

# BELLAVIDA RESORT · KISSIMMEE, FL

PORTFOLIO OFFERING · 9 TOWNHOMES · Bella Vida

## OFFERING MEMORANDUM

# BELLAVIDA TOWNHOMES

9-Unit Townhome Portfolio · Short-Term & Long-Term Rental · Kissimmee, Florida

Corsa Lane, Bellavida Resort, Kissimmee, FL 34746 · Disney World Corridor / Hwy 192 Submarket

<b>9</b> TOTAL UNITS	<b>\$2.995 M</b> PORTFOLIO VALUE	<b>\$325K</b> 3BR PRICE per unit	<b>\$350K</b> 4BR PRICE 4562 Corsa	<b>\$2,300</b> LONG-TERM RENT per month	<b>\$455</b> HOA (3BR) per month
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Futura Real Estate LLC presents an exclusive portfolio offering of nine turnkey townhomes within Bellavida Resort, one of Kissimmee's premier gated communities — minutes from Walt Disney World, Universal Studios, and the world's most visited tourism corridor. This portfolio offers immediate income from active long-term leases and operational short-term vacation rentals, with significant upside through full lease-up and STR optimization.

This offering is available to qualified accredited investors. All projections are based on current rent rolls and market data. Buyers should verify independently.

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## CONFIDENTIALITY & DISCLAIMER

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# Property Summary

## PROPERTY DESCRIPTION

BellaVida Resort is a gated, Mediterranean-inspired master-planned community developed by Park Square Homes, located in Kissimmee, Florida — just minutes from Walt Disney World and the region's top visitor attractions. This portfolio of nine town-homes along Corsa Lane represents a rare opportunity to acquire a contiguous block of income-producing, resort-zoned residences in one of the most consistently high-demand short-term rental markets in the world.

## COMMUNITY OVERVIEW

Bellavida Resort features resort-quality amenities, 24-hour gated security, meticulously maintained Mediterranean landscaping, and direct proximity to the Hwy 192 commercial corridor. The community is approved for short-term vacation rentals, making it ideally positioned for both Airbnb operations and traditional long-term tenancy.

## UNIT CONFIGURATION

- Two-story Mediterranean architecture with stone accents
- Open-plan kitchen with breakfast bar & dining area
- One ground-floor bedroom; master suite on second floor
- Master suite with private balcony — premium STR feature
- Screen-enclosed private sundeck with plunge pool
- Granite countertops (select models), tiled first floor
- Full W/D hookups; central A/C
- Sleeps 6–10 guests depending on configuration

## OFFERING SUMMARY

<b>Total Units in Portfolio</b>	9 Townhomes
<b>3-Bedroom Units</b>	8 Units
<b>4-Bedroom Units</b>	1 Unit
<b>Price — 3BR Units</b>	\$325,000 each
<b>Price — 4BR Unit</b>	\$395,000
<b>Total Portfolio Ask</b>	\$2,975,000
<b>Avg. Unit Size (3BR)</b>	1,298 – 1,900 SF
<b>Configuration</b>	Two-Story
<b>Year Built</b>	2010s (Park Square)
<b>Zoning</b>	Resort / Short-Term Rental
<b>HOA Fee (3BR)</b>	\$455.24 / month
<b>HOA Fee (4BR)</b>	\$529.00 / month
<b>HOA Includes</b>	Security, Landscaping, Amenities
<b>Location</b>	Corsa Lane, Kissimmee, FL 34746

## RESORT AMENITIES

- 6,700 sq. ft. Clubhouse with Lounge & Cyber Cafe
- Two Community Pools + Hot Tub
- 15 Acres of Lakes & Italian-Style Gardens
- Movie Theater & Game Room
- Basketball & Volleyball Courts
- Walking Trail & Tot Lot Playground
- 24-Hour Gated Security
- Private Plunge Pool — Every Townhome

# Unit Portfolio Details

The following nine town-homes are available individually or as a complete portfolio package. Three units carry active long-term leases at \$2,300/month. Four units operate as active vacation rentals on Airbnb and Booking.com. Two units are vacant and immediately available for lease-up or owner-occupancy.

