



## Florida Property Selection 2010

With our partners in Florida we have access through the Florida's Association of Realtors Multi Listing System, (MLS) to the vast majority of properties for sale in Florida.

The following are just a few examples of the properties we can show you on your visit to Florida, when that time comes our local representative Allen Jackson will be pleased to show a choice of properties that match your criteria and work with every step of the way to help you purchase that perfect place.

If you're looking for Florida property for sale through a company who know the area and the Florida property market inside out then you've come to the right place. Allen Jackson was one of the specialist advisers on Florida property to the Channel 4 TV programme 'A Place in the Sun' and as one of the featured brokers for the popular ITV 1 series 'I Want That House'.

Allen understands that buying property abroad can be a big step, so he uses his expertise to help you find a property and make sure everything runs as smoothly as possible. You'll be living in your Florida dream home in no time.

If you're interested in Florida investment property, or want to buy to let in Florida, then our specialist service will guide you through the process with ease.

[enquiry@opcmail.co.uk](mailto:enquiry@opcmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)



## Where best to buy a Property in Florida

When looking for Florida investment property you must consider that there are some areas where short-term rentals are prohibited. We will help you to find a property that you are allowed to rent if this is your requirement.

### Things to look out for:

- If you plan to rent your Florida property during your absence, you must buy in a 'designated short term rental area'.
- Your property advisor in Florida needs to be a licensed Realtor in order to have access to all available properties on the market through the Multi Listing Service (MLS). Once you have established that your advisor has access to the MLS there is no benefit in approaching other realtors as they cannot show you anything not available to your advisor.
- Although there is a legal requirement for everyone involved in Real Estate to be State licensed by FREC, this legislation excludes the business of letting.
- With many letting and management companies having 'come and gone' over the years, extra special care in selecting a suitable management company for your property investment is necessary.
- Many Florida Real Estate firms are affiliated to letting and/or building-development companies and therefore it is wise to establish the position at the outset of any initial property enquiry. When this does apply, impartial advice is unlikely to be forthcoming due to their vested interest.
- Many management and letting firms offer 'guaranteed rental schemes', as a marketing ploy for their property sales department, in order to attract buyers. Some letting companies have contracts with travel and/or tour operators at "lower than market" rates, thereby reducing the amount of net income from rent their clients actually receive.
- A rental guarantee is only as good as the firm that are offering it, and even when the company appears reliable, most 'rental- guarantees' can be difficult to enforce. It therefore pays to be cautious when considering any such options for your property.
- Dealing direct with a builder never saves any money, as all reputable builders prefer to work with a licensed realtor. Florida builders unlike their counterparts in the UK, never reduce their sale prices as a result of no sales agency involvement.
- New home prices in Florida are still realistic and historically property values have enjoyed a steady and gradual growth. However, despite this comforting thought we consider that it is unwise to make any property purchase solely in expectation of an annual increase in value.

[enquiry@opcmail.co.uk](mailto:enquiry@opcmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)



### **Can I get a mortgage to buy my property?**

If you wish to purchase a Florida property with a mortgage, then subject to qualification, it is a relatively simple matter.

- You should be able to obtain up to 80% of the purchase price or valuation (appraisal), whichever is the lower.

- Fixed and/or variable rate loans of up to 30 years are normally available, regardless of age.

You will need to provide the lender with a list of certain documentation, as proof of your ability to repay the loan on your property. Normally the best available rates are readily obtained by supplying the maximum documentation. We recommend that you take the documents with you during your visit, subject to you not having already supplied the information during pre-qualification by a suitable lender.

### **Employed**

A minimum of 2 years Inland Revenue P60s, plus copies of tax returns, if available and your most recent pay slips, covering the prior 30 days.

### **Self-Employed**

A minimum of 2 years accounts, plus a letter from your accountant confirming Inland Revenue approval.

Non-status loans are available to buy property, although documentation similar to the above is still required. As the loan is based on the strength of the asset, no income verification is needed.

- The maximum percentage of these loans can vary from time to time although normally they are available up to 75% of the purchase price, subject to satisfactory appraisal.

- US lenders offer a variety of flexible mortgages, which can be tailored to particular needs. Interest rates vary just like they do elsewhere in the world. You can choose between a variable and a fixed loan, although the most popular with overseas buyers is a loan that is capped on an annual basis, in intervals over the life of the loan. These are more commonly known as ARMS and they are normally available with capping options at 1, 3, 5 or 7 years.

The purpose of the capping is to control the interest rate within a specified percentage range providing peace of mind when on a budget. The fixed rate loans can normally be repaid over 15, 20 or 30 year terms.

- U.S. loans normally cover the repayment of principal property taxes, interest and hazard insurance.

