



Heritage Park Inn - Kissimmee

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C O N T E N T S

1. EXECUTIVE SUMMARY

2. Property Description

3. Location

4. Investment Summary



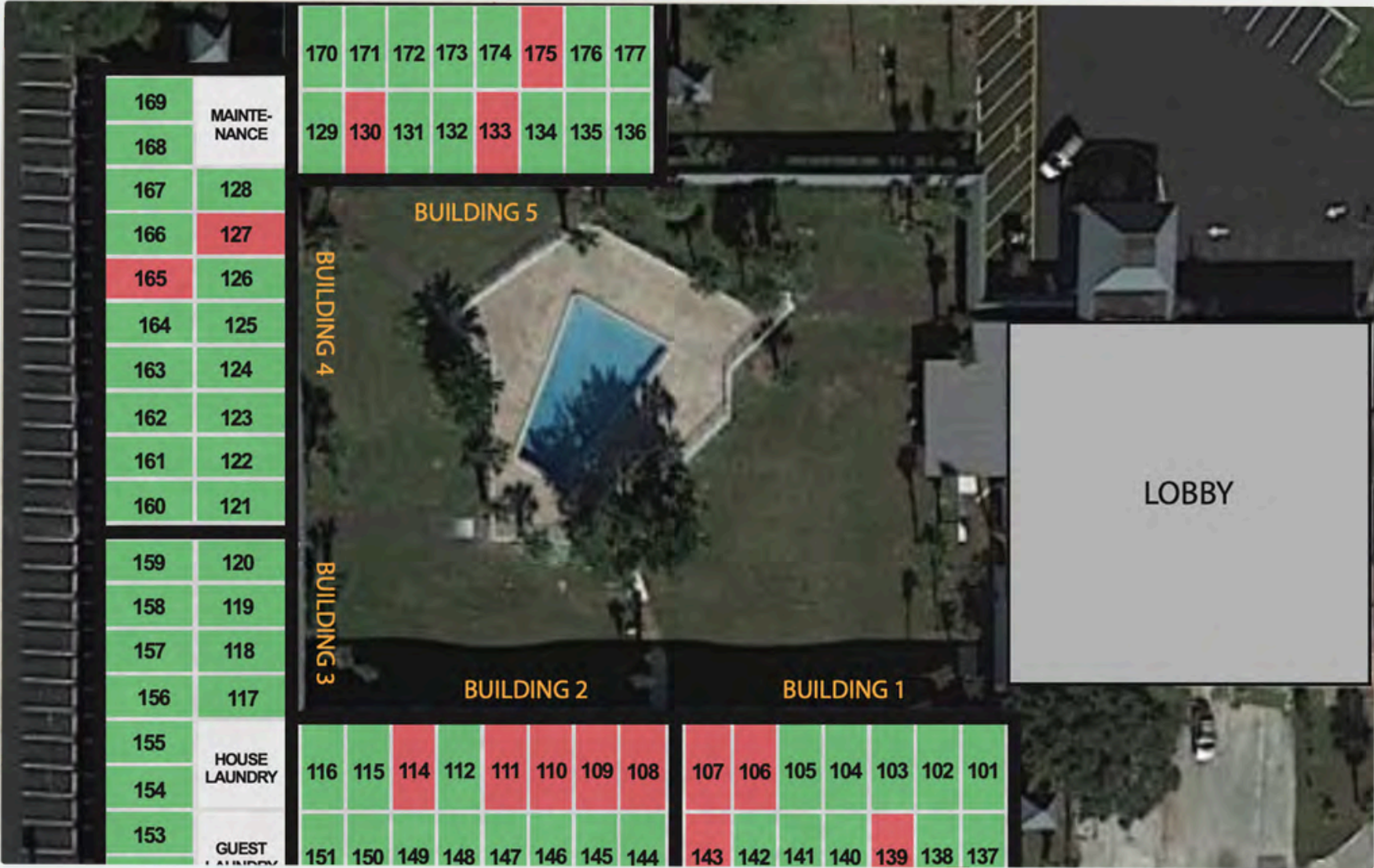
EXECUTIVE SUMMARY

The Heritage Park Inn is a 152-unit, limited-service hospitality asset strategically located in the high-growth East 192 Community Redevelopment Area. Representing a premier value-add opportunity, the property is positioned to capture demand from the adjacent NeoCity tech hub and the world-class entertainment drivers of Central Florida.

