



**156 Alameda Dr  
Kissimmee, FL 34743  
Single Family Detached  
3 bed 2 bath .  
Been in previous  
newsletters , but now  
here again ..**

**PROPERTY DESCRIPTION**  
No HOA Fees!!! EXCELLENT opportunity for you to become a landlord or to live in after Nov 30, 2018!! 3bedrooms / 2bathroom home with a 1 car garage. Property already rented with a great tenant. Lease expires November 30. House has a spacious open floor plan, is tiled throughout with a nice sized back yard. Easy access to schools, shopping, dining areas, the attractions, the airport, main roadways, doctors offices and Valencia College. Don't miss out on this opportunity. \*\*Call for rental information... excellent tenants & rent for this area!!\*\*



**Welcome to FLORIDA.**

**HOORAY USA is Opening  
To VISITORS very soon..**



**3 Bed 2 Bath**

714 Tahiti Drive Kissimmee, FL 34758  
 Single Family Detached  
 MLS #: O5975916  
 Courtesy Of Citarelli Realty Group  
 Est. Property Tax: \$1,424  
 Estimated monthly payments: \$1,211/mo.\*

**\$249,900**

**PROPERTY DESCRIPTION**

Welcome Home! Enjoy Poinciana the way it was meant to be in this open well-kept 3/2 floor-plan with 2 car garage. Re-roofed in 2017. Newly painted inside & out, with tiles in the common area and carpeted bedrooms. While you're preparing meals in the Kitchen you can also entertain your guest in the spacious dining/living room. This home features a screened in porch, a large fenced backyard and wonderful neighbors. Resort-Style Amenities, including Recreation Building, Fitness Center, Pool, Playground, Tennis, Parks, Dog park, Fishing, Soccer & Baseball Fields, Walking/Jogging Trails, and more. Easy access to Poinciana Parkway and Close to Schools, Shopping, Dining, and Hospital. Must see to Appreciate! \*\*Furniture Is Negotiable\*\*

**Features**

- Age: 31-40 Years Old
- Amenities: Ceiling Fan
- Appliances: Dryer, Garbage Disposer, Microwave, Range, Refrigerator, Washer
- Architecture Style: Other
- Cooling System: Central A/C
- Exterior Type: Block
- Fireplace: Fireplace
- Floor Covering: Carpet, Tile - Ceramic
- Heating System: Fireplace
- Lot Size: 0.23 Acres
- Parking Type: Garage
- Roof Type: Composition Shingle

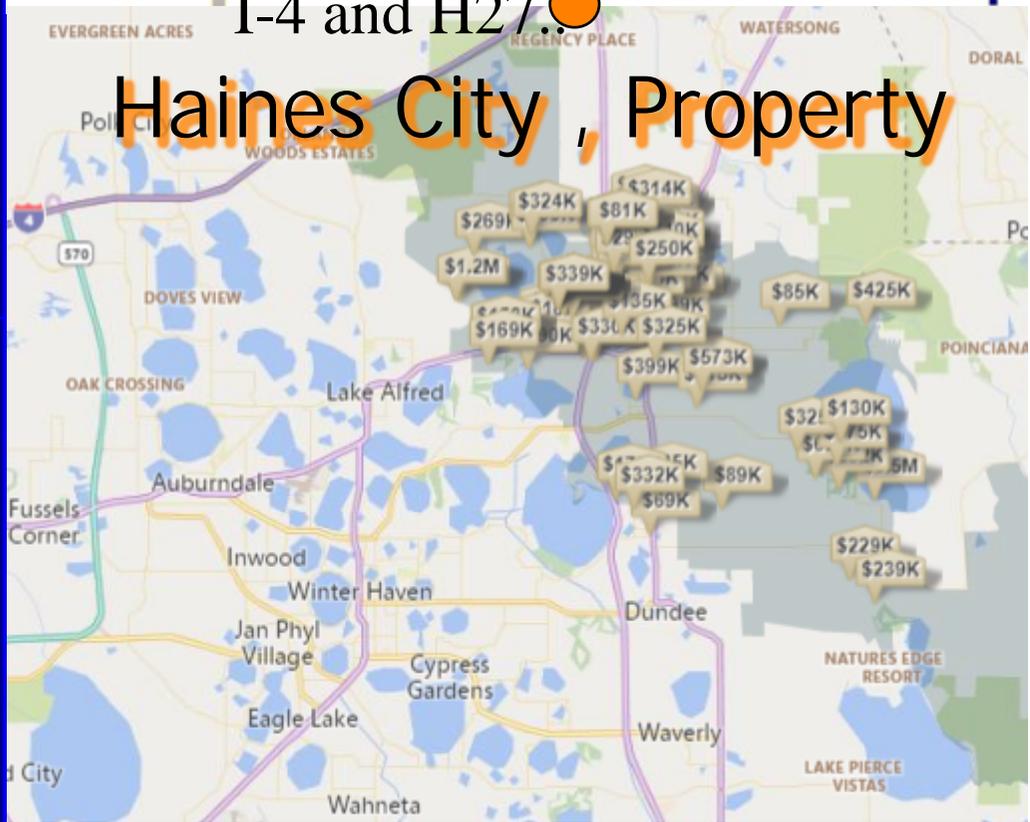


A picture below taken in NEW YORK , all rush all go fast flowing 24/7 .  
 A reminder to never RUSH your property investments .  
 Research every single investment potential otherwise when rushing as in the picture , everything becomes Blurred !



I-4 and H27

# Haines City , Property



My favourite area outside of Kissimmee , is Haines city. The properties offer better value and are often with potential for your own ideas . IE you can add a pool or have a more private garden etc . The downside is that short term rental may not be allowed but for investment purposes sometimes long term residents may be the key to a lower percentage of profit but if you have a good long term renter then your property may be better looked after and last longer with regular reliable cashflow . As you have seen the short term market has been hit really hard and the longer term rental properties have really shown an advantage.

5 Bed 3 Bath Pool villa .  
 \$379'000 available NOW



Short term Vacation Rental.  
 Excellent value available NOW

817 Highgate Park Boulevard Davenport, FL 33897



Investor potential .

717 Westwinds Drive Davenport, FL 33837

**\$235,000**

3 beds | 2 baths | 1,228 sq ft

Est. Property Tax: \$2,159

Beautiful property! You will feel right at home when you walk into this warm and welcoming 3 bedroom, 2 bath home. This home features a large, private, fenced in backyard with no rear neighbors. The split bedroom floor plan offers space and privacy.. This home is perfect for buyer looking to use as their permanent residence, a second home, or investment property. Excellent location just minutes from I-4, attractions, golf, and shopping. Call to set up a private viewing today.



**\$286,200**

3 beds | 2 baths | 1,255 sq ft

1123 Mystery Circle Davenport, FL 33837

Single Family Detached Est. Property Tax: \$671

Come and see this 3 bedroom, 2 bathroom ranch style home nestled on a private street. Enter through the porchway and be welcomed into a vaulted open floor plan filled with natural light. Enjoy cooking in this spacious kitchen offering stainless steel appliances, plenty of cabinetry, and a center island with a breakfast bar leading into the dining room that is perfect for entertaining. Retreat to the cozy primary bedroom that offers an en suite bathroom with a tile shower. Step out back onto the roomy lanai leading to an oversized brick patio overlooking the large fenced yard making this ideal for fun and relaxation. This home is conveniently located within minutes of restaurants, shopping, and parks!