Unlike in the U.K. most do not carry any pre-payment penalties. Should you decide to make additional payments each year, you can reduce your term substantially and this is well worth consideration

[enquiry@opccmail.co.uk](mailto:enquiry@opccmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



**overseas**  
property centres

## 3 Bedroom single family home for sale, Kissimmee, Florida



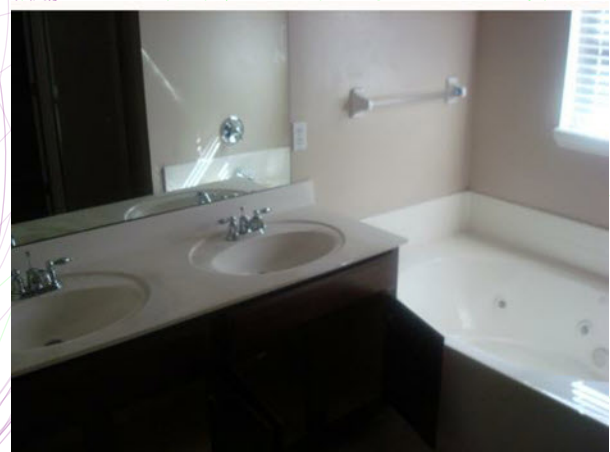
3 Bedroom(s) /2 Full Bath(s)  
Size: 2059 SqFt  
Lot: 9456 SqFt  
Acreage: 0.21 acs.  
Year Built: 2005

Kissimmee 34744  
County: Osceola

Beautiful 3 Bed/2 Bath in Springlake Village. Upgraded kitchen cabinets (Cherrywood color) and Corian countertops! Gated subdivision offers community features including playground, recreation building, and community pool. Minutes from Orlando International Airport with easy access to SR-417, Beachline Expwy, and SR-408



**\$134,000**



[enquiry@opcpmail.co.uk](mailto:enquiry@opcpmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



## 3 Bedroom Apartment for Sale, Bahamas Bay Resort, Orlando



Beautiful condo in the spectacular Caribbean Island themed resort of Bahamas Bay. Fully Furnished and Zoned for Short Term Rentals. Gated community with facilities including beach, restaurant, pools, playground, movie theatre. Discover luxurious vacation suites away from home at one of the finest vacation resorts in town-the Bahamas Bay Resort. The 3-bedroom, 2-bath condo is the perfect family vacation home in Orlando, Florida. Within minutes of Disney and other Orlando attractions, shopping and dining, this villa is ideally located. The resort community offers amenities galore including 24-Hour Gated Security, 17,000 sq. ft. Recreation Centre & Clubhouse, Tradewinds Restaurant serving breakfast, lunch and dinner, Pool Bar and Grille, 4 Swimming Pools with Whirlpools, Children's Pool, Children's Play Area, Full Service Spa & Salon, Fitness Facility, Men's & Women's Locker Rooms, Mini - Movie Theatre, DVD Rental - On-Site, Internet Access, Picturesque Lake Views, Gift Shop, Volleyball, Basketball, Tennis, Walking Trails, Sandy Beach, and more!



**Condition:** "Sold ""As is"""

**Flooring:** Carpet

**Heat/Cool:** Central air conditioning, Central heat

**Inclusions:** Microwave oven, Disposal, Dishwasher, Refrigerator, Range and oven, Furnished

**Interior:** Breakfast bar, Walk-in closet(s), Window treatments

**Lot Size:** Lot size is 1/4 acre or less

**Style:** Colonial

**Rooms:** Master Bedroom: 14x10, Bedroom 2: 11x10, Bedroom 3: 10x10, Dining: 10x07, Living Room: 13x11



# \$169,000

[enquiry@opcmail.co.uk](mailto:enquiry@opcmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



**overseas**  
property centres

## 3 Bedroom Family Home for sale in Davenport, Florida



Wonderful 3 bed 2 bath pool home on a nice corner lot. Features include vaulted ceilings, separate living & dining areas. Over 1500 htd sq/ft including eat in kitchen with breakfast bar overlooking family room. Master has walk in closet, garden tub, sep shower and a double vanity. Screen enclosed in ground pool and a 2 car garage. The home also benefits from zoning for short term rental. Buyer to verify all home square feet, lot sizes and HOA information which may or may not include a one time initiation fee. If exact square footage is a concern, the property should be independently measured.

