



REALTORS
INTERNATIONAL
THE POWER OF ONE





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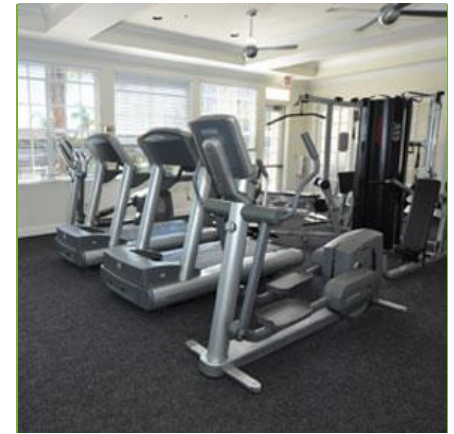
THE INVESTMENT OPPORTUNITY

- ❑ Selection of 2 and 3 bedroom units in a private gated resort complex.
- ❑ Units start from \$75,900. Located in one of the most desirable regions of Orlando.
- ❑ Average sales price within the development in 2007 was \$250,000.
- ❑ Minutes away from Walt Disney World.
- ❑ Tenants already in place.
- ❑ Net Yields circa 7% currently achieved.
- ❑ Invest in property at 70% discount to its peak selling price.
- ❑ Over 50% less than its replacement cost.

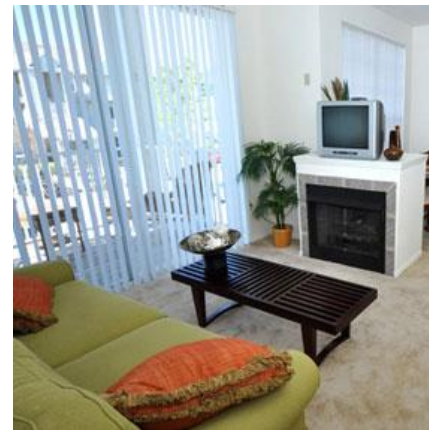


AMENITIES

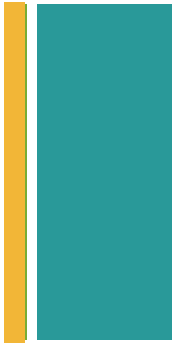
- ❑ Private Gated Entrance
- ❑ Lushly Landscaped Grounds and Walking Areas
- ❑ Spectacular Clubhouse
- ❑ Fully-equipped Executive Business Centre
- ❑ Private Conference Room
- ❑ Car Care Centre
- ❑ Recreational Amenities Include:
 - ❑ Floodlit Tennis Court
 - ❑ Volleyball Court
 - ❑ Basketball Court
 - ❑ Playground
 - ❑ Swimming Pool
 - ❑ State-of-the-art Health and Fitness Centre



- Spacious, open floor plans
- Separate breakfast area in most floor plans
- Soaring nine-foot ceilings
- Stunning oversized windows
- Spacious closets including walk-in and linen closets
- Full-size washer and dryer in all units
- Spacious decks and private balconies
- Designer kitchens with pass-through bar
- including frost-free refrigerator with icemaker, self-cleaning range, dishwasher, disposal and microwave
- Fire protection system
- Utility room with extra storage space
- High speed internet available
- Separate formal dining area with window
- Storage units in select units



Cornerstone Property Services, Inc.



Cornerstone Property Services, Inc. provides full property management and marketing services for condominium owners. We manage all your needs from tenant service management, unit maintenance, housekeeping, to marketing of long term leases and short term rentals. We provide a professional and courteous, full time staff that is located on-site and ready to handle your property needs.

