

Ocala & Marion County FLORIDA, USA

169 LOT SUB-DIVISION

EXCLUSIVE SITE LAUNCH

Plots available from only **£25,000**

Price includes 5 years property taxes & site maintenance fees.



0%
INTEREST
GUARANTEED
FREE
FINANCE

INVESTMENT HIGHLIGHTS:

- 100% FREEHOLD PLOTS
- MASTER PLANNED SUB-DIVISION
- ALL INFRASTRUCTURE IN PLACE (UNDERGROUND UTILITIES, ROADS, DRA)
- HOME OWNERS ASSOCIATION FEES & TAXES INCLUDED
- DESIRABLE AREA FOR RESIDENTIAL DEVELOPMENT
- INTEREST FREE PAYMENT PLAN - GUARANTEED ACCEPTANCE
- CLEARLY DEFINED EXIT STRATEGIES

169 LOT SUB-DIVISION, OCALA, FLORIDA

UNIQUE OPPORTUNITY

CrownWorld offer an opportunity to purchase building plots which have full and irrevocable planning permission to be developed as residential property in the dynamic Floridian property market in the United States.

This opportunity allows buyers to take advantage of the distressed American real estate market and invest in the precious commodity of land, for a fraction of its peak market price and below current open market valuation.

This investment opportunity offers not only a low cash, freehold asset but one with a good exit strategy and a fixed return in arguably one of the most desirable of U.S. States, Florida.

STRATEGIC LAND INVESTMENT

Countless fortunes have been made by individuals and institutions who understand the concept of buying and holding land in the path of growth.

Put simply, strategic land investment is the acquiring of land and holding it for future use. Most real estate developers handpick their sites choosing acquisitions by studying each area for the likelihood of future growth.

LOCATION

Ocala is the principle city located in Marion County, North-Central Florida along Interstate 75, approximately halfway between Atlanta and Miami. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing cost locations secure Ocala's standing as a great place to live.

The scenic landscape is graced by the pastoral beauty of more than 900 horse farms with plenty of green space for all to enjoy. If the beach is your pleasure, both coasts are within a one hour drive.

The Ocala National Forest provides residents and visitors with thousands of acres of forest, trails, lakes and rivers.

Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors. More than 350 manufacturers and distributors representing a myriad of business interests call Ocala home. Companies with almost 2,000 employees manufacturing heavy vehicles co-exist with high-tech operations.

As a result of this, independent analysts have highlighted the significant growth potential of real estate in Ocala & Marion County.

Already home to the headquarters of many major companies, organisations from around the world are now setting their sights on this area, creating great demand for strategically located land in Ocala & Marion County.

COMPARABLES

The development was completed in 2006 and since that time, some lots were sold in 2007 for an average of \$73,000; one lot was sold in 2008 for \$60,000. The primary data is sourced from the State-Certified General Real Estate Appraiser on behalf of the bank and supported by the Ocala/ Marion County Multiple Listing Service.

	Average Plot Size (ft ²)	Average Plot sales Price (USD)	Average Price / ft ² (USD)	BMV
2007	9,331	\$ 73,000	\$ 7.82	0%
2012	9,331	\$ 40,000	\$4.29	45%

FINANCIAL ANALYSIS

At the peak of the U.S. real estate market in 2006, similar plots in the Ocala area were selling for £45,000 or more.

At the time, such land values were based on high home prices and brisk sales. Due to the global economic crisis and troubles within the US banking system there are now many repossessed assets that are available at prices deeply discounted from the open market value.








TIMING

Building permit issuance is at an all-time low and there is a growing demand for housing that is being unfulfilled. As the economy continues to stabilise, building permit issuance will skyrocket and homebuilders will be in search of entitled land ready for development.