**Community:** Community childrens play area', Community tennis court(s)

**Roof:** Shingle roof

**Flooring:** Carpet, Vinyl flooring

**Heat/Cool:** Central air conditioning, Central heat

**Utilities:** Public water supply, TV cable available

**Location:** Eastern exposure

**Lot:** Corner lot

**LotSize:** Lot size is 1/4 acre or less

**Parking:** 2 car garage, Attached parking

**Recreation:** swimming pool, In-ground swimming pool

**Rooms:** Master bedroom is downstairs, Eat in kitchen

**Rooms:**

Master Bedroom: 14x13

Bedroom 2: 11x11

Bedroom 3: 11x10

Dining: 10x06

Family Room: 16x12

Living Room: 15x11

**\$148,000**

[enquiry@opcpmail.co.uk](mailto:enquiry@opcpmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



**overseas**  
property centres

## 4 Bedroom Single Family Home, Davenport, Florida



Single story 4bed/3 bath home with pool! Covered entry. Living/dining combo. Kitchen has breakfast bar and nook. Master has walk-in closet. Master bath has double sink, garden tub and separate shower. Inside laundry. Covered lanai and screened in pool.

PQ Letter MUST BE from seller's specified lender (See Realtor Remarks) however buyer is in no way obligated to obtain financing from specified lender & are free to obtain financing from any lender they choose. Cash buyers are exempt when Proof Of Funds are provided. Copy of Deposit Check to Accompany Offers. Special Addenda Required. All Offers to be Submitted on an As-Is FAR/BAR.

**Condition:** "Sold ""As is"""

**Construction:** Stucco exterior

**Roof:** Shingle roof

**Exterior:** Enclosed patio

**Flooring:** Carpet, Tile flooring

**Laundry:** Washer/dryer hookups

**Heat/Cool:** Central air conditioning, Central heat

**Interior:** Breakfast bar, Pantry, Tub and separate shower, Walk-in closet(s)

**Lot:** Trees

**LotSize:** Lot size is 1/4 acre or less

**Parking:** 2 car garage

**Recreation:** swimming pool, In-ground swimming pool

**Rooms:** Living/dining room combination, Eat in kitchen

**Win/Doors:** Sliding glass door(s)

**Rooms:**

Master Bedroom: 14x16

Bedroom 2: 12x14

**\$150,000**

[enquiry@opcpmail.co.uk](mailto:enquiry@opcpmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



**overseas**  
property centres

## 4 Bedroom Condo/Townhome for sale in Davenport, Florida



Wonderful turn key property. Fully furnished and ready to rent. Not a short sale or bank owned! Large 4 bed 3.5 bath townhouse in gated resort community. Close to all of the parks and malls. Community offers 3 pools, lazy river, water slide, arcade, gym restaurant and lounge. Very popular short term rental property.

**Condo:** End unit

**Construction:** Concrete block stucco, Stucco exterior

**Roof:** Shingle roof

**Exterior:** Balcony

**Flooring:** Carpet, Tile flooring

**Heat/Cool:** Central air conditioning, Hot water heat, Electric heating

**Inclusions:** Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and oven, Furnished

**Interior:** Breakfast bar, Pantry, Tub and separate shower, Walk-in closet(s), Window treatments

**Utilities:** TV cable available

**Location:** Western exposure

**Lot:** Level lot, Zero lot line, Landscape sprinklers

**Rooms:** Living/dining room combination, Master bedroom is downstairs

**Win/Doors:** Sliding glass door(s)

**Rooms:**

Master Bedroom: 17x11

Bedroom 2: 12x10

Bedroom 3: 11x09

Bedroom 4: 13x11

Dining: 08x07

Living Room: 16x12



**\$140,000**

[enquiry@opcpmail.co.uk](mailto:enquiry@opcpmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



## 2 Bedroom Condo/Town Home for Sale - Davenport, Florida



Spacious Andros model, first floor end unit with two patios! Fully furnished ready to live in or rent weekly, daily or monthly. Great vacation destination close to theme parks and major roads. Own a piece of Florida now at these great prices! **SOLD AS-IS**, where is, which includes appliances, fixtures or any furnishings should that apply. Buyer is encouraged to verify MLS information, which is deemed reliable but not guaranteed, seller does not warrant presence or condition of property. Seller has not occupied property so no seller's disclosure will be provided.

**Condition:** "Sold ""As is"""

**Community:** Community boat facilities, Community clubhouse(s), Community exercise area(s), Community park(s), Community childrens play area', Community swimming pool(s), Community tennis court(s), Gated community, Community security features

**Roof:** Metal roof

**Exterior:** Enclosed patio

**Laundry:** Laundry room/area

**Heat/Cool:** Central air conditioning, Central heat, Hot water heat, Electric heating

**Inclusions:** Microwave oven, Disposal, Dishwasher, Clothes washer, Clothes dryer, Range and oven

**Interior:** Breakfast bar, Tub and separate shower

**Utilities:** Public water supply, TV cable available

**Lot:** Zero lot line, Landscape sprinklers, Professionally landscaped

**Rooms:** Living/dining room combination

**Rooms:**

Master Bedroom: 16x12

Bedroom 2: 13x12

Living Room: 17x14

**\$79,900**

[enquiry@opcmail.co.uk](mailto:enquiry@opcmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



**overseas**  
property centres

## Commercial Property for sale in Davenport, Florida

We are able offer a wide choice of Commercial Property and Businesses for sale in Florida from as little \$50,000.



