

**New Cash Flow Opportunity!!!**



## **◀ HOTEL-CONDOMINIUM ▶**



### **GROUND FLOOR OPPORTUNITY**

**New concept gives you an ownership opportunity in one of the top Hotel-Condominium projects in the U.S.**



*42" Plasma TV in every Condo-Hotel!!!*

### **INCOME GENERATING PROPERTY**

**Each Hotel-Condominium unit has the potential to be an ongoing “cash cow”, in addition to having significant upside appreciation potential.**

**NEW \$10 Million Hotel-Condominium Project  
Only 59 Seconds to Disney World Main Entrance!!!**

**Owners of newly converted units are currently showing a positive cash flow of over \$300 per month. Since this is occurring during construction (the renovation project is not even 50% completed), these numbers should only get much better after completion.**

# ◀ Location • Location • Location ▶



Located in one of the world's top Vacation/Convention destinations.  
Over 50 million visitors per year! High hotel occupancy/room rates.



Where the mouse goes money flows!!!

## PASSIVE, HASSLE FREE OWNERSHIP

Management company handles the day to day short-term rental and all operational aspects of the property.

*Even take a 2 week vacation in your own Hotel-Condo unit!!!*

### LOOK AT THE NUMBERS

Current Purchase Price: \$169,900  
Cash Back: \$16,990 (after close)  
Closing Cost Paid: \$2,500  
1<sup>st</sup> Yr. Cash Flow + Incentives: \$20,590  
Cash on Cash: 52%

Entire floors are selling out fast.  
CALL NOW and reserve your own income generating Hotel-Condo unit before the next price increase.

**CALL** Alex Zablocki

(718) 989-4960

eMail: [alex@sgworldwide.com](mailto:alex@sgworldwide.com)

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