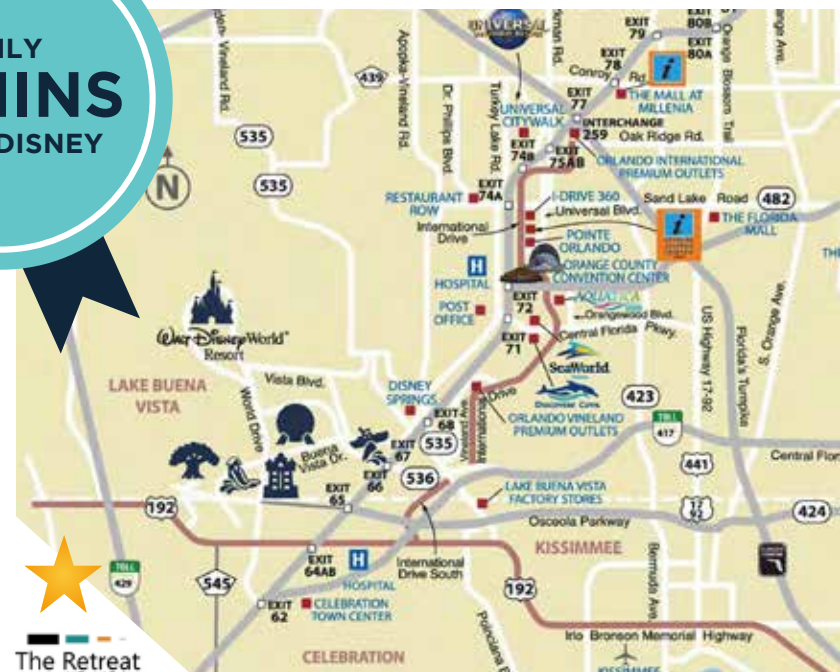
- Grocery stores, restaurants, bank

FULLY
MANAGED,
ACHIEVE YIELDS
UP TO
9.7%





ONLY
15 MINS
FROM DISNEY



THE FACILITIES:

- Restaurant
- Playgrounds
- Arcades
- Full service spa
- Kids play area
- Convenience store
- 24 hour staffed front desk
- Beach style resort pool
- Lazy river
- Water slides
- Patios
- Full service bar

HIGHLAND RESERVE GOLF CLUB

Retreat owners have preferred access to the neighbouring world renowned Highland Golf Club and its 18 holes of undulating fairways and picturesque surroundings.

Highlands Reserve sits atop one of the highest areas of Florida and offers remarkable scenery. The Championship Mike Dasher Course design offers pine tree-lined fairways reminiscent of the Carolinas, open spacious fairways likened to the great Scottish courses, and a bit of old Florida with citrus trees along the countryside. Large, fast, undulating greens make this course challenging and fun for all levels of golfers.

15 YEAR

**ESTABLISHED
MULTI AWARD
WINNING
DEVELOPER**

FLOORPLANS:

2 BEDROOM, 2 BATHROOM, 1 BALCONY

- Starting at \$149,950
- Spacious, open floor plan with natural lighting
- 1018 sq ft.
- 102 sq ft. balcony



1 BEDROOM, 1 BALCONY

- Starting at \$129,950
- Spacious, open floor plan with natural lighting
- 724 sq ft.
- 102 sq ft. balcony



2 BEDROOM, 2 BATHROOM, 2 BALCONY

- Starting at \$159,950
- Spacious, open floor plan with natural lighting
- 1018 sq ft.
- 204 sq ft. balcony



APARTMENT SPEC:

EXTERIOR DESIGN FEATURES:

- Steel, raised panel entry door
- Fully landscaped and sodded building site
- Irrigation system provided and maintained by Home Owner's Association
- Aluminum clad, double hung insulated Windows
- Footers and slab designed for 2,500 psi
- Decorative Fypon corbels at all roof overhangs
- Elevator service

INTERIOR DESIGN FEATURES:

- Colonial style, 6 panel hollow core doors
- Schlage, brushed aluminum finish door hardware
- 5 ½" Colonial style baseboard
- Designer wood window sills
- Colonial style wood casing and handrails
- Eggshell finish in general areas
- ½" Gypsum panel walls and ceilings
- Pre-wired for home security system
- Textured interior wall finishes
- GE top-load washer
- GE top-load electric dryer
- Keyless Smart Entry System
- Central control thermostats

ZONED FOR SHORT TERM RENTALS

- Porcelain, wood design hard wearing tiles throughout

KITCHEN FEATURES:

- GE Energy Star 13.5 cu. ft. refrigerator/freezer
- GE Stainless steel microwave oven with exhaust hood
- GE Stainless steel dishwasher
- Glass ceramic cook top
- 1 ¼" thick Granite tops, matching backsplash
- Luxury 42" tall multi-level, raised panel wood cabinets w/crown molding
- Brushed nickel cabinet hardware
- Stainless steel under-counter mounted 1 ½ compartment sink
- Designer faucet w/pull-out sprayer

ENERGY SAVING FEATURES:

- Insulated glass windows
- R-30 Roof insulation
- R-19 Exterior wall insulation
- 15 SEER HVAC
- Programmable thermostats
- Energy Star appliances
- AO Smith Energy Star 40 gal. water heater
- Interior wall frame insulation

ELEGANT BATHROOM FEATURES:

- Raised panel wood base cabinets
- Granite tops with matching backsplash
- Semi-frameless clear tempered glass shower enclosures
- Designer oval under-mount lavatories
- Brushed nickel plumbing fixtures
- Elongated toilets
- 6"x6" Ceramic wall tile in master bath
- 20"x20" Ceramic floor tile in all baths
- 42" High mirrors in all baths
- Recessed medicine cabinets

ENERGY SAVING FEATURES:

- Standing seam metal roof panels
- Exterior vinyl siding with vinyl trim board around doors and windows
- Silent toggle light switches
- Ceiling fans in bedrooms
- Pre-wired for ceiling fans in living room
- RG-6 cable outlets in all bedrooms and family rooms
- Designer lighting in all full bathrooms
- Exterior coach lights
- Recessed lighting in kitchen
- CAT-5 telephone outlets in bedrooms, kitchen, and living room
- Compact fluorescent lamps

RENTAL PROJECTION - 1 BEDROOM:

Total Purchase Price:	\$129,950		
	Low	Mid	High
Estimated ADR:	\$85	\$98	\$125
Management Fee:	\$5	\$5	\$5
Distributable ADR:	\$80	\$93	\$120
Estimated Average ADR:	\$98		
Estimated Annual Occupancy:	65%	75%	85%
Gross Rental Revenue:	\$23,107	\$26,715	\$30,225
Split to Owner (75%):	\$17,330	\$20,036	\$22,668
Estimated Annual Expenses:	\$11,394		
	65%	75%	85%
Annual Estimated Cash Flow:	\$6,110	\$8,816	\$11,448
Estimated ROI:	4.8%	6.8%	8.9%

Cost:	Monthly	Yearly
HOA:	\$535	\$6,420
Electric:	\$110	\$1,320
Water:	\$75	\$900
Insurance:	\$82	\$624
Taxes:		\$1,780
Annual Cleaning:		\$350
Total Annual Expenses:	\$11,394	

This sample spreadsheet does not offer the sale of any securities and only serves as a guide. Buyer should thoroughly familiarise themselves with any property contemplated for purchase. These figures are estimations of rental potential only.

RENTAL PROJECTION - 2 BEDROOM:

Total Purchase Price:	\$149,950		
	Low	Mid	High
Estimated ADR:	\$98	\$115	\$135
Management Fee:	\$5	\$5	\$5
Distributable ADR:	\$93	\$110	\$130
Estimated Average ADR:	\$111		
Estimated Annual Occupancy:	65%	75%	85%
Gross Rental Revenue:	\$26,335	\$30,386	\$34,438
Split to Owner (75%):	\$19,751	\$22,790	\$25,829
Estimated Annual Expenses:	\$11,395		
	65%	75%	85%
Annual Estimated Cash Flow:	\$8,356	\$11,395	\$14,434
Estimated ROI:	5.6%	7.6%	9.7%

Cost:	Monthly	Yearly
HOA:	\$535	\$6,420
Electric:	\$110	\$1,320
Water:	\$75	\$900
Insurance:	\$82	\$624
Taxes:		\$1,780
Annual Cleaning:		\$350
Total Annual Expenses:	\$11,394	

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RENTAL PROJECTION - 2 BEDROOM:

(EXTENDED BALCONY)

Total Purchase Price:	\$159,950		
	Low	Mid	High
Estimated ADR:	\$100	\$118	\$138
Management Fee:	\$5	\$5	\$5
Distributable ADR:	\$95	\$113	\$133
Estimated Average ADR:	\$113		
Estimated Annual Occupancy:	65%	75%	85%
Gross Rental Revenue:	\$26,967	\$31,116	\$35,265
Split to Owner (75%):	\$20,226	\$23,337	\$26,449
Estimated Annual Expenses:	\$11,394		
	65%	75%	85%
Annual Estimated Cash Flow:	\$8,832	\$11,943	\$15,055
Estimated ROI:	5.5%	7.5%	9.4%

Cost:	Monthly	Yearly
HOA:	\$535	\$6,420
Electric:	\$110	\$1,320
Water:	\$75	\$900
Insurance:	\$82	\$624
Taxes:		\$1,780
Annual Cleaning:		\$350
Total Annual Expenses:	\$11,394	

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Established Resort, Established Developer

Established over 15 years, the multi-award winning 4aVilla Group have been involved in a number of prestigious resorts across Orlando and delivered hundreds of homes. Recent projects include:



Regal Oaks at Old Town

Regal Oaks was a project of over 400 townhomes, ideal in every aspect of its planning and construction including location, generous townhome design, and outstanding on-site resort amenities.



Regal Palms Resort and Spa

A development of 500 high quality town homes along with 4 star resort amenities including swimming pavilion with lazy river and waterslide.



Highlands Reserve

Highlands Reserve sits atop one of the highest areas of Florida and offers remarkable scenery and a championship Mike Dasher design golf course.



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