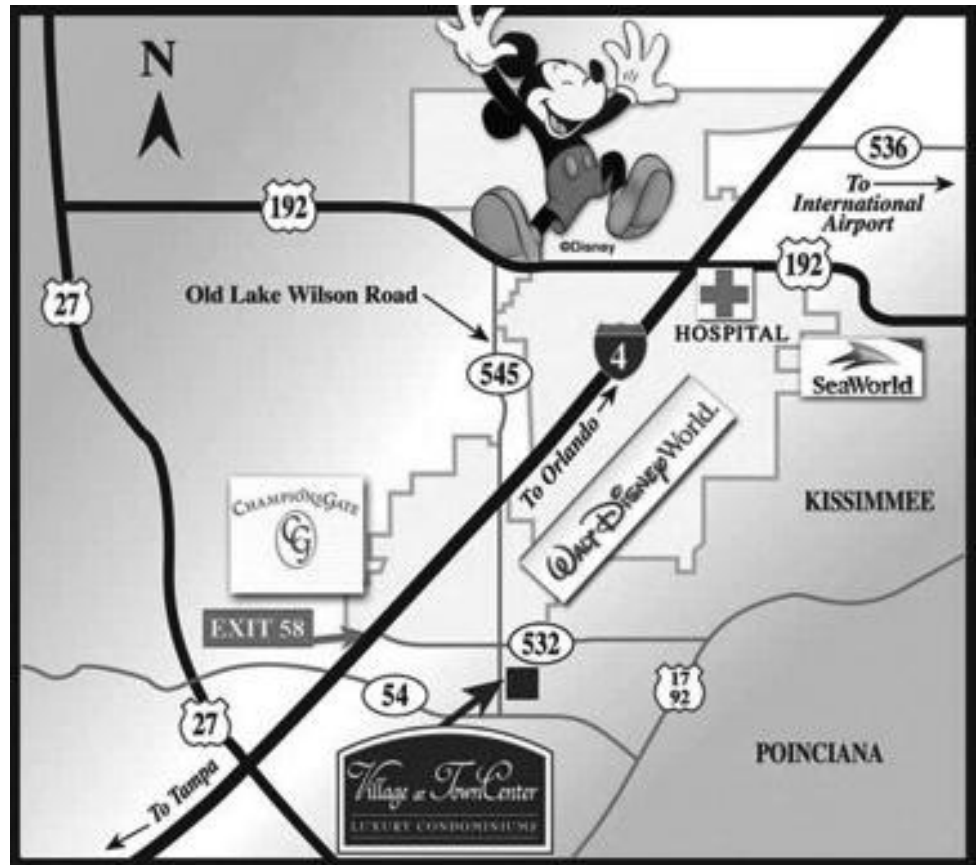
- **Full Advertising and Marketing Program**
- **Full time On-Site Leasing Agent**
- **Full Time On-Site Manager**
- **Full Time On-Site Maintenance Supervisor**
- **24/7 On Call Emergency Maintenance and Management Service**
- **Manage Tenant Service Requests and Unit Repairs**
- **Quick and Efficient Unit Turnover Process**
- **Tenant Screening and Credit Reporting**
- **Monthly Rent Collection**
- **Monthly Bill and Expense Management**
- **Detailed Monthly Statements**
- **Insurance Administration**
- **Real Estate Tax Service Available**
- **Local Legal Support Available**

At Cornerstone Property Services we are committed to providing exceptional property management services for our client's valuable investments. With Cornerstone Property Services, you can have peace of mind that your asset and your customer's needs are our number one priority.

LOCATION

Village at Town Centre is located at:
200 VILLAGE BLVD., DAVENPORT, FL 33896

The Greater Orlando area is full of attractions for all ages. Famed worldwide, as the land of Mickey Mouse, multifaceted Orlando thrives with dozens of powerhouse attractions a short drive away from the Village at Town Centre.





BUYER PROTECTION

Title Insurance, paid for by the seller is mandatory in the US. Title Insurance protects against loss which may occur due to events that took place in the past. Specifically, title insurance protects the buyer against loss resulting from previously unreported land title defects such as forgeries, claims by missing heirs, recording errors and similar events it also guarantees the sellers valid ownership.

FOREIGN INVESTMENT TRANSFER PROCESS

We offer the services of two specialist consultants, one in Johannesburg and one in Cape Town free of charge, to assist you with formulating your transfer application to the bank. They will expedite the Tax Clearance Certificate enabling a swift and simple application and approval for transfer of the purchase funds.