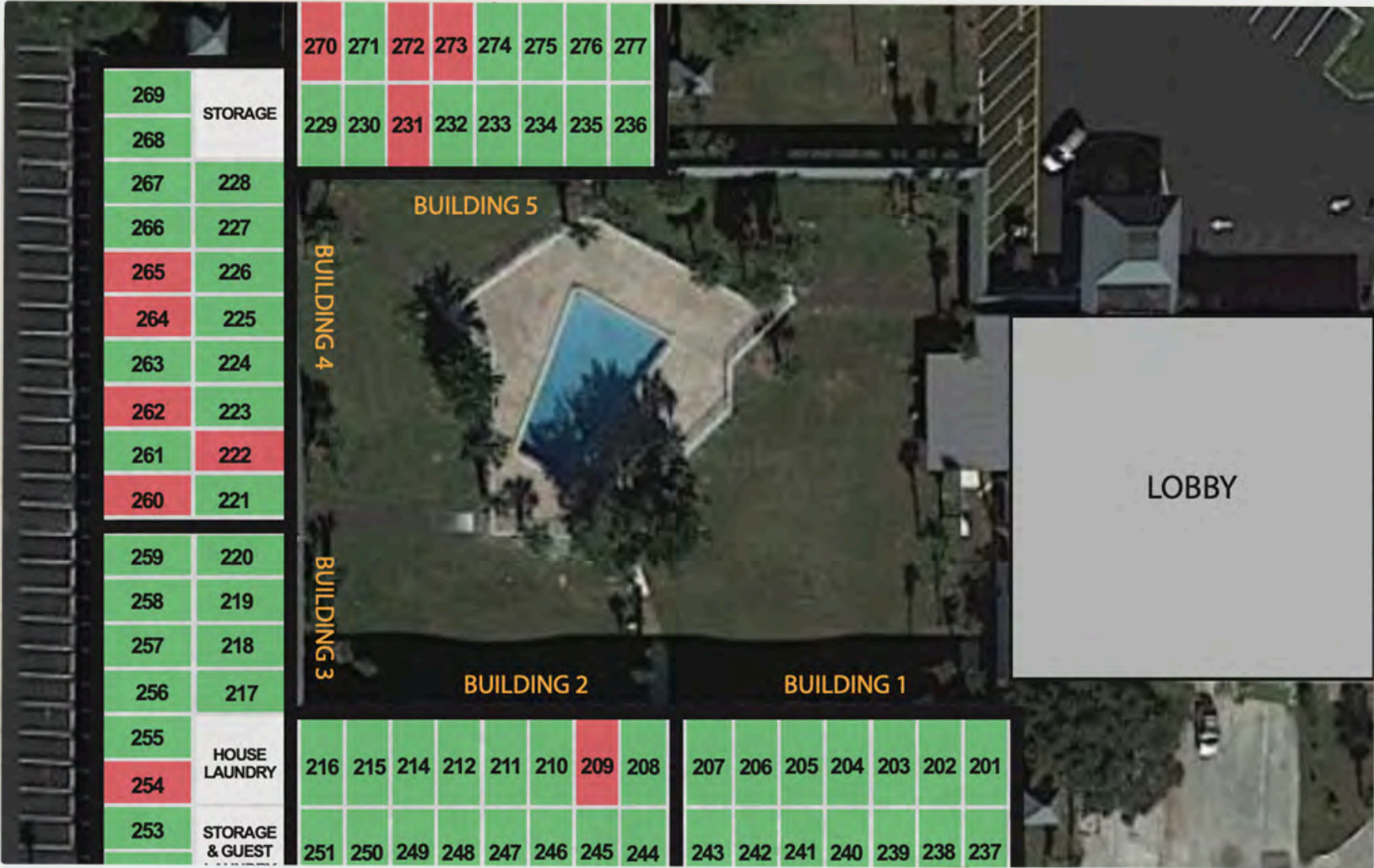
- Total Keys: 152
- Year Built/Renovated: 1972 / Continuous Upgrades
- Acreage: ~4.20 Acres
- Zoning: Commercial / Short-Term Rental / Condo-Hotel Compatible
- Building Type: 2-Story, Exterior Corridor

