

New Investment Opportunities in Orlando and Central Florida

from

Gillen & Associates & Yee Real Estate Network



We have so many opportunities for you to invest in right now that we know will make positive cash flow from day one. We have detailed a few of them below. Once you have looked at them go to the website for more details on these and many more properties

We are really looking forward to hearing back from you. Call or email us.

Regards

Jean Gillen

Broker Owner

&

Maria-Elena

Realtor

www.jeangillen.com

If you have ever considered investing in Real Estate, then

THIS IS THE TIME!

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If you are on the fence and don't move now

you may miss the best opportunity you have ever been given.

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- Interest rates are at an "all-time Low"; Renters are plentiful and houses are renting in days. There are so many people in foreclosure needing a place to live. Many houses that are on the market now for rent are really pre-foreclosures and eventually the tenants have to move out. So renters are very wary about who they rent from now. So investors who buy now are in a wonderful position.
- Prices are at an "all-time low", we mean really, really low! How about \$40 per square foot in Poinciana, \$55-60 psf in Kissimmee and \$70-75 psf in Orlando!!
- Visit my website and see houses that were originally \$250,000 that are now selling for \$90,000 or less and houses that originally sold for \$300,000 are selling for \$140,000.
- We also have VA foreclosures available at 5% down and 4% interest rate!

- It is truly an investors dream.

For more information please contact:

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Please contact Seewing Yee at (510) 552-0726, email:
seewingyee@seewingyeeseminars.com to go over your action plan.

LISTED AT \$85,000

Property 648 Mercado Ct, Kissimmee, Fl. 3 Bed / 2 Bath; 1,988 sf; 2 Car Garage, Built 2000

No renovations needed, move-in ready!



Location, Location, Location! Excellent cash flow potential.

Double lot, new carpet and freshly painted. Great house; move in condition. Kissimmee offers investors an incredible opportunity! Prices are slightly higher than Poinciana, Rents can be slightly higher. Kissimmee is closer to the all of the Theme Parks and Downtown Orlando. Kissimmee was developed before Poinciana,

Banks foreclosed on Owner occupied homes and investors who bought at the top of the market at just about the same rate...which makes it an investor paradise today- Unbelievable values. Prices range from \$100-135,000 and the rents are \$1000 to \$1395 for the average 4/2, 1800 sq ft.

5.5% Fixed	30 % Down	25% Down
Loan Amount	\$ 59,500	\$ 63,750
Principal & Interest	\$ 338	\$ 362
Property Taxes	\$ 144	\$ 144
Insurance	\$ 45	\$ 45
HOA	\$ 21	\$ 21
Management Fee	\$ 104	\$ 104
Total Payment	\$ 652	\$ 676
	Cash Flow	Cash Flow
RENT RANGE		
\$ 950	\$ 298	\$ 274
\$ 1,200	\$ 548	\$ 524