Unit	Type	Sqm	Monthly Rent	Move In	Lease Expiration	PRICE	Annual Rent	HOA	RE Tax (est)	Letting commission	Total less HOA*	Net Income	Annual yield	Year 2 yield	year 3 yield
213	2	101	\$800	09/29/2009	09/30/2010	\$75 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	9,1%	7,12%	7,62%
221	3	123	\$995	11/19/2009	11/30/2010	\$95 900	\$11 940	\$3 303	\$1 245	\$1 194	\$2 439	\$9 501	9,0%	7,33%	7,85%
231	2	101	\$800	08/07/2009	07/31/2010	\$80 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	8,6%	6,68%	7,15%
233	2	101	\$850	07/01/2009	06/30/2010	\$80 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,3%	7,40%	7,92%
313	2	101	\$750	01/30/2010	03/31/2011	\$75 900	\$9 000	\$2 664	\$1 245	\$900	\$2 145	\$6 855	8,3%	6,35%	6,80%
411	3	123	\$1 000	08/01/2008	07/31/2010	\$95 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	9,1%	7,40%	7,91%
413	2	101	\$850	11/07/2007	05/31/2010	\$75 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,9%	7,89%	8,44%
427	3	123	\$1 000	09/21/2009	09/30/2010	\$95 900	\$11 400	\$3 303	\$1 245	\$1 140	\$2 385	\$9 015	8,4%	6,79%	7,26%
531	2	101	\$850	10/01/2009	09/30/2010	\$80 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,3%	7,40%	7,92%
533	2	101	\$800	08/31/2009	08/31/2010	\$80 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	8,6%	6,68%	7,15%
611	3	123	\$1 000	10/01/2009	09/30/2010	\$95 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	9,1%	7,40%	7,91%
621	3	123	\$995	VACANT		\$95 900	\$11 940	\$3 303	\$1 245	\$1 194	\$2 439	\$9 501	9,0%	7,33%	7,85%
627	3	123	\$1 050	VACANT		\$95 900	\$12 600	\$3 303	\$1 245	\$1 260	\$2 505	\$10 095	9,7%	8,00%	8,56%
628	3	123	\$1 000	VACANT		\$100 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	8,6%	7,03%	7,52%
631	2	101	\$750	12/03/2009	11/30/2010	\$80 900	\$9 000	\$2 664	\$1 245	\$900	\$2 145	\$6 855	7,8%	5,96%	6,38%
714	2	101	\$925	03/01/2009	02/28/2010	\$80 900	\$11 100	\$2 664	\$1 245	\$1 110	\$2 355	\$8 745	10,4%	8,48%	9,07%
715	2	101	\$850	03/01/2009	02/28/2010	\$75 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,9%	7,89%	8,44%
726	2	101	\$800	08/28/2009	08/31/2010	\$77 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	8,9%	6,94%	7,42%
731	2	101	\$875	VACANT		\$80 900	\$10 500	\$2 664	\$1 245	\$1 050	\$2 295	\$8 205	9,7%	7,76%	8,30%
734	2	101	\$850	06/01/2009	05/31/2010	\$75 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,9%	7,89%	8,44%
816	2	101	\$850	08/01/2009	07/31/2010	\$77 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,7%	7,68%	8,22%
823	2	101	\$850	05/01/2009	04/30/2010	\$75 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,9%	7,89%	8,44%
824	2	101	\$850	VACANT		\$77 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,7%	7,68%	8,22%
831	2	101	\$636	01/04/2010	02/28/2010	\$80 900	\$7 633	\$2 664	\$1 245	\$763	\$2 008	\$5 625	6,1%	4,32%	4,62%
832	2	101	\$850	VACANT		\$75 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,9%	7,89%	8,44%
833	2	101	\$800	08/31/2009	08/31/2010	\$80 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	8,6%	6,68%	7,15%
834	2	101	\$800	09/01/2009	08/31/2010	\$75 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	9,1%	7,12%	7,62%
911	3	123	\$950	01/30/2010	03/31/2011	\$95 900	\$11 400	\$3 303	\$1 245	\$1 140	\$2 385	\$9 015	8,4%	6,79%	7,26%
912	3	123	\$1 000	08/22/2009	08/31/2010	\$97 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	8,9%	7,24%	7,75%
914	2	101	\$850	07/01/2009	06/30/2010	\$77 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,7%	7,68%	8,22%
917	3	123	\$1 000	09/15/2009	31/06/2010	\$95 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	9,1%	7,40%	7,91%
922	3	123	\$1 000	10/01/2009	09/30/2010	\$97 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	8,9%	7,24%	7,75%
924	2	101	\$850	VACANT		\$77 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,7%	7,68%	8,22%
926	2	101	\$800	12/04/2009	11/30/2010	\$77 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	8,9%	6,94%	7,42%
927	3	123	\$995	12/04/2009	11/30/2010	\$95 900	\$11 940	\$3 303	\$1 245	\$1 194	\$2 439	\$9 501	9,0%	7,33%	7,85%
928	3	123	\$1 000	09/28/2009	09/30/2010	\$97 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	8,9%	7,24%	7,75%
934	2	101	\$800	08/07/2009	07/31/2010	\$75 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	9,1%	7,12%	7,62%
1013	2	101	\$850	03/20/2009	03/31/2010	\$75 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,9%	7,89%	8,44%
1017	3	123	\$1 000	08/01/2008	07/31/2010	\$95 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	9,1%	7,40%	7,91%
1028	3	123		VACANT		\$99 900	\$11 400	\$3 303	\$1 245	\$1 140	\$2 385	\$9 015	8,1%	6,52%	6,97%
1031	2	101	\$895	VACANT		\$80 900	\$10 740	\$2 664	\$1 245	\$1 074	\$2 319	\$8 421	10,0%	8,05%	8,61%
1211	3	123	\$1 000	08/28/2009	08/31/2010	\$95 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	9,1%	7,40%	7,91%
1214	2	101	\$825	12/01/2009	11/30/2010	\$77 900	\$9 900	\$2 664	\$1 245	\$990	\$2 235	\$7 665	9,3%	7,31%	7,82%
1216	2	101	\$850	05/01/2009	04/30/2010	\$77 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,7%	7,68%	8,22%
1224	2	101	\$850	06/01/2009	05/31/2010	\$77 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	9,7%	7,68%	8,22%
628	3	123	\$1 000	06/21/2009	05/31/2010	\$99 900	\$12 000	\$3 303	\$1 245	\$1 200	\$2 445	\$9 555	8,7%	7,10%	7,60%
632	2	101	\$800	12/01/2009	11/30/2010	\$86 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	8,0%	6,22%	6,65%
534	2	101	\$850		05/31/2011	\$86 900	\$10 200	\$2 664	\$1 245	\$1 020	\$2 265	\$7 935	8,7%	6,89%	7,37%
434	2	101	\$800		08/31/2010	\$86 900	\$9 600	\$2 664	\$1 245	\$960	\$2 205	\$7 395	8,0%	6,22%	6,65%