Heritage Park Inn - Kissimmee

SITEMAP



1st Floor

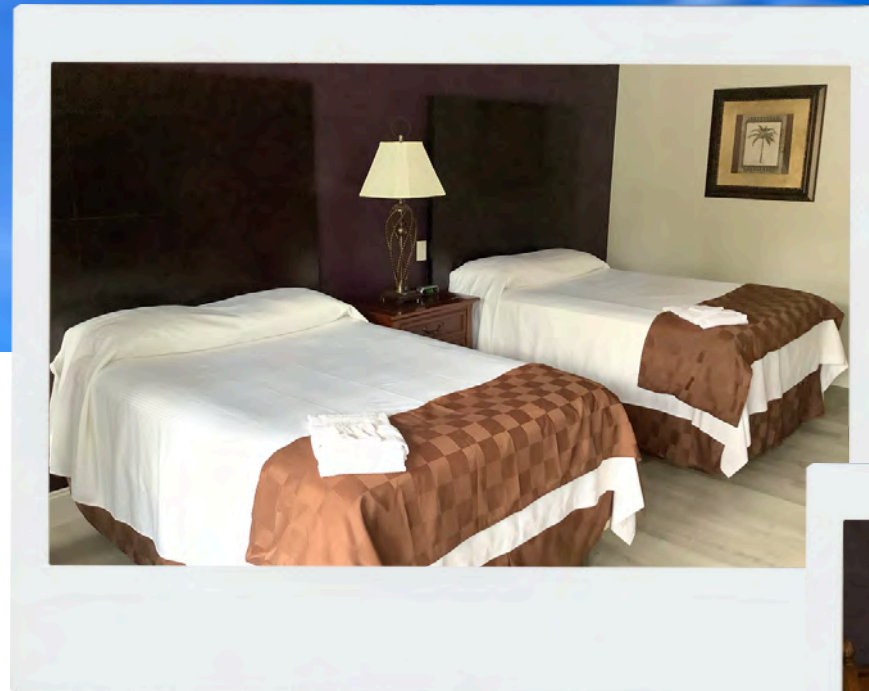


2nd Floor

PROPERTY HIGHLIGHTS & PHOTOS

The property features a mix of King Rooms and Double Queen Rooms, designed for both leisure families and corporate travelers.

- In-Room Amenities: Full-sized refrigerators, microwaves, coffee makers, and rainfall showerheads.
- Site Amenities: Large outdoor swimming pool, lush garden courtyard, 24-hour business center, and 7 flexible meeting rooms (approx. 5,000 sq. ft. of event space).



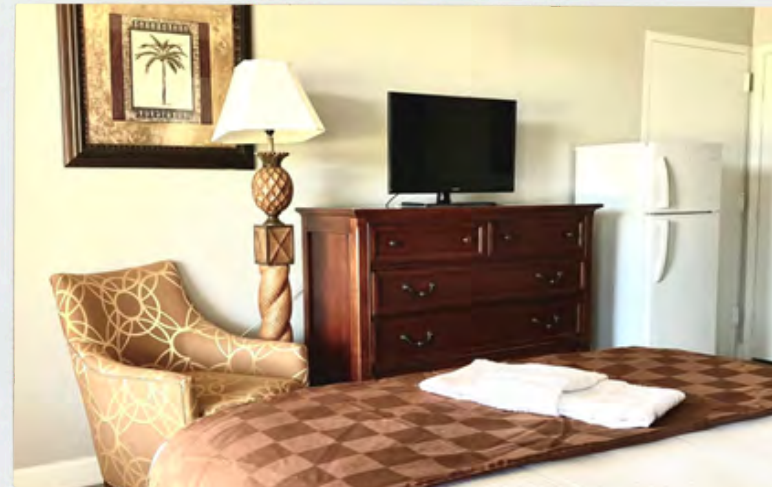
More Details:

- Reception Lobby 24 Hours, business center, conference room, free WiFi
- Within the rate guests can enjoy a free breakfast buffet
- Restaurant
- Swimming pool, playground areas and a bar
- Parking
- Pets are not allowed
- Adapted for people with reduced mobility
- Check-in: :00 to 23:59
- Check-out: until 11:00
- Laundry service



Suites Include

- Room service
- Tea and Coffee Machine
- Mirror
- Iron Machine
- Sink-in room
- Private Bathroom
- Hair Dryer
- Free Local Phone Calls
- AM/FM Alarm /Clock
- Ice Machine
- Windows from Floor to ceiling
- Extra Beds: One Additional bed Non-smoking rooms



SURVEYOR'S CERTIFICATE
FOR
2050 CONDOTEL INN,
A CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED "ROBERT M. SALMON", BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS AN OATH AS FOLLOWS, TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" IS SUBSTANTIALLY COMPLETE; THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING 2050 CONDOTEL INN, A CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL,
THIS 5TH DAY OF APRIL 2005, A.D.

ALLEN ENGINEERING, INC.

BY: _____
ROBERT M. SALMON
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO 4262

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 5TH DAY OF APRIL, 2005
BY ROBERT M. SALMON, WHO IS PERSONALLY
KNOWN AND WHO DID TAKE AN OATH.