LEGEND

-  Sea Port
-  Reg. Airport
-  University
-  Int. Airport
-  Railway
-  Interstate
-  Turnpike

CLIMATE

Avg. annual temperature	71.4°
Avg. max. temperature in July	93.8°
Avg. min. temperature in December	35.6°
Annual Precipitation (inches)	56.7"
Days below 32°	15 days
Days above 90°	80 days

KEY INVESTMENT FACTORS

- Aggressive expansion strategy will secure Ocala & Marion County's reputation on the international business stage;
- Business friendly environment, generous commercial incentives and low personal and corporate taxes ensures a constant influx of residents and companies to the region;
- Dedicated job creation at 115% of Average Earnings in Ocala & Marion County, along with the lifestyle and tax advantages of the region, will attract workers;
- The EDC Strategic plan secures the future growth of the region through 2016 and beyond;
- New employers, jobs and workers set to create increasing demand for real estate and development land in the region;
- An Independent study has found a current lack of supply of suitable real estate and land in Ocala & Marion County.

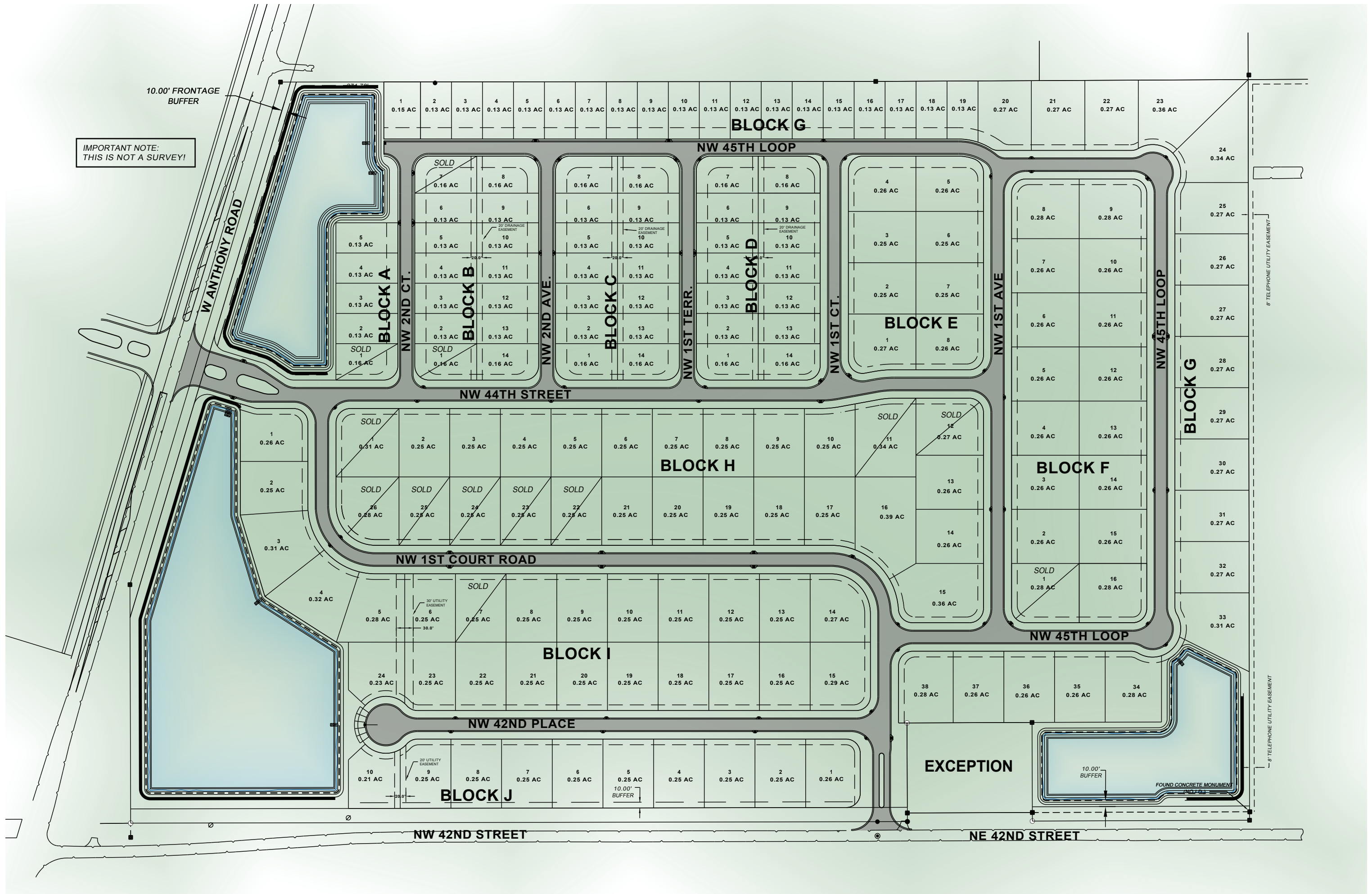
INVESTMENT SUMMARY

- Location: Ocala (Marion County) Central Florida, US
- Number of Plots: 169
- Status: Fully Entitled Development
- Minimum Plot Price: £25,000
- Peak 2006 price: £45,000



Actual Site Photograph

LOT SUB-DIVISION



THE INVESTMENT

FINANCING

Each parcel of land is purchased with the following terms:

1. **Reservation fee of £1,000** paid upon signing of the Reservation Agreement.
2. **Deposit balance of £4,000** due within 7 days of reservation
3. Remaining **balance is paid every quarter** over a fixed term - **interest free.**

Purchasing Process

- Buyer pays reservation fee via credit card or bank transfer.
- Buyer completes Reservation Agreement and returns signed document by fax or email with copies of a passport and a utility bill for each named purchaser.
- **CrownWorld** takes the plot off the market.
- Buyer expedites original copy of signed Reservation Agreement to **CrownWorld** by registered post.
- **CrownWorld** issue draft copy of Purchase and Sale Agreement by email in advance to allow time for consultation with a legal representative (optional).
- **CrownWorld** prepares two signed copies of Purchase & Sale Agreement, which are couriered to the buyer.
- Buyer completes both Purchase & Sale Agreements. One is to be retained by Buyer, the other to be returned to **CrownWorld**.
- Buyer sends first deposit. Proof of transfer is sent to **CrownWorld** (within 7 days of signing reservation form).