BUDGET FOR CONDOMINIUM COSTS

PROPOSED BUDGET VTC FOR THE PERIOD
FROM JANUARY 1, 2010 THROUGH DECEMBER 31, 2010

240 UNITS

Administration Expenses

	Condo Budget		
	Annually	Quarterly	Monthly
Payroll/Payroll Benefits	\$110,000	\$27,500	\$9,167
Management Fees	\$28,800	\$7,200	\$2,400
Accounting Fees	\$2,500	\$625	\$208
Legal Fees	\$2,000	\$500	\$167
Administrative Expenses	\$2,000	\$500	\$167
Fees, Licenses and Permits	\$1,000	\$250	\$83
Condo fees payable to the division	\$960	\$240	\$80
Insurance	\$236,946	\$59,237	\$19,746
Taxes on association property			
Rent for recreation and other commonly used facilities			
Taxes upon leased areas			
operating capital			
telephone			
expenses for a unit owner			
Total Administrative Expenses	\$ 384,206	\$ 98,052	\$ 32,017

Operational Expenses

landscape/irrigation maintenance	\$ 60,000	\$ 15,000	\$ 5,000
pool maintenance	\$ 3,000	\$ 750	\$ 250
Pest control	\$ 500	\$ 125	\$ 42
termite control	\$ 7,500	\$ 1,875	\$ 625
life safety system	\$ 7,000	\$ 1,750	\$ 583
building repairs and maintenance	\$ 15,000	\$ 3,750	\$ 1,250
HVAC maintenance	\$ 2,500	\$ 625	\$ 208
security provisions-access control gates	\$ 3,000	\$ 750	\$ 250
Contingency	\$ 5,000	\$ 1,250	\$ 417
united water(service cont)			
lake main(service cont)			
Total Operational Expenses	\$ 103,500	\$ 25,875	\$ 8,625

Utilities

Electricity	\$ 45,000.00	\$ 11,250	\$ 3,750
Water and Sewer	\$ 70,000	\$ 17,500	\$ 5,833
Trash Removal	\$ 20,000	\$ 5,000	\$ 1,667
gas	\$ 750	\$ 188	\$ 63
Total Utilities	\$ 135,750	\$ 33,938	\$ 11,313

Recreational Fees

Total Condo Fees	\$ 623,456	\$ 155,864	\$ 51,955
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SALES DOCUMENTATION PROCESS



Reservation Agreement is signed

Escrow Agreement is signed and 20% of the purchase price is deposited with the Escrow lawyer, VGV Attorneys, who will hold them in trust until a) “International Investment Transfer” application is approved and b) the seller has signed the Purchase Agreement.

Upon signature of the Reservation Agreement and the Escrow Agreement VGV Attorneys will send the documents to the Sellers lawyers who will issue the Purchase Agreement duly filled out with all the necessary addendums for signature by the buyer. This will be sent to Peter Weaver as the central coordinator who will forward it on to the relevant sales person to enable him to get the buyers signature.

The buyer then signs the Purchase Agreement and it is returned to the Sellers lawyers for signature by the Seller

Upon receipt by VGV Attorneys of confirmation by the Sellers lawyers that the Seller has signed the Purchase Agreement and a formal sale and purchase contract is completed, and subject to confirmation that the “International Investment Transfer” has been approved, VGV will send the deposit to the Sellers lawyers.

The bank that has approved the “International Investment Transfer” on behalf of the Reserve Bank of South Africa will simultaneously send the remaining 80% of the purchase price, which they must have in hand, to the Sellers lawyers