

FLORIDA

Own Your Piece of
Florida Sunshine NOW!



Fairway Preserve Naples, Florida

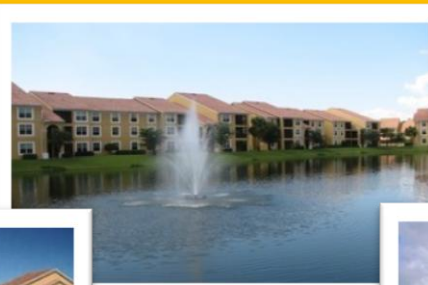
**64%
Off!**

Price \$67,500.00 USD
Previously Sold for \$189,000.00
That's a Savings of OVER 62%!!!

***High Equity
Gain Potential!***

Property & Unit Detail

Development Old Cypress	Garage No
Sub-Div Fairway Preserve	Carport No
Prop. Description Low Rise 1-3 Floors	Open Parking 1 Assigned
Unit Model The Heritage	Unit Floor # 2 (9ft Ceilings)
Bedrooms 1 Bed	Total Floors 3
Baths 1 Full	View Parking
SqFt (approx) 845	Cooling Central Electric
Total Area (approx) 910	Heat Central Electric
Equipment Fridge, Stove, Dishwasher, Garbage Disposal, Washer, Dryer	
Condition Excellent	



Property Notes

Remarks: Great opportunity in a great location! Highly desirable as both a vacation home or an income property. Spacious 1 bedroom, 1 bath condo with large walk-in-closet and a huge laundry/storage room. This is a stunning gated community, with beautiful heated pool, spa, tikki bar, barbeque grills, great fitness center, racquetball court, and outdoor putting green. It is conveniently located near I-75, close to famous Naples beaches, shopping, entertainment and several award winning golf courses. Freshly painted and tenanted!

Amenities


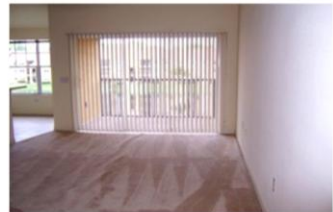


Clubhouse, Community Pool, Raquetball Court, Fitness Centre, Community Spa/Hot Tub, Community Room, Putting Green, Basketball, Barbeque, Picnic Area

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Fairway Preserve Naples, Florida

Building Information	Construction Concrete Block, Stucco Roof Tile Year Built 2001 Total Floors 3 Units in Building 24 Units in Cmplx 264 Elevator None	Security Professional Security System Electronic Gated with TV Feed Waterfront Lake with Fountains Irrigation Lake Community Pool Yes Community Spa Yes
Home Owner Association Information	Master HOA Fee \$1,175.00 Quarterly Other HOA Fee None Management Professional Club/Amenity Fee None Transfer Fee \$100.00 HOA Desc FAIRWAY PRESERVE CONDO ASSOC.	Lease App Fee \$100.00 Leases Per Year 4 Min Days Lease 30 Lease Info HOA Approval Req'd Pets Allowed Yes Pet Comments Limited per Condo Declaration
Maintenance Includes	Lawn/Land Maint, Building Manager, Legal/Accounting, Building Insurance, Irrigation Water, Rec Facilities, Trash Removal, Water, Sewer, Street Lights, Street Maintenance, Basic Cable	
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Tenant & Cash Flow Details	Rent \$750.00 per month/\$9,000.00 per year Taxes \$70.15 per month/\$841.84 per year HOA Fees \$1,175.00 per quarter/\$4,700.00 per year Rental Management 12% of rent annually Cash Flow \$3,458.16 per year USD!	Electricity Tenant Pays Phone Tenant Pays Lease Term 1 Year Lease Expires 14 July 2010
Tax Information	Annual Tax \$841.84 Assessed Value \$74,157.00 Tax Year 2009 Legal Desc Fairway Preserve At Olde Cypress A Condominium #1025	
Naples Snapshot	Naples and the Collier County area has consistently been cited as one of the top growth areas in the United States and in Florida. The semitropical weather and availability of numerous upscale services makes Naples a very desirable second home and retirement destination. Most of the working residents are employed servicing the second home market, whether it is construction, development, maintenance, hospitality or the many other services sought by the second home owner group. Overall, Naples real estate prices are higher than others, due to Naples great appeal to second home buyers, and the buying demand they represent.	