- Buyer expedites signed Purchase & Sale Agreement by registered post back to **CrownWorld**.
- **CrownWorld** applies for Title Deeds to be issued once 100% purchase costs have been received.

DELIVERABLES

Infrastructure

Infrastructure for the sites has been completed in full, which includes tarmac road networks and connection to local electricity pylons. Connection to mains water and sewage systems is also installed.

Title Deeds

These are issued when 100% of installments and closing costs have been paid. Once Title is received, the buyer assumes full freehold ownership.

CLOSING COSTS

Title Deeds

Marion County – City of Ocala requires a one-off payment of Stamp Duty of 0.7% (approx. £175) prior to Title Deeds being transferred to the purchaser.

£995 should also be set aside for registration fees and legal costs.

Transferability

Investors are able to sell their contract for the freehold plot of land at any time. There is a £395.00 fee payable to **CrownWorld** in order to reassign the contract.

Ongoing Costs

CrownWorld will pay all real estate taxes and assessments levied against the plot, which includes any fees levied by the governing Home Owners Association, for the first five years. This becomes the Buyer's responsibility after 5 years.

The costs are calculated on a year-by-year basis by the existing Home Owners Association. The current cost is \$900 per annum. This figure is made up of \$168 for property tax and the remaining sum of \$732 is used to cover the upkeep of the area and the administration costs to ensure the area is kept to a high standard and the organisation is run properly.

The Home Owners Association is a non-profit organization; any surplus funds at the end of each year are carried forward into next year to assist with any work that may need doing.

Due Diligence

A full due diligence pack for **CrownWorld** and all of the sites is available upon request.

THE INVESTMENT

EXIT STRATEGY

Due to the excellent location of these land lots and the long-term growth potential of the Marion County area, homebuilders and developers should have significant interest in the property as the real estate market continues to improve.

We understand that exit strategy considerations and investment horizons are different for all our clients, if you would like to discuss which option would best suit you please call **0845 680 9988** to speak to one of our consultants.

INVESTMENT PERFORMANCE

The following table depicts what returns could be expected over a 5 Year term.

