

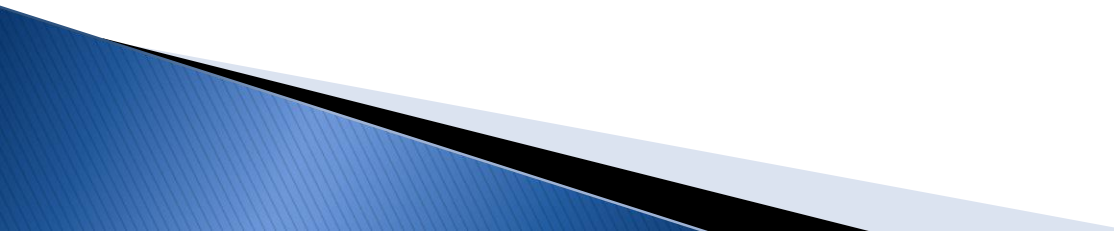
# VACATION HOMES BY THE BEACH

In South Florida

# THE OPPORTUNITY



# THE OPPORTUNITY

- ▶ South Florida is one of the top beach destinations in the entire world.
  - ▶ The allure of the words “Miami”, “Florida”, “Beach” and “Vacation” can be arranged in innumerable combinations that will at the end will mean “peace and relax”.
  - ▶ With real estate prices at the lowest prices in our lifetimes, the time to purchase your piece of this paradise is now.
- 

# THE OPPORTUNITY

- ▶ Imagine yourself as the owner of your own vacation home in paradise, and if this wasn't reward enough, imagine now your property producing income while you are not there to enjoy it.
  - Turnkey
  - Headache free
  - Professionally managed by a specialty company.
- ▶ Your piece of South Florida's paradise for \$325,000 to \$700,000.



# VACATION HOMES BY THE BEACH



MARIE &  
PALM  
PORT

BROWARD  
COUNTY



# VACATION HOMES BY THE BEACH

- ▶ Is an innovative concept geared towards those searching for a second home in South Florida with:
  - 3–5 bedrooms
  - Private swimming pool
  - Within walking distance from the beach
  - Quick access to dining, shopping and entertainment
  - Close to all main natural, entertainment and cultural attractions



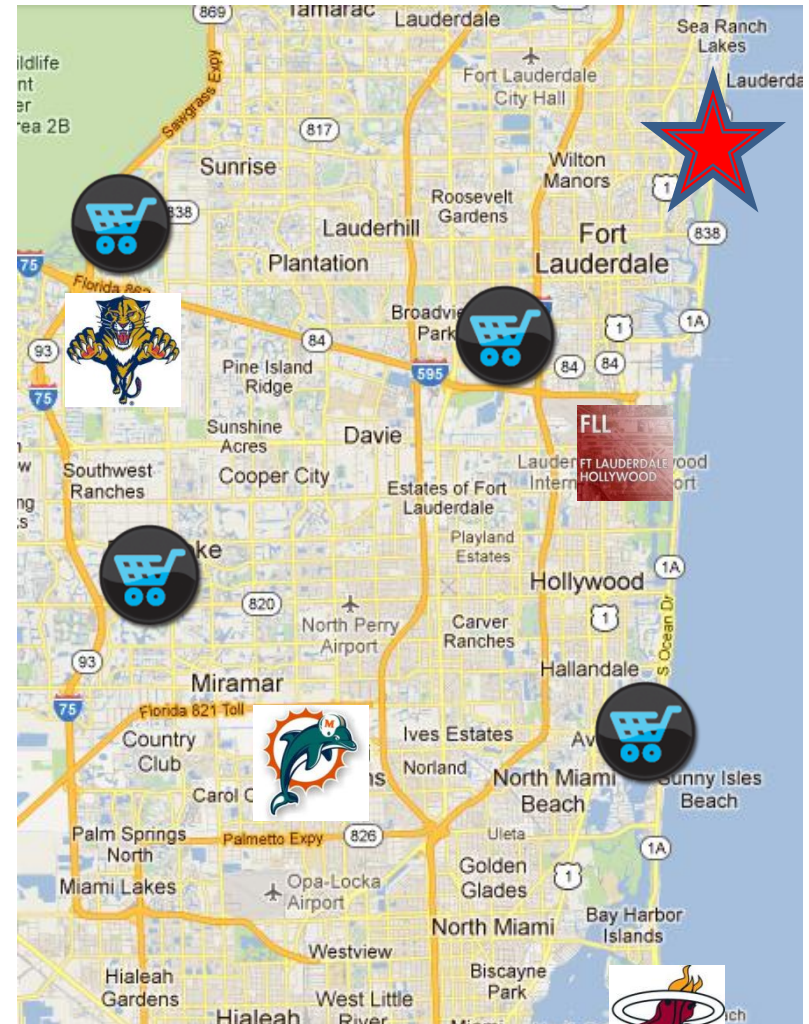
# VACATION HOMES BY THE BEACH



- ▶ Fort Lauderdale and its beaches are easily accessible through some of the major highways in the area, such as I-95, I-595, and Florida Turnpike.
- ▶ Two major international airports are within a 40 minute car ride.

