



LAKE BUENA VISTA
Resort Village & Spa

Presents:

**How To Make Money in Today's
Real Estate Market**

Part One – Selling Condo Hotels

Part Two – Foreign Investments for
Immigration and Residency

Selling Condo Hotels

Presented by

Samuel Sutton, President

LAKE BUENA VISTA RESORT VILLAGE &
SPA

Orlando, Florida

Web Site: www.LBVRResortVillage.com



What is a Condo Hotel?

- One of the Hottest Real Estate Markets
- Whole Ownership – Not Fractional or Time-Share
- Fee Simple Purchase
- Deeded Property

Marketing Condo Hotels

- Web Sites
- Direct Mail & Collaterals
- Site Visitation
- Presentations
- Advertising – Newspaper, Magazine
- DVD Presentation
- Trade Shows/Seminars
- Register Buyer with Developer

Florida's Condo Hotel Market

- First Condo Hotel
- Conversions
- Buyer's Market – Great Pricing
- Picking Right Location, Product, Developer
- Importance of Management Company
- Developer Specials, Leaseback

Advantages of Condo Hotel Ownership

- Elegant, fully furnished hotel-style condos in desirable destinations worldwide
- All the amenities of a premier hotel
- Property appreciation and tax advantages
- Usage whenever the owner wants it
- Offset expenses by placement in a rental program
- Ability to sell



*Aerial View of Lake Buena Vista Resort Village & Spa
Next Door to Lake Buena Vista Factory Stores*

What Makes Us Unique

- Opportunities for Real Estate Agents, Buyers
- Superb Orlando Location
 - * #1 tourist destination in the world
 - * 50 million visitors per year
 - * Ranked #1 in second home market
- Open and Operating
- Immediate Tour and Units for Purchase
- Great for 1031 Exchanges
- Full Commissions Paid
- 25,000 SF Pirate's Plunge Aquatic Center
- 9,000 SF Reflections Spa-Salon
- Conference Center, Restaurants, Fitness Center
- Next Door to Lake Buena Vista Factory Stores



Foreign Investments for Immigration and Residency

Presented by

Larry J. Behar, P.A.

U.S. IMMIGRATION LAW OFFICES

Ft. Lauderdale, Florida

Web Site: www.immigrationflorida.com

What is the EB-5 Program?

- Employment based immigrant investment program
- Opportunity for foreign investors interested in obtaining permanent U.S. residency
- Allows the applicant and his immediate family conditional U.S. residency
- Foreigners invest in regional centers approved by United States Citizenship and Immigration Service

Requirements of EB-5 Program

- Investment of \$1 million USD required or \$500,000 USD if investing in certain regional centers in targeted employment areas
- Must be in good health
- Lawfully gained assets
- Money can be gifted
- Desire permanent residency in the U.S.
- Must create 10 full-time jobs for U.S. workers

Benefits of EB-5 Program

- No minimum requirements as to age, ability to speak English, employment experience, or education
- Investor and family may live/work anywhere in the United States
- Educational benefits including admission to universities at the same cost as U.S. residents
- Not required to manage investment on a day-to-day basis
- May obtain U.S. citizenship after 5 years



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Regional Center Approved by
the United States Citizenship
and Immigration Service

LBV Regional Center Project

- Setup as a Florida Limited Liability Company (LLC)
- Phase One, 35 foreigners - interested in permanent U.S. residency- will invest \$1 million USD in the project and have 1/35th interest in the LLC
- LLC will contain 70 fully-furnished condos (already built and operating) at the LBV Resort
- Immediate cash flow from rentals – professional management company already in place
- Resort is ideally located one mile from Walt Disney parks with amenities in place – aquatic center, spa, fitness center, conference center, restaurants, much more.

How Does this Benefit You?

- Opportunity for your foreign buyers to become permanent U.S. residence.
- Register your investor with us and receive a lucrative finder's fee when they are approved
- We do the work, you get paid



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