## PROPERTY PORTFOLIO — CORSA LANE, KISSIMMEE, FL 34746

ADDRESS	BED/BATH	STATUS	MONTHLY RENT	FURNISHED	LEASE EXP.	SELL PRICE	HOA/MO
4562 Corsa Lane	4BR / 2BA	Airbnb (Self)	STR Income	Furnished	N/A	\$350,000	\$529.00
4564 Corsa Lane	3BR / 2.5BA	Rented (LTR)	\$2,300/mo	Unfurnished	Feb 2027	\$325,000	\$455.24
4565 Corsa Lane	3BR / 2.5BA	Airbnb Active	STR Income	Furnished	N/A	\$325,000	\$455.24
4566 Corsa Lane	3BR / 2.5BA	Vacant	—	Furnished	—	\$325,000	\$455.24
4567 Corsa Lane	3BR / 2.5BA	Booking.com	STR Income	Furnished	N/A	\$325,000	\$455.24
4568 Corsa Lane	3BR / 2.5BA	Rented (LTR)	\$2,300/mo	Furnished	—	\$325,000	\$455.24
4569 Corsa Lane	3BR / 2.5BA	Vacant	—	Unfurnished	—	\$325,000	\$455.24
4570 Corsa Lane	3BR / 2.5BA	Rented (LTR)	\$2,300/mo	Furnished	May 2026	\$325,000	\$455.24
4571 Corsa Lane	3BR / 2.5BA	Airbnb (Self)	STR Income	Furnished	N/A	\$325,000	\$455.24

## PORTFOLIO SUMMARY

<b>Total Properties</b>	9 Townhomes	<b>Active Long-Term Leases</b>	3 Units (\$6,900/mo combined)
<b>3-Bedroom Units</b>	8 @ \$325,000	<b>Active STR Rentals</b>	4 Units (Airbnb + Booking.com)
<b>4-Bedroom Unit</b>	1 @ \$350,000	<b>Vacant / Ready</b>	2 Units (immediate availability)
<b>Total Portfolio</b>	\$2,975,000	<b>Furnished Units</b>	7 of 9 Units

# Investment Highlights

## Turnkey Portfolio — Most Units Fully Furnished

six of nine units are fully furnished and ready for immediate rental activation. Minimal capital outlay required post-acquisition for the furnished inventory.

## Proven Rental Income — \$6,900/Month Active LTR Revenue

Three units currently generating \$2,300/month each under long-term leases. Stable, predictable income stream from day one with no lease-up required.

## Short-Term Rental Approved & Active

Four units are actively operating on Airbnb and Booking.com in one of the highest-demand STR markets in the United States — the Disney World / Kissimmee corridor.

## Bulk Purchase Leverage

Portfolio acquisition provides negotiating leverage and allows an investor to establish a meaningful presence in the community — facilitating management efficiencies and future resale optionality.

## Low Maintenance — HOA Covers Exterior, Landscaping & Security

Monthly HOA fees of \$455–\$529 include 24-hour gated security, all exterior landscaping, irrigation, garbage collection, and full resort amenity access. Ownership burden is minimal.

## Prime Location — Disney World Corridor

Situated minutes from Walt Disney World, Universal Studios, and SeaWorld. The Kissimmee STR market consistently ranks among the top U.S. vacation rental markets, with year-round demand driven by over 75 million annual visitors to Central Florida.

## Private Plunge Pool — Every Unit

Each townhome includes a screen-enclosed private sundeck and plunge pool — one of the most sought-after features in the Kissimmee STR market, commanding meaningful nightly rate premiums.

# Financial Analysis

## ACQUISITION PRICING

Total Portfolio Ask	\$2,995,000
3BR Units (8 units)	8 × \$325,000 = \$2,600,000
4BR Unit (4562 Corsa)	1 × \$395,000 = \$395,000
Avg. Price Per Unit	\$332,777
HOA (3BR) Annual	\$5,462.88 / unit
HOA (4BR) Annual	\$6,348.00 / unit
Total Annual HOA (portfolio)	\$11,810.88

## CURRENT INCOME SNAPSHOT

Active LTR Units	3 Units
LTR Monthly Rent (each)	\$2,300
Combined LTR Monthly Income	\$6,900
Combined LTR Annual Income	\$82,800
Active STR Units	4 Units
STR Estimated Gross/Unit/Year	\$28,000–\$45,000
STR Portfolio Est. Annual	\$112,000–\$180,000
Vacant Units	2 (immediate upside)

## STABILIZED INCOME PROJECTION

Upon full stabilization — all 9 units active as LTR or STR — the portfolio has the following estimated income potential:

<b>Scenario A: All LTR @ \$2,300</b>	\$248,400 / year
<b>Scenario B: All STR (est. avg)</b>	\$288,000–\$405,000
<b>Scenario C: Blended Mix</b>	\$260,000–\$330,000
<b>Less: HOA Portfolio Annual</b>	-\$49,315
<b>Net Operating Income (LTR)</b>	~\$199,000
<b>Net Operating Income (STR/Blend)</b>	~\$215,000–\$280,000
<b>Gross Yield on Ask (LTR)</b>	~6.7%
<b>Gross Yield on Ask (STR)</b>	~9.7%–13.6%

## NOTE ON STR INCOME

STR income estimates are based on comparable Kissimmee vacation rental performance data. Actual results depend on management quality, platform optimization, seasonal demand, and occupancy rates. Active units are already generating STR revenue on Airbnb and Booking.com, providing a verified track record.