This 0.63 acre parcel features THREE buildings zoned for commercial/industrial/retail/food service businesses, all with 200 feet of highly visible frontage on Highway 27. There are many investment/income possibilities for this property. Own and operate your own business in one of the buildings and live in the mobile home privately situated in the back of the property, AND generate rental income from the other two businesses! Estimated P&L attached. Building #1 is 2300+/-SF; Building #2 is 2200+/-SF, Building #3 is 512+/-SF with walk-up food service capabilities. Great investment opportunity. Bldgs 1 is also available for lease for \$2200 per month; Bldg 2 is available for lease for \$2000 per month.

**\$550,000**

[enquiry@opcpmail.co.uk](mailto:enquiry@opcpmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)



## Advice on buying a Resale Property in Florida

Florida resale properties can sell very quickly so anything you may see on a web site or information that you receive should only be taken as reference point, the best and safest possible way to see what is available is to visit the area

For the best rental potential a resale property in Florida should be no more than 15 minutes from Disney, also close to a Golf Course, Supermarket and other amenities you would use if on vacation e.g. Petrol station, Restaurants, Pharmacy and fast food take away for when time is short. The more amenities available, the easier it will be to rent out.

Some of the cheaper resale properties for sale in Florida are what they call Short Sales or Foreclosures. The best advice on any short sale or Foreclosure is to have a qualified building inspector inspect the level of detail. A buyer's inspection or survey will cover a range of topics depending on the type of survey undertaken.

A valuation survey will simply give you an indication as to the value of the Florida resale property. You can compare this to the asking price and can offer on the result of this. (The buyer's broker should be able to give you an indication regarding a value) You can have a basic survey which covers the cosmetic condition of the property this may include signs of mould or have a full structural survey which will include the structural condition of the property.

For straightforward resale's (not short or repossessions) the buyer's broker may take a look at the property on your behalf and can give you an opinion regarding the condition. This would not be the same as a full building inspection but an experienced broker acting for the buyer can usually spot any major problems. The buyer's broker would not normally charge for this service as long as you do not abuse this good will. Deposits can range from \$5,000 up to \$10,000 This may be the way to proceed on a normal sale as you can always get a full inspection once you have made an offer. On a short sale or re possession (foreclosure) you should go straight to full inspection. As any offer you make will not be subject to inspection.

If you would like to make an offer on a short sale or repossession you must the funds in place before your offer is put forward. A letter showing proof of these funds will be required. You should talk to a mortgage broker if a mortgage is required before deciding to look at short sales or repossessions.

The banks often market properties at a price below that of the seller's mortgage, it can be that often banks may choose to hold on to a property rather than sell it at a loss as the market is now showing signs of improvement. If you are interested then you should place an offer, the offer should place your best offer and that may be higher than the listed price.

[enquiry@opcmail.co.uk](mailto:enquiry@opcmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)

# Property Details



**overseas**  
property centres

If you want to make an offer then this is on the understanding that the property is sold AS seen, and we would recommend that you pay for an inspection before deciding to make an offer. When purchasing a resale property in Florida you should make enquiries and check the following items before purchasing and if required budget accordingly

De Bugging \$1000- \$2000  
Repairing pool area and Patio \$700  
Replace Pool Pump \$3000  
Replace pool Furniture \$250  
Repair Pool covering \$400 - \$700  
Furniture £22,000  
White Goods \$3000 - \$5000  
T.V'S \$2500  
Painting of the property \$900  
Carpet Replacement \$4500  
General Repairs \$2500  
Hotel Licence \$150  
Replace garden plants \$400  
Air conditioner services and contract \$600  
Certificate of safety \$600 to \$1000  
Roof maintained \$400  
Survey \$1000  
Insurance (cash buyer per year) \$1200  
TOTAL \$ 48,800.00

We would suggest that you are in Florida for at least one month to organise this process or employ a management company.

Disclaimer. The above costs are indicative and may vary, they are intended represent the costs that could be incurred when buying a resale property in Florida, and will clearly vary accordingly when compared to actual quotations

[enquiry@opcmail.co.uk](mailto:enquiry@opcmail.co.uk)

[www.overseaspropertycentres.com](http://www.overseaspropertycentres.com)