# FROM FT. LAUDERDALE BEACH

LANDMARK	Mi
Downtown Ft. Lauderdale	8
Ft. Lauderdale Airport	11
Aventura Mall	16
Bank Atlantic Center	17
Sawgrass Mills	17
Dolphin Stadium	24
Arsht Perf. Arts Center	32
Marlins Stadium	33
Downtown Miami	33
Miami Int'l Airport	36
South Beach	37
West Palm Beach	43
Florida Keys	97





# THE HOUSES





# MODEL #1

3401 Robbins Road  
Pompano Beach, FL. 33062

Bedrooms	5
Bathrooms	4
Pool	Yes
SqFt (under A/C)	3708
Distance from Beach	2 blocks
Year Built	1990
Asking Price	\$573,900





# MODEL #1



# MODEL #1

WINTER RATES	Dec 1 – Apr 30	(22 WEEKS APPROX.)
Weekly rent	\$3,843	\$84,546.00
Occupancy Rate	75%	\$63,409.50
Owner's %	75%	\$47,557.12

SUMMER RATES	May 1 – Nov 30	(30 WEEKS APPROX.)
Weekly rent	\$3,143	\$94,290.00
Occupancy Rate	50%	\$47,145.00
Owner's %	75%	\$35,358.75

GENERAL EXPENSES	
Electric	\$5,400
Cable/Internet/Phone	\$1,200
Water/Trash	\$1,200
Pool Service	\$840
Landscaping	\$700
Total	\$9,340

## Property Owner Gross Income

\$82,915.87

**Please Note:** The referenced rental figures are an approximate amount and are not warranted or guaranteed By Adache Real Estate, LLC



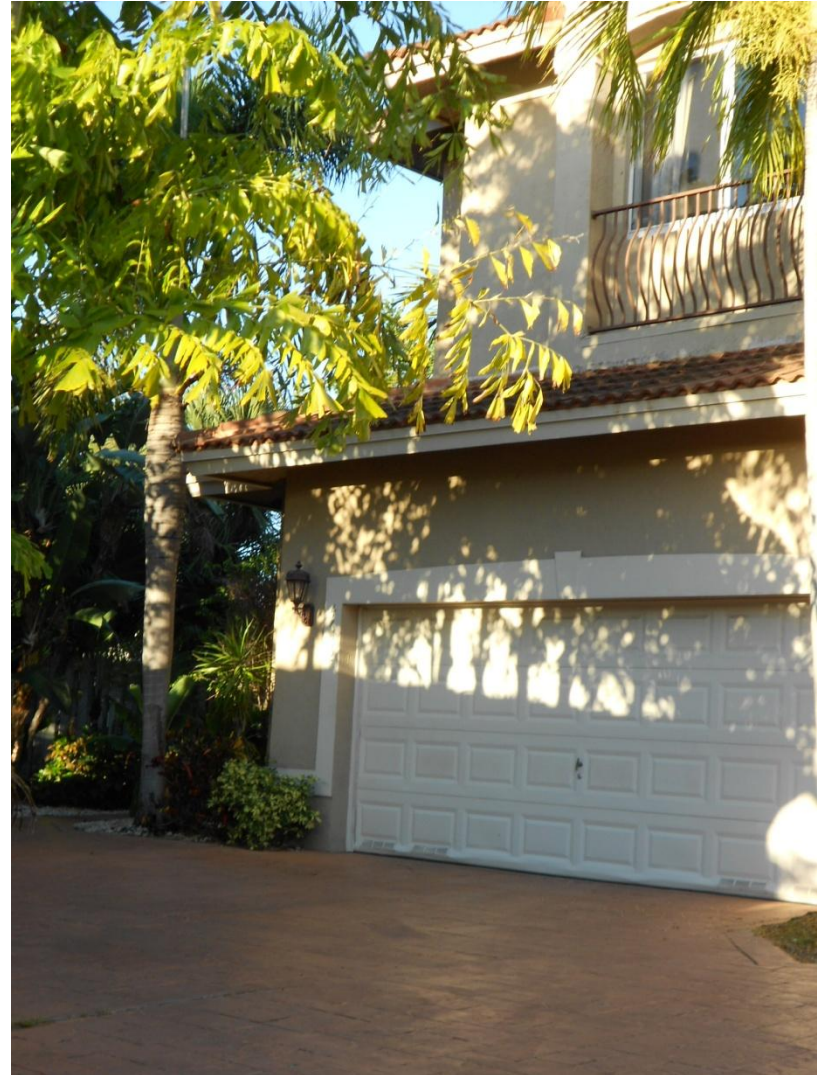
# MODEL #2

4632 Sea Grape Dr.  
Lauderdale-By-The-Sea, FL  
33308

Bedrooms	4
Bathrooms	3.5
Pool	Yes
SqFt (under A/C)	3,000
Distance from Beach	5 blocks
Year Built	2000
Asking Price	\$575,000