## INDIVIDUAL UNIT VALUE SUMMARY

UNIT	BEDS	SELL PRICE	STATUS	FURNISHED	ANNUAL INCOME (EST.)	CAP RATE (EST.)
4562 Corsa	4BR	\$350,000	Airbnb Active	Yes	\$32,000–\$45,000	8.0%–10.7%
4564 Corsa	3BR	\$325,000	LTR - Leased	No	\$27,600	6.9%
4565 Corsa	3BR	\$325,000	Airbnb Active	Yes	\$28,000–\$38,000	7.2%–9.7%
4566 Corsa	3BR	\$325,000	Vacant	Yes	\$27,600+	6.9%+
4567 Corsa	3BR	\$325,000	Booking.com	Yes	\$28,000–\$36,000	7.2%–9.2%
4568 Corsa	3BR	\$325,000	LTR - Leased	Yes	\$27,600	6.9%
4569 Corsa	3BR	\$325,000	Vacant	No	\$27,600+	6.9%+

FOR SALE

4570 Corsa	3BR	\$325,000	LTR - Leased	Yes	\$27,600	6.9%
4571 Corsa	3BR	\$325,000	Airbnb Active	Yes	\$28,000–\$38,000	7.2%–9.7%

Cap rate estimates based on current asking price and estimated annual gross income less HOA. STR ranges reflect seasonal variation. LTR cap rates use \$2,300/month confirmed market rent. Buyer to verify all income data independently.

# Location Information & Demographics

## LOCATION ADVANTAGES

- Minutes from Walt Disney World — highest-traffic theme park destination in the world
- Adjacent to Hwy 192 corridor — Kissimmee's primary commercial & dining corridor
- 5 miles to Universal Studios, SeaWorld, and ICON Park
- 15 minutes to Orlando International Airport (MCO)
- Top-rated Osceola County schools within the immediate area
- High-density tourism infrastructure: hotels, restaurants, outlets, entertainment
- Over 75 million visitors to Central Florida annually — consistent STR demand driver
- Strong year-round rental market with no significant seasonal drop-off
- Kissimmee consistently ranks Top 5 U.S. markets for short-term rental gross revenue

## DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	25 MILES	50 MILES
Total Population	168,400	598,200	2,620,000
Average Age	32	34	36
Average Age (Male)	31	33	35
Average Age (Female)	33	35	37

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	56,800	218,400	980,000
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$58,200	\$65,400	\$70,100
Average House Value	\$295,000	\$322,000	\$348,000
Median Gross Rent	\$1,480	\$1,560	\$1,640

STR MARKET (KISSIMMEE)	METRIC	ESTIMATE	SOURCE
Annual Visitors (Ctrl. FL)	Visitors	75M+/yr	Visit Florida
Avg. STR Nightly Rate (3BR)	Kissimmee	\$185–\$250	AirDNA est.
Avg. STR Occupancy Rate	Kissimmee	68%–74%	AirDNA est.
Avg. Annual STR Revenue	3BR Unit	\$28K–\$42K	Market Data

Demographics derived from U.S. Census Bureau, Osceola County data, and market research. STR figures are estimates from AirDNA and comparable market data. All figures should be independently verified.

# About Futura Real Estate LLC

Futura Real Estate is a leading Orlando-based real estate company that quickly cultivated a reputation as a trendsetter in Florida's most competitive real estate markets. The firm creates and sells high-end residential, commercial, hospitality, land, and mixed-use projects known for originality, attention to detail, and rich quality of community life.

Founded in 2010 by Luis Alberto Arce, Futura Real Estate sells and works with projects that positively impact and improve lifestyles. Each property is carefully selected with a specific vision in mind for clients. The company's passion for excellence is demonstrated through its active role in every property it sells and markets. Futura works with architects, builders, designers, digital marketers, lawyers, and businesspeople to bring the full spectrum of expertise each project deserves.

