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March, 2022 <<





Why Invest with Florida on Vacation?

Because we make investing in real estate simple by listening to our clients' real estate investment goals as well as their needs. We then customize a strategy to help them achieve those goals through an array of different investment options in the South Florida and Central Florida markets. *Florida on Vacation* specializes in acquisition, stabilization and full management of the asset. We have only one goal in mind: To build a solid income stream for our clients while assuring a passive role in the investment.

360° View of Investment Services





What is a Vacation Home & Why Invest in One?



You buy your vacation home. You are 100% owner, it is not a Timeshare



Vacation homes are ZONED & PERMITTED for short term rental, allowing you to maximize returns on your investment



You can use your vacation home whenever you want without restrictions



The vacation home is an asset that is growing in popularity, not only for the buyer/owner, but also for the end user, the guest.

The popularity of Airbnb and other similar online platforms has increased the demand for this commercial asset, especially in the post-Covid world.

Travelers are choosing now at a much higher rate than before Covid to travel and stay in a private vacation home, ensuring proper social distancing and providing travelers peace of mind; the peace of mind that a hotel cannot provide.

Our properties in South and Central Florida have seen a substantial increase in bookings and in rental rates, being in high demand areas near Disney World, as well as the Beaches of Fort Lauderdale, Hollywood, Palm Beach and Tampa/St Petersburg/Clearwater area.

The vacation home model is the future of travel and, therefore, a strong investment option for our clients since we handle 100% of the process from acquisition to full management.

Remember that you can use your vacation home whenever you wish at no cost.

IT IS YOUR HOME!



Why Invest in Orlando?

- 1** Over 75 million visitors in 2018 with the number growing in 2019.
- 2** Orlando/Kissimmee is one of the fastest growing MSA in the country (accelerated 2020/2021 due to the Covid exodus from northern states).
- 3** Over 1,000 people moving to Florida daily with 70% moving to the Central Florida area.
- 4** Solid economy, strong salaries and a lower cost of living lead by lower housing costs.
- 5** Low insurance rates due to no threat of hurricanes (50-75% lower than South Florida).
- 6** The Brightline high speed rail will begin operation in 2022 connecting Orlando and Miami in approximately 3 hours.



- 7** New infrastructure projects are underway including 1.8 billion expansion of interstate I-4, Orlando International Airport is adding a new Terminal, the Sunrail commuter rail is extending its lines to link Airport/Orlando/Poinciana.
- 8** OCCC - The Orange County Convention Center hosts approximately 1.5 Million attendees annually (pre-Covid).
- 9** Orlando is a hub for innovation including: Neocity, the most significant/comprehensive global center for smart sensor, photonics and nanotechnology and development. The Center for Aerospace & Simulation and is a worldwide leader in video game development, virtual reality and life sciences research/development. Orlando is growing in importance on the world stage as Health & Wellness City.
- 10** Home to the largest university in the Country, The University of Central Florida (UCF) with approximately 66,000 registered students.



STOREY LAKE

- 9.3 miles from Sea World
- 13 miles from Universal
- 15 miles to the Orlando International Airport
- #1 Selling Community for Lennar Orlando past 4 years!
- Excellent Shopping/Retail/Restaurants Adjacent to Community
- Built and Backed by Fortune 500 Company & Strongest Residential
- Builder in US: Lennar
- Gated & Secured Community
- Excellent Amenities Including: Club House, Lazy River, Large Pool, Kids Water park, Volleyball Court, Kayaking, Fitness Center
- Restaurant/Bar & More
- Low HOA Fees: From \$350 a month depending on property type



Why Invest in Fort Lauderdale?

Real Estate Appreciation: Fort Lauderdale is in the top 20 percent nationally for real estate appreciation (34.47 percent over the last ten years).

This is another good sign for long-term investors in the Fort Lauderdale real estate market.

Is Airbnb Legal in Fort Lauderdale? Are short term rentals legal and unrestricted?

