

Exclusive Opportunity For Sale

Marcus & Millichap
THE ZYLBERGLAIT GROUP



Spectrum at Reunion Portfolio 21 Townhomes

Orlando MSA, Kissimmee, FL 34747

Investment Highlights:

- Brand-new 2024 luxury townhome portfolio
- 21 units offered exclusively as a portfolio
- Short-term rental and Airbnb permitted
- Access to three championship golf courses
- Full-service spa, fitness, dining, and event venues
- Prime location minutes from Disney World

Price: \$7,777,000

Occupancy: Brand New Vacant

Type: Portfolio - Town Homes

Units: 21

Year - 1 Cap Rate: 11.2%

RBA: 35,568 ft²

Price Per Unit: \$370,000

Offering Memorandum



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