## FULL-SERVICE PLATFORM

Futura Real Estate offers full transaction-related services including seller and buyer representation for both multi-family and single-family unit owners:

<b>Marketing &amp; Digital Strategy</b>	Full-spectrum marketing campaigns targeting qualified investors & buyers.
<b>Multifamily &amp; Condo Sales</b>	Portfolio sales, apartment complexes, condo conversions, and mixed-use.
<b>Vacation Rental / Condo-Hotel</b>	Specialized expertise in STR-zoned assets, condo-hotel, and resort communities.
<b>Fractional &amp; Share Ownership</b>	Certified Fractional Real Estate Professional services across Florida & Caribbean.
<b>Seller &amp; Developer Representation</b>	Multi-unit specialized sales, developer-owned inventory, and bulk dispositions.
<b>Value-Add Acquisitions</b>	Identification, underwriting, and execution of value-add investment opportunities.
<b>Private Equity / Reg D Funds</b>	Real estate fund structuring targeting undervalued hospitality & multifamily assets.

# Advisor Biography

## LUIS ALBERTO ARCE

Principal Broker · Founder, Futura Real Estate LLC

### EXPERIENCE OVERVIEW

With nearly three decades of senior-level corporate and entrepreneurial career experience in management, sales, marketing, promotion, forecasting, and budget planning, Orlando-based Luis Alberto Arce brings consummate expertise to every real estate transaction. Having lived in Orlando and worked across all facets of the Vacation Ownership industry — including Condo Hotels, Vacation Homes, and Timeshares — Luis possesses deep, hands-on market knowledge.

### CERTIFICATIONS & SPECIALIZATIONS

Luis holds a certification as a Fractional Real Estate Professional and serves as Founder and Principal Broker of Futura Real Estate LLC. His specializations include fractional ownership structures, condo-hotel conversion strategies, multifamily portfolio acquisitions, short-term rental optimization, and private equity real estate fund management — including Regulation D offerings targeting hospitality and multifamily assets in Florida and Puerto Rico.

### ENTREPRENEURIAL LEADERSHIP

Since 1998, Luis has served as CEO of Experience Sunvestments International, LLC, overseeing all aspects of the development, management, and operations of companies generating multi-million dollar revenues. He has consistently produced transaction flow through personal referrals, proprietary marketing platforms, and a trusted network of partner realtors and institutional contacts.

### MARKET EXPERTISE

Luis's active presence in both the Florida and Puerto Rico real estate markets gives Futura a unique competitive advantage across two of the most dynamic investment corridors in the Americas. His transaction experience spans single-family, condominium, multifamily, resort, commercial, and hospitality asset classes across all price points.

#### LUIS ALBERTO ARCE

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BellaVida Resort, Kissimmee, FL

# Risk Factors & Legal Disclosures

## Market & Rental Income Risk

Real estate investments are subject to market conditions including changes in occupancy rates, rental rates, and overall economic conditions. STR income is subject to platform policy changes, local regulation, and seasonal demand fluctuations.

## HOA & Regulatory Risk

HOA fees are subject to change by the Bellavida Resort HOA board. Rental regulations, including STR licensing, may be subject to changes by Osceola County or the City of Kissimmee. Buyer should verify current and proposed STR regulations prior to closing.

## Lease & Tenant Risk

Long-term lease terms, tenant creditworthiness, and renewal terms should be verified with current landlord documentation. Lease expirations and renewal terms vary by unit.

## Physical Condition Risk

All units should be subject to independent physical inspection prior to closing. Deferred maintenance, HOA-covered repairs, and furnishing conditions should be verified.

## Liquidity Risk

Individual townhome resale is subject to market conditions. There is no guarantee of price appreciation or favorable resale timing. Investors should plan for appropriate hold periods.

## Income Projection Uncertainty

All STR income projections are estimates based on comparable market data. Actual results depend on management, marketing, and market conditions. Past STR performance of active units should be requested and reviewed independently.

## SCHEDULE A SHOWING — REQUEST FULL DUE DILIGENCE PACKAGE

**Lease Agreements · HOA Financials · STR Income History · Property Inspection Reports · Title Search · Survey**

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This document is provided for informational purposes only and does not constitute an offer to sell or a solicitation to buy any real property. All information is deemed reliable but not guaranteed. Buyer to verify all data including square footage, rental income, HOA fees, lease terms, zoning, and short-term rental permitting. All projections and income estimates are for illustrative purposes only and may not represent actual or future performance. Legal questions should be discussed with a licensed attorney. Tax questions with a CPA or tax attorney. This offering complies with all applicable fair housing and equal opportunity laws. Futura Real Estate LLC is a Florida-licensed real estate brokerage.