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Save Money - Stay In An Orlando Villa

By Peter Kenny

Did you know that an Orlando vacation rental could cost the same if not LESS than a hotel or motel but offer you SO much more?

Imagine you are going on holiday with friends or extended family and there are 10 people (for example) in your party. You could squeeze 4 or 5 at a time into a hotel room - 2 in each bed plus a rollaway bed (which could be an extra charge). Picture it - all these people in one room, with one T.V. and one bathroom to share. There is no guarantee the rest of your party will be located in adjoining rooms.

Now imagine your own home for the length of your Orlando vacation. Your own car is parked on your very own driveway and you have a maximum of 2 people to a bedroom. Almost all bedrooms have their own private bathrooms PLUS a separate lounge PLUS a separate dining room/area PLUS your very own fully equipped kitchen where, if you wish, you can have breakfast before you are even dressed, with cool drinks/beer always on hand during the glorious hot Floridian weather. All of this can be yours PLUS your very own private swimming pool just for you and your guests to enjoy day and night.

Some homes have games rooms...

Still to take into consideration is the laundry facilities which all privately owned villas offer and nowadays it is fairly common (although not guaranteed) to find a games room in your vacation rental villa. This could include anything from a pool table to darts board; a treadmill to a foosball table. Sometimes these features are to be found in a converted garage or some villas even have a "bonus" room, which they use for this purpose.

Of course you will also have the opportunity to barbecue outside near your pool deck, so this can add another dimension to mealtimes. There are plenty of supermarkets close at hand to your villa where you can select a wide variety of ingredients to include in your barbecue.

Many of the homeowners who rent out their vacation villas in Orlando have gone that extra mile and provided computer access and most have some kind of games console for the children. Normally there

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are pool toys left out at your disposal and quite often there are books for all ages, which you are welcome to use. Some also have board games and/or toys.

Look at how the prices differ...

Let us look at the costs involved. Take 3 hotel rooms at roughly \$70–\$90 per room per night. This totals \$1470–\$1890 for a one week's stay for your entire party. Compare this to the \$1000–\$1500 you could pay for a villa, then remember all the extra rooms and facilities you will have. In a villa it never feels crowded and everyone can have his or her own space.

Peter Kenny has been travelling to Florida for the last 20 years and runs two vacation rental sites

<http://www.reunionresort.us.com>

and

<http://www.windsorpalmsflorida.com>

Please visit for more articles

on vacation rentals and ownership.

How To Make Fifty Thousand Dollars In Nine Months From Your Orlando Villa Investment

By Sebastian Jay

Orlando in Florida is one of the hottest property investment locations on the planet right now. Purchase prices are low, increases in capital value are simply immense (in 2005 parts of Orlando saw home values rise in excess of 40%), and rental demand remains strong no matter what the time of year. Naturally, with so much going for the area, it is easy to see why demand for Orlando real estate outstrips supply – a situation that is predicted to continue through to at least 2007/08 and perhaps beyond.

For investors, Orlando's buoyant market represents a great opportunity. If the right property in the right location at the right price is purchased, investors have the potential to make a profit of \$50,000 USD in just 9 months from purchase!

How to make \$50,000 USD from your Orlando Villa

Let's start with a typical 4–bed Orlando villa with swimming pool close to Disney World. If you look around the real estate market and choose wisely you'll have little problem getting your hands on a preconstruction Orlando Villa through a local developer or via a web site such as

<http://www.1st-for-florida-property.com>

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Preconstruction villas are homes that are yet to be built. They are 'pre-sold' by the developer in order to raise finance for the construction phase. As you will be committing to buying real estate in the preconstruction phase the developer will be open to giving you a discount. If you take the right approach and employ some tactical negotiation skills there is no reason why you won't be able to obtain a preconstruction Orlando villa for up to 15% below market value. On an Orlando Villa whose built market value will be \$350,000 USD that represents a saving of over \$50,000 USD!!

Standard build time in Orlando for preconstruction homes is currently nine months. Even if the market does not rise during this time – something that is highly unlikely – you're already guaranteed to make yourself \$50,000 USD profit from your Orlando Villa. If you factor in a conservative pro-rata market growth of say 10%, you'll find yourself sitting on a profit closer to \$75,000 USD!

Realizing Greater Profits through Rental

An Orlando villa sited within a gated community inside a short-term rental zone, and close to the theme parks in the city will garner an annual rental yield of at least 10% with all management costs accounted for.

For your Orlando Villa valued at \$350,000 USD a 10% yield translates into a rental income of \$35,000 USD. Based on a mortgage rate of 6% over a fixed term of 30 years, which would give annual repayments of less than \$20,000 USD, you stand to make around \$15,000 USD in clear profit every year.

After just two years you could therefore sell your Orlando villa having made a total profit of over \$100,000 USD. Not a bad return on your investment if you ask me!

Sebastian Jay is a freelance writer and co-owner of

<http://www.1st-for-florida-property.com>

– the #1

place on the Web to find new construction property in Orlando.



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