Before you start searching for Fort Lauderdale real estate rentals, you need to determine your rental strategy. However, there's another factor at play here- Airbnb regulations. Cities across the country are questioning the extent of regulation required for Airbnb rentals after their surge in popularity.

Fort Lauderdale allows short term rentals, but you need to comply with the city's limited rules. There is an annual fee that needs to be paid which has already been lowered as an effort to motivate rental operators to go legal.



The great news is that Fort Lauderdale remains one of the relatively few US real estate markets where vacation rentals will be legal for both owner-occupied and non-owner-occupied properties. Moreover, Fort Lauderdale Airbnb is an option for both primary residences (homes) and investment properties. This means that even out of state or out of the country investors can buy an income property for the sole purpose of renting out on Airbnb or another similar homesharing platform.

Market Trends

Inventory: We're seeing a slow build of housing inventory in the Fort Lauderdale real estate market which hasn't been the case for a few years now. Currently, the number of Fort Lauderdale homes for sale have significantly contributed to the rise in Broward County inventory to almost 15,000 properties. Inventory hasn't been this high since March 2016, so it's a good sign for buyers to make a move now.

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Property Value: According to Zillow, the median home value in the Fort Lauderdale housing market is \$318,500. Fort Lauderdale investment properties might seem more attractive when you consider the fact that home values have gone up 7 percent over the past year and are expected to increase again over the next year.



So, what are the most important trends which emerge in the Airbnb Fort Lauderdale market?

1. Fort Lauderdale real estate prices are rather high. The median price of houses for sale in Fort Lauderdale is nearly triple the national average and exceeds home values in many other top markets such as the Dallas real estate market and the Philadelphia real estate market. This means that potential investors should come up with a solid financing strategy before deciding to buy a Fort Lauderdale investment property.
2. Condos and apartments in Fort Lauderdale are the dominating property type as they constitute 53% of all listings. However, before buying one of the Fort Lauderdale condos for sale, an Airbnb host needs to check the rules and regulations of the HOA in this regard. Many condo complexes prohibit short term rentals in their housing units.
3. The Fort Lauderdale Airbnb rental income is very high compared to the national level. The high Airbnb income makes up for the above-average home prices to bring good return on investment.



4. The city-average Airbnb CoC return does not look like a lot and is below the recommended good cash on cash return of 8%. This should not discourage investors looking for the best locations for buying a vacation home in 2021. This rate of return is only the average of all Airbnb listings in the city. Meanwhile, the best Fort Lauderdale neighborhoods for vacation rentals and individual properties can achieve significantly higher return on investment. You will see this with your own eyes in a bit.
5. The average Airbnb occupancy rate in Fort Lauderdale is high because of the year-round influx of tourists. The Airbnb occupancy rate is one of the main determinants of the return on investment on short term rental properties, together with the nightly rate.
6. All in all, investing in an Airbnb Fort Lauderdale rental property promises to be a good real estate investing decision in 2021.



Factors Supporting the Growth of Fort Lauderdale Vacation Rentals

- Tourism and Climate

Tourism will continue to be the main driver of the Airbnb Fort Lauderdale industry in 2020. Together with Miami, this is one of the most visited places in all of the US housing market. The warm climate, the year-round sun, and the Fort Lauderdale beach attract millions of tourists each and every year. Demand for short term rentals there does not face much of seasonality because of the climate specificities, making Fort Lauderdale a top destination throughout the year. This assures a high Airbnb occupancy rate which is particularly important when calculating the return on investment of short term rental properties in terms of both cash on cash return and cap rate.

- Proximity to Miami

The geographical proximity to Miami, another profitable location for Airbnb rentals, also contributes to making Fort Lauderdale vacation rentals good real estate investment in 2020. Relatively smaller cities and towns have always benefited from being close to major tourist, economic, and financial centers.



- Favorable Airbnb Regulations

The third most important factor for the expected expansion of the Airbnb Fort Lauderdale rental market in 2020 is the fact that short term rentals in non-owner occupied, non-primary residences remain legal. This is not the case in many of the best places to invest in real estate to rent out on short term basis in the US housing market.