	1 Year	2 Year	3 Year	4 Year	5 Year
Accrued Investment	£10,500	£16,500	£22,500	£25,000	£25,000
Sales Price	£27,000	£29,000	£31,000	£33,000	£35,000
Accrued Return	£2,000	£4,000	£6,000	£8,000	£10,000
ROI (%)	(19%)	(24%)	(27%)	(32%)	(40%)
Annual ROI (%)	(8%)	(8%)	(8%)	(8%)	(8%)

(Accrued return = 'total net profit')

(Accrued investment = 'total amount of cash invested to date')

(Sales price = 'estimated value')

(ROI = Return on Investment)

PURCHASING USING YOUR SELF INVESTED PERSONAL PENSION (SIPP)

SIPPs are pension investment funds which allow you to decide where and how much to invest when it comes to planning for your retirement. They have become one of the most popular investment vehicles because of the freedom they provide the investor and because of their tax efficiency. Unlike other pensions, a SIPP allows you to take control of your future, with the ability to make key decisions about your pension which will help support your ideal retirement.

KEY FEATURES OF SIPPS

Control

SIPPs allow investors to control their own retirement planning. You can control how much you invest in your SIPP, where it is invested and how the benefits are paid upon retirement or death.

Choice

SIPPs offer a range of investment options, from investment trusts to equities, unit trusts to real estate. In one vehicle, you have the choice of investing across multiple asset classes. SIPPs also offer more options when it comes to taking retirement benefits.

Flexibility

You can hold SIPPs alongside other pensions, your employer can make contributions to your SIPP and you can even transfer existing or frozen pensions from employers into your SIPP.

Tax efficiency

SIPPs are highly tax-efficient: they allow for multiple contributions and are entitled to full Income Tax and Capital Gains Tax relief. Upon death, the entire SIPP fund can be passed on to the person of your choice, without incurring inheritance tax.

This is a complex area and requires professional advice. **CrownWorld** have teamed up with some of the UK's leading Wealth Management companies which specialise in pensions and investments. They will carry out an initial review completely free of charge and with no obligation, for potential investors to assess whether their existing pension plans may be transferred into a SIPP.

For further details of how to invest using a SIPP, please contact **CrownWorld** on **0845 680 99 88** and we will be happy to introduce you to an FSA Regulated Independent Financial Advisor.

CrownWorld do not provide advice on SIPPS direct. We will introduce interested clients to an authorised FSA firm for the purpose. **CrownWorld** are not regulated by the Financial Services Authority and do not offer financial advice.

RISK ANALYSIS

Currency Risk

The land is being sold in GBP. Thus for people investing in other currencies there is a risk associated with fluctuations in the exchange rate between the time the land is purchased and the time the land is sold.

Legal Risk

The potential for legal risk is minimal. The United States of America has an advanced and reliable legal system with clean land titles and a strong tradition of protection of private property.

Political Risk

The United States of America is a modern democracy. There is little risk of political upheaval or sudden changes in policy.

Real Estate Market Risk

The price of residential land generally reflects its financial yields as a part of the homebuilding process, which in turn is subject to overall economic conditions and local market demand. Although the past few years have seen declines in land prices, partly caused by a weak U.S. economy, there is general consensus that the long-run trends are upwards as demand from a growing population is rising while the supply of developable land is largely fixed.

Market Research

Each potential global investment market has undergone careful analysis by our in-house Research Department. After extensive research into the economic performance and growth prospects of the country, our specialist sourcing teams select the best developments available and create a detailed Investment Prospectus presenting you with the key facts and an honest opinion of the investment opportunity.

Investment Advice

Our Investment Advisors can then help you through the numerous options available. Your consultant will help you assess the best investment market and property for you, then guide you through the buying process. We're with you every step of the way, from choosing which unit to buy, through to the reservation and purchase processes, and mortgage options, where available.



“Don’t wait to buy land... buy land and wait.”

For further details and to book a no obligation consultation,
call **CrownWorld** today on **0845 680 9988**

CrownWorld Global. Real Estate. Solutions.
Delivering New Standards.

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