JILL B. NICKEL
NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 5, 2006
MY COMMISSION NO IS DD124038

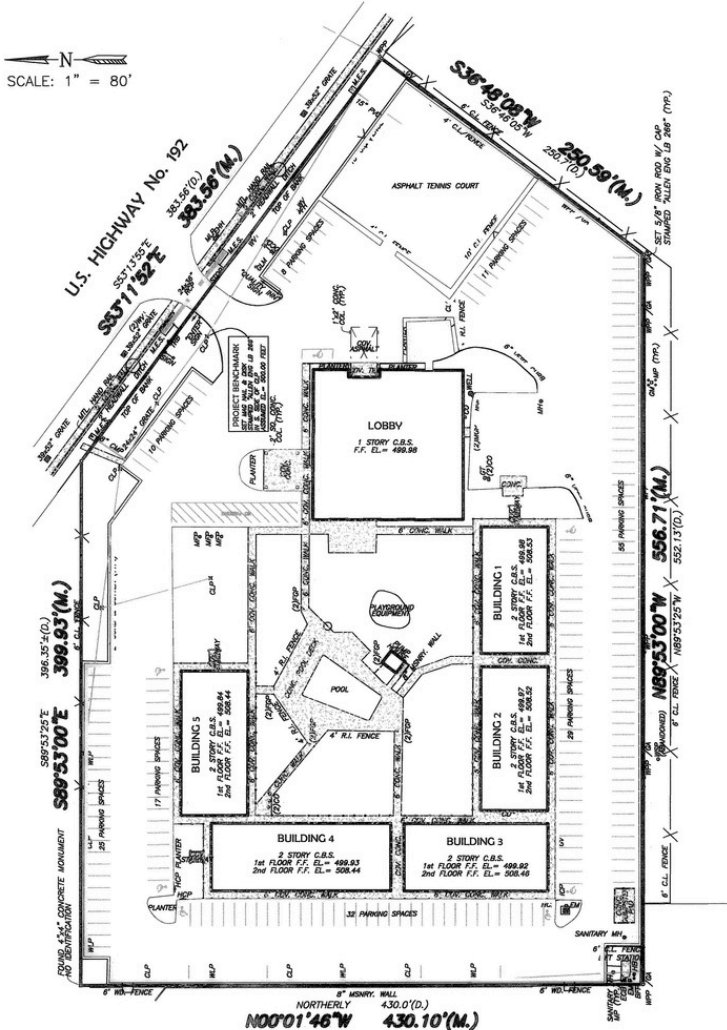
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
APRIL 5, 2005

EXHIBIT "A-1"

SHEET 1 OF 1

2050 CONDOTEL INN,
A CONDOMINIUM

GRAPHIC PLOT PLAN AND BOUNDARY SURVEY



NOTES:

1. SEE SHEET 2 FOR THE SURVEYOR'S CERTIFICATION, SURVEYOR'S NOTES AND LEGAL DESCRIPTION.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 1 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM

SURVEYOR'S NOTES CONCERNING THE SKETCH OF SURVEY & GRAPHIC PLOT PLAN :

1. Quality Inn, A Condominium contains Buildings 1 through 5. Building 1 is a 2-story Building which contains a total of 28 living units. Building 2 is a 2-story building which contains a total of 32 living units. Building 3 is a 2-story building which contains a total of 24 living units. Building 4 is a 2-story Building which contains a total of 36 living units. Building 5 is a 2-story Building which contains a total of 32 living units. Quality Inn, A Condominium also contains a Lobby Building; driveways; pool; walkways; parking areas and open landscaped areas.
2. All areas and improvements exclusive of the units are common elements of the condominium, as set forth in the declaration of condominium.
3. According to F.I.R.M.(Flood Insurance Rate Map) Number 12097C0090 F, Map Index date: June 6, 2001, this site lies within F.I.R.M. Zone "X".
4. The bearings shown hereon are based on an assumed bearing of S89°53'00" E along the South line of the Southeast one-quarter Section 24.
5. The elevations shown hereon are based on assumed datum.

LEGAL DESCRIPTION:

From the Southwest Corner of the SE 1/4 of Section 24, T25 S, R 29 E, Osceola County, Florida, run S 89°53'25" E, along the South line of said SE 1/4, 1263.0 ft. to the Point of Beginning; run thence Northerly along the West Line of the SE 1/4 of SE 1/4 of said Section 24, 430.0 ft; run thence S 89°53'25"E, 396.35 ft. more or less, to the Southwesterly Right of Way Line of U.S. Highway No. 441 & 192; run thence S 89°13'55"E, along said Right of Way Line, 383.56 ft; run thence S 36°46'05"W, 250.7 ft. to the South line of said Section 24; run thence N89°53'25" W, 552.13 ft. to the Point of Beginning. All the above described lands being in the SE 1/4 of SE 1/4 of Section 24, T 25 S, R 29 E, Osceola County, Florida.

ABBREV. DESCRIPTION
CO CLEANOUT
DIP DUCTILE IRON PIPE
EL ELEVATION
F.I.R.M. FLOOD INSURANCE RATE MAP
LB LAND SURVEYING BUSINESS
LF LINEAR FEET
M MEASURED
MH MANHOLE
PVC POLYVINYL CHLORIDE
WV WATER VALVE
WL WATERLINE
FLP FIBERGLASS LIGHT POLE
CRP CONCRETE POWER POLE

ABBREV. DESCRIPTION
INV INVERT
DCCA DOUBLE CHECK DETECTOR ASSEMBLY
WS WATER SERVICE
WM WATER METER
W WATERLINE
C.B.S. CONCRETE BLOCK STRUCTURE
CONC. CONCRETE
RWI RECLAIM WATER METER
SV SPRINKLER VALVE
WV WATER VALVE
(P) PLAT
(M) MEASURED
T TRANSFORMER

ABBREV. DESCRIPTION
R RADIUS
D DELTA ANGLE
A ARC LENGTH
CH CHORD
BRG BEARING
FH FIRE HYDRANT
GL GROUND LIGHT
GM GAS METER
MH MANHOLE
RBO RECLAIM BLOWOFF
TRB TELEPHONE RISER BOX
(C) COMPUTED
ECB ELECTRIC CONTROL BOX
CONDO. CONDOMINIUM

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached sketch of Survey shown on sheet 1 of 15 is an accurate representation of a Boundary Survey, performed under my direction, and completed on December 20, 2004, in accordance with all applicable requirements of the "Minimum Technical standards," for surveys, described in chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

ALLEN ENGINEERING, INC.

BY: _____
ROBERT M. SALMON
Professional Surveyor & Mapper
Florida Registration No. 4262

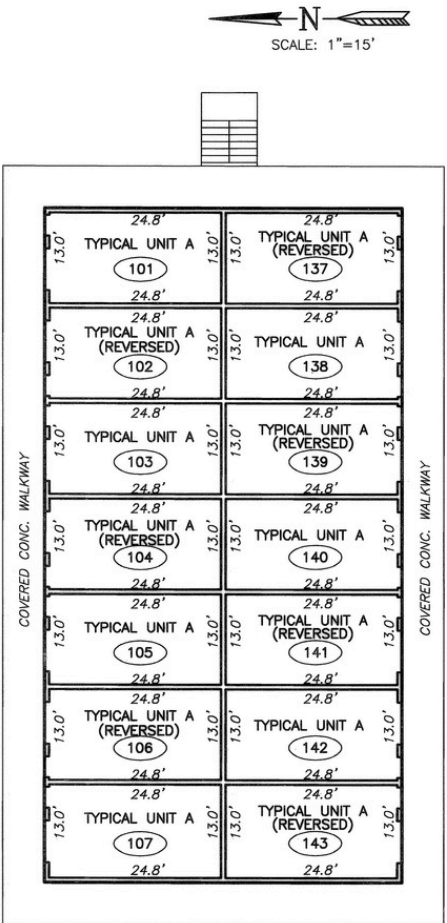
Not valid without the signature
and the original raised seal of a
Florida licensed surveyor and mapper.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A-1"

SHEET 2 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM
BUILDING 1
FIRST FLOOR PLAN



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 499.98 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 507.98 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (139) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 3 OF 16

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached Condominium Exhibits were prepared under my direction.

ALLEN ENGINEERING, INC.

BY: _____
ROBERT M. SALMON
Professional Surveyor & Mapper
Florida Registration No. 4262

Not valid without the signature
and the original raised seal of a
Florida licensed surveyor and mapper.

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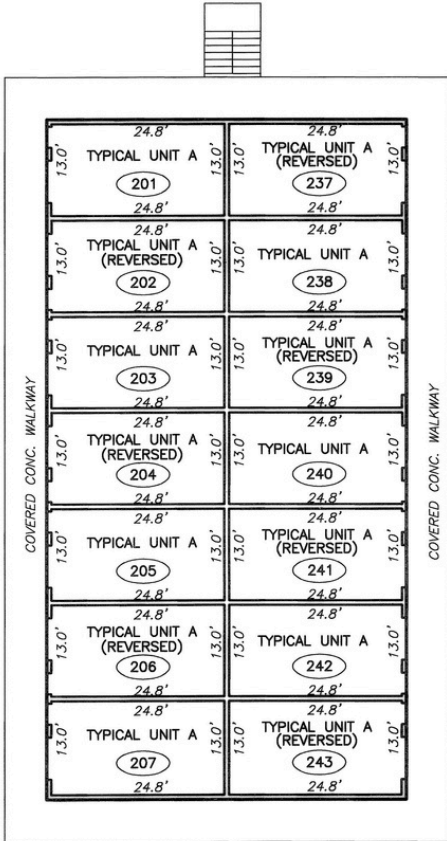
FOR: TITAN RESOURCES, INC.	DATE 5/19/05
SKETCH OF CONDO EXHIBITS 2050 CONDOTEL, A CONDOMINIUM	SCALE N/A
KISSIMMEE, FLORIDA	JOB NO. 040143
ALLEN ENGINEERING, INC. FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 266 106 DIXIE LANE COCOA BEACH, FLORIDA 32931 TELEPHONE: (321)783-7443 - FAX: (321)783-5902 WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net	DRAWN KSC
	SHEET NO. 1 OF 4

NO.	DATE			CHK'D	
REVISIONS					

The Declaration of Condominium For 2050 Condotel Inn, A Condominium was Recorded on 5-24-05
in OR Book 2785 Pages 2890-2941 12:29 PM AS 2005119818

2050 CONDOTEL INN,
A CONDOMINIUM

BUILDING 1
SECOND FLOOR PLAN



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 508.53 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 516.53 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (239) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

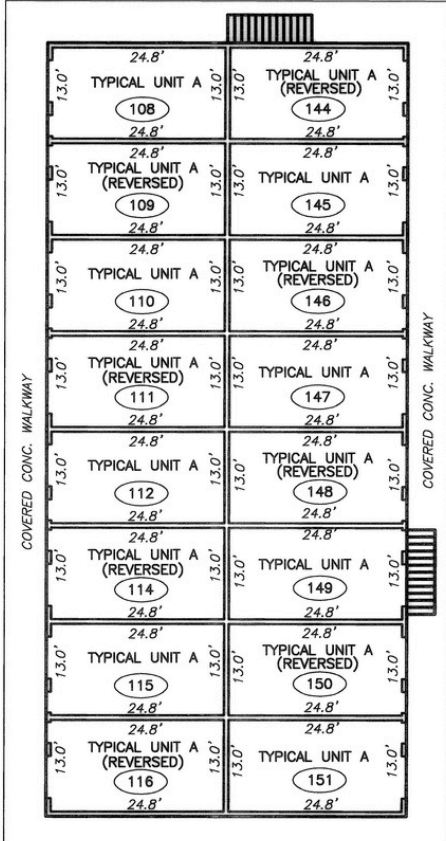
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 4 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM

BUILDING 2
FIRST FLOOR PLAN



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 499.97 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 507.97 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (139) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

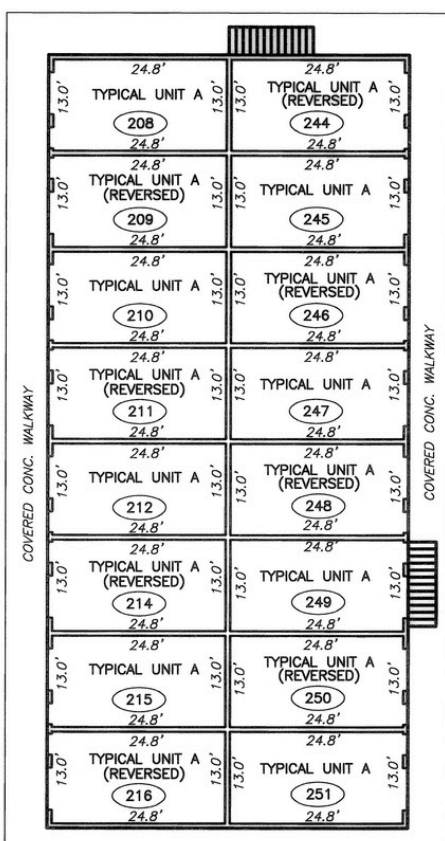
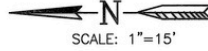
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 5 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM

BUILDING 2
SECOND FLOOR PLAN



SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 508.52 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 516.52 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (239) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

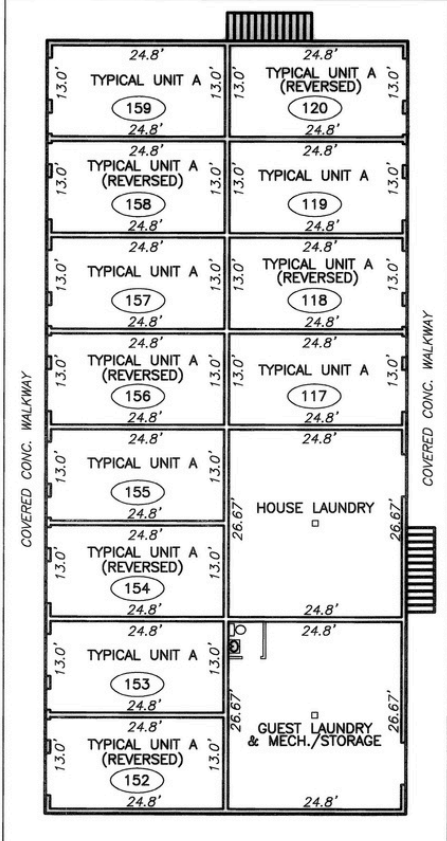
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 6 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM

BUILDING 3
FIRST FLOOR PLAN



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 499.92 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 507.92 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (139) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 7 OF 16

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FOR: TITAN RESOURCES, INC.

DATE
5/19/05

SKETCH OF
CONDO EXHIBITS
2050 CONDOTEL, A CONDOMINIUM

SCALE
N/A

JOB NO.
040143

KISSIMMEE, FLORIDA

ALLEN ENGINEERING, INC.

DRAWN
KSC

FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 266

106 DIXIE LANE

COCOA BEACH, FLORIDA 32931

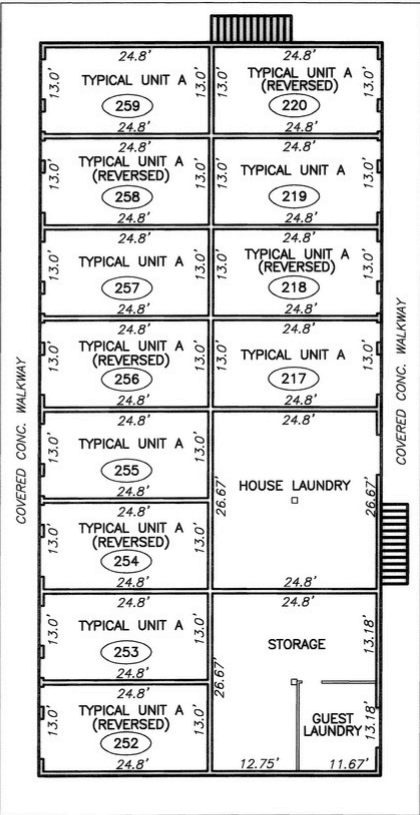
TELEPHONE: (321)783-7443 - FAX: (321)783-5902

WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net

SHEET NO
2 OF 4

NO.	DATE	REVISIONS	CHK'D

2050 CONDOTEL INN,
A CONDOMINIUM
BUILDING 3
SECOND FLOOR PLAN



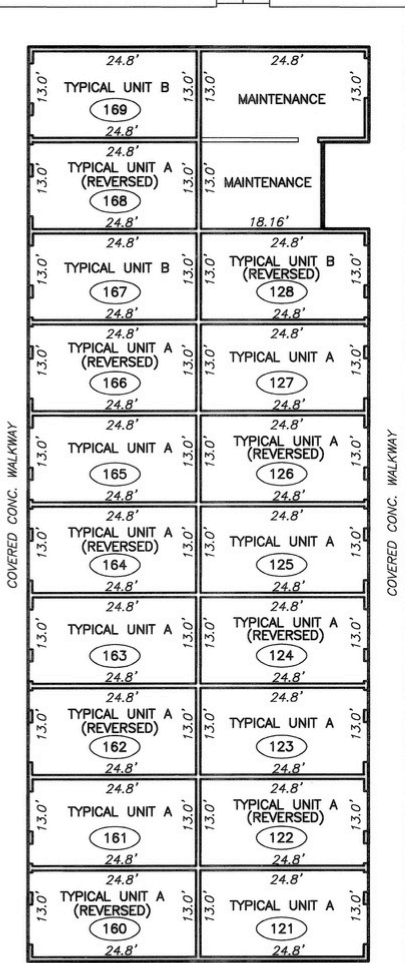
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1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 508.46 FEET.
 2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 516.46 FEET.
 3. ——— INDICATES THE LIMITS OF THE UNITS.
 4. (239) INDICATES THE UNIT NUMBER DESIGNATION.
 5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 8 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM
BUILDING 4
FIRST FLOOR PLAN



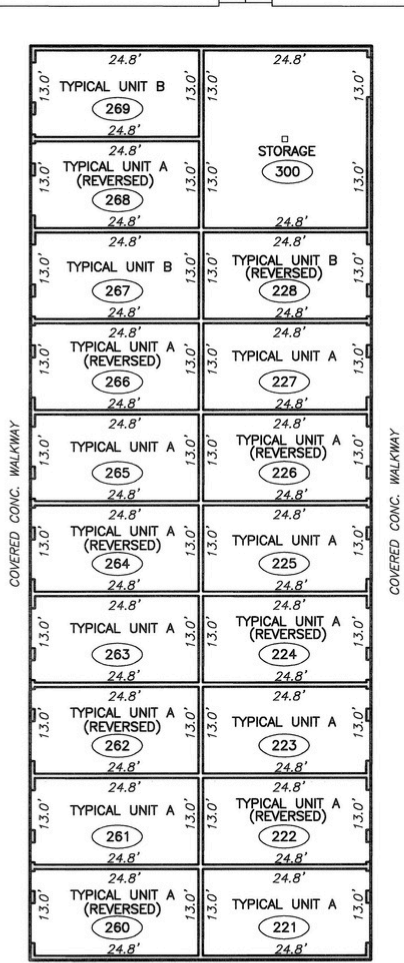
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1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 499.93 FEET.
 2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 507.93 FEET.
 3. ——— INDICATES THE LIMITS OF THE UNITS.
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ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 9 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM
BUILDING 4
SECOND FLOOR PLAN



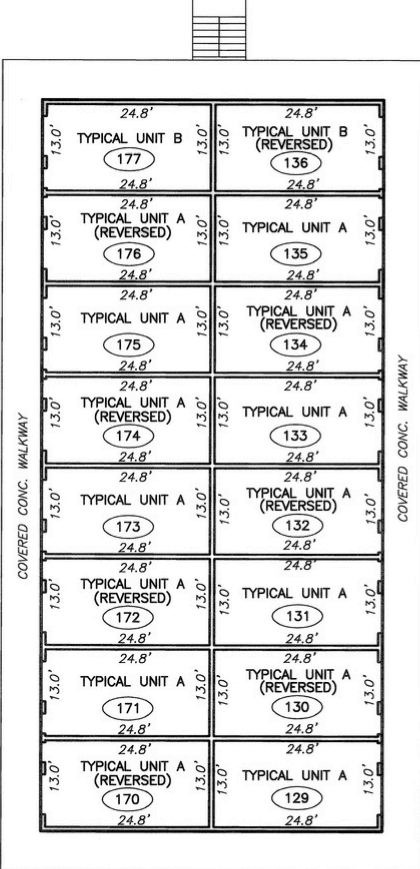
- SURVEYOR'S NOTES:**
1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 508.44 FEET.
 2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 516.44 FEET.
 3. ——— INDICATES THE LIMITS OF THE UNITS.
 4. (239) INDICATES THE UNIT NUMBER DESIGNATION.
 5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 10 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM
BUILDING 5
FIRST FLOOR PLAN



- SURVEYOR'S NOTES:**
1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 499.84 FEET.
 2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 507.84 FEET.
 3. ——— INDICATES THE LIMITS OF THE UNITS.
 4. (139) INDICATES THE UNIT NUMBER DESIGNATION.
 5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.

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COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 11 OF 16

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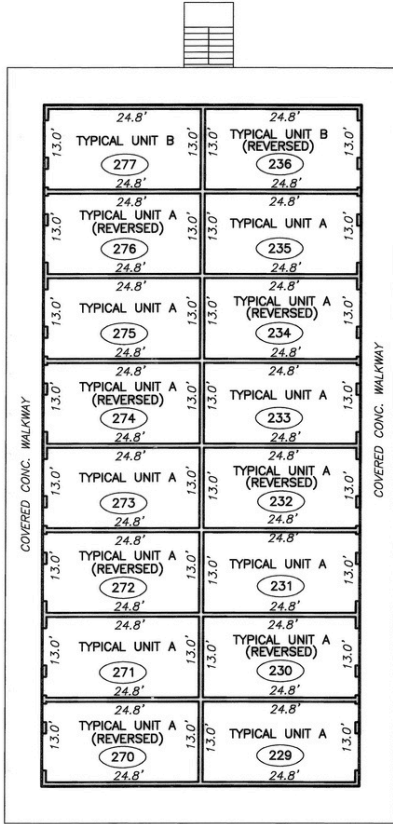
FOR: TITAN RESOURCES, INC.
SKETCH OF
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2050 CONDOTEL, A CONDOMINIUM
KISSIMMEE, FLORIDA

ALLEN ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 266
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COCOA BEACH, FLORIDA 32931
TELEPHONE: (321)783-7443 - FAX: (321)783-5902
WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net

DATE
5/19/05
SCALE
N/A
JOB NO.
040143
DRAWN
KSC
SHEET NO.
3 OF 4

NO.	DATE	REVISIONS	CHK'D

2050 CONDOTEL INN,
A CONDOMINIUM
BUILDING 5
SECOND FLOOR PLAN



SURVEYOR'S NOTES:

