



# Orlando

## Imóveis para aluguel de temporada

John Chin



ORLANDO, FL

O Turismo não pode parar! E não vai parar!

**60,863,786**

Número estimado de turistas em Orlando em 2014



Quantos destes poderiam estar em um imóvel seu?



## Walt Disney World Multi Billion Dollar Expansions

Fantasy Land in Magic Kingdom (2013) Completed

Disney Springs in Downtown Disney (2014-2016)

Seven Dwarfs Mine Train (2014)

Star Wars Land (Disney's Hollywood Studios TBA)

Cars Land (Disney's Hollywood Studios TBA)

AVATAR (Disney's Animal Kingdom TBA)

Universal não está muito atrás

## Universal Studios Multi-Billion Dollar Expansions



UNIVERSAL

The Simpsons Village (TBA)

Harry Potter Expansion (2014)

Rip Ride Rockit (2013 completed)

Hogwarts Express Train System

Diagon Alley (2014)

City Walk Opening 8 New Restaurants (2014-2015)



## Projeto de \$200 milhões



Museu de cera - Maddam Toussads

25,000 sq. ft. sea life aquarium

Orlando Eye- 425 ft. High (tallest structure in Orlando)

# Entendendo a demanda

$$60,000,000 \text{ (turistas)} \times 3\% = 1,800,000$$

1,800,000 = Número conservador de pessoas que utilizam aluguel de temporada

Quantos imóveis para aluguel de temporada existem em Orlando?

VRBO by HomeAway | Rental Guarantee | Advantages | Community | ~~Luxury~~ | Help | Traveler login | Owner login | List your property

Central-Disney-Orlando Area, Florida | Arrival | Departure | Sleeps | Search

Sort by: VRBO Sort | Rate: Any | Bedrooms: Any | Booking: Edit | All filters: Add+ | List | Map

## Central-Disney-Orlando Area - 7,811 vacation rentals

Home > USA > Florida > Central-Disney-Orlando Area |  Group by region | Hide regions: 62

THAT'S NOT VERY MANY AVAILABLE!!

# Porque investir em imóveis para aluguel de temporada?

## Rental Property Investment Analyzer: Windsor Hills 5 Bed

Acquisition		
Purchase Price	\$350,000	
Furniture Package	\$0	
<b>Total Capital Investment</b>	<b>\$350,000</b>	

Income		
Weekly Rent	\$2,100	
Potential Annual Rent	\$109,200	
Weeks Rented (of 52)	40	
Personal Use Savings	3,000	
<b>Effective Gross Rent</b>	<b>\$87,000</b>	

Variable Expenses (Annual)		
Rental Commission (%)	15%	
Rental Commission (\$)	\$12,600	
Credit Card Fee (2% of Rents)	\$1,680	
Cleaning Fee (\$90 per rented wk)	\$3,600	
Management Fee (\$150 per mo)	\$1,800	
Sales and Resort Tax (13.5%)	\$0	

Fixed Expenses (Annual)		
Licenses	\$150	
Utilities (annual)	\$8,400	
Yard and Pest Control (annual)	\$320	
Pool Maintenance (annual)	\$960	
Property Taxes	\$5,500	
Insurance	\$1,700	
Annual Association Dues	\$4,200	
Maint. Reserves	\$2,000	
<b>Annual Expenses</b>	<b>\$42,910</b>	



Returns		
Average Monthly Cash Flow	\$3,674	
Annual Cash Flow	\$44,090	
Cash-on-Cash Return	12.6%	
Annual Occupancy to Break Even	39%	
Break-Even Occupancy (Weeks)	20.43	
3-Year Value Correction	\$30,000	
3-Yr ROI (Apprec + Cash Flow)	46.4%	
<b>Net Operating Income (NOI)</b>	<b>\$44,090</b>	
<b>Return on Investment (ROI)</b>	<b>12.6%</b>	

- Demanda elevada, com alto retorno e crescimento contínuo
- Financiamento disponível com alto potencial de valorização e de ganho na saída do investimento



# Financiamento para estrangeiros

10 Year Fixed  
30 year amortization  
25% Down  
Interest Rate in the 5% range  
Inquire For Loan Specifics

Domestic and Foreign  
National Financing  
Available



For Those Who  
Qualify

Email: [Info@ThePinkFlamingo.info](mailto:Info@ThePinkFlamingo.info)

# Primeira oferta - Finalizada



## Complete Luxury

**5-10 Bedroom Homes**  
**Highest Standard in Orlando**  
**Up to 22% Returns**  
**3 Miles From Disney**  
**From the Low 400's**





# Segunda oferta - Em andamento



**Luxury on a Budget**  
15 Minutes to Disney



**4-8 Bedrooms**



**Starting from the low 200's**





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