# MODEL #2





# MODEL #2

WINTER RATES	Dec 1 – Apr 30	(22 WEEKS APPROX.)
Weekly rent	\$3.493	\$76,846.00
Occupancy Rate	75%	\$57,634.50
Owner's %	75%	\$43,225.88

SUMMER RATES	May 1 – Nov 30	(30 WEEKS APPROX.)
Weekly rent	\$1,925	\$57,750.00
Occupancy Rate	50%	\$28,875.00
Owner's %	75%	\$21,656.25

GENERAL EXPENSES	
Electric	\$4,200.00
Cable/Internet/Phone	\$1,200.00
Water/Trash	\$900.00
Pool Service	\$900.00
Landscaping	\$840.00
Total	\$8,040.00

## Property Owner Gross Income

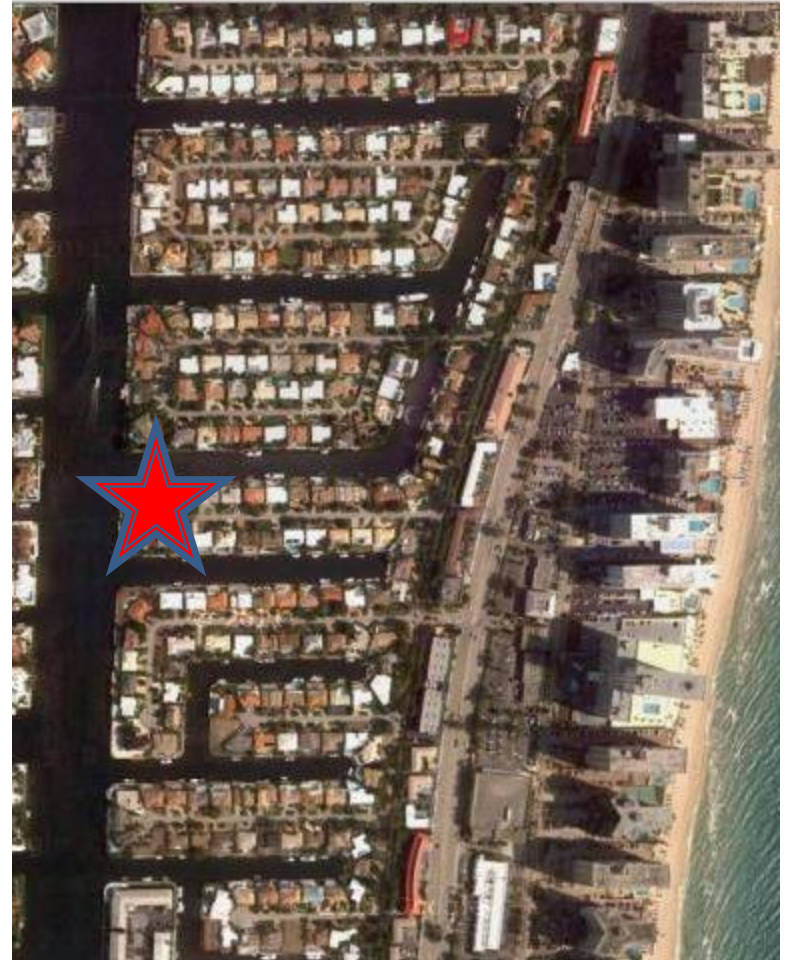
\$51,975.00

**Please Note:** The referenced rental figures are an approximate amount and are not warranted or guaranteed By Adache Real Estate, LLC

# MODEL #3

3108 NE 40 Court  
Fort Lauderdale, FL. 33308

Bedrooms	4
Bathrooms	5
Pool	Yes
SqFt (under A/C)	2288
Distance from Beach	2 Blocks
Year Built	1958
Asking Price	\$1,025,000





# MODEL #3



# MODEL #3

WINTER RATES	Dec 1 – Apr 30	(22 WEEKS APPROX.)
Weekly rent	\$3,493	\$76,846.00
Occupancy Rate	75%	\$57,634.50
Owner's %	75%	\$43,225.87

SUMMER RATES	May 1 – Nov 30	(30 WEEKS APPROX.)
Weekly rent	\$2,793	\$83,790.00
Occupancy Rate	60%	\$50,274.00
Owner's %	75%	\$37,705.5

GENERAL EXPENSES	
Electric	\$4,200.00
Cable/Internet/Phone	\$1,200.00
Water/Trash	\$900.00
Pool Service	\$840.00
Landscaping	\$900.00
Total	\$8,040.00

Property Owner Gross Income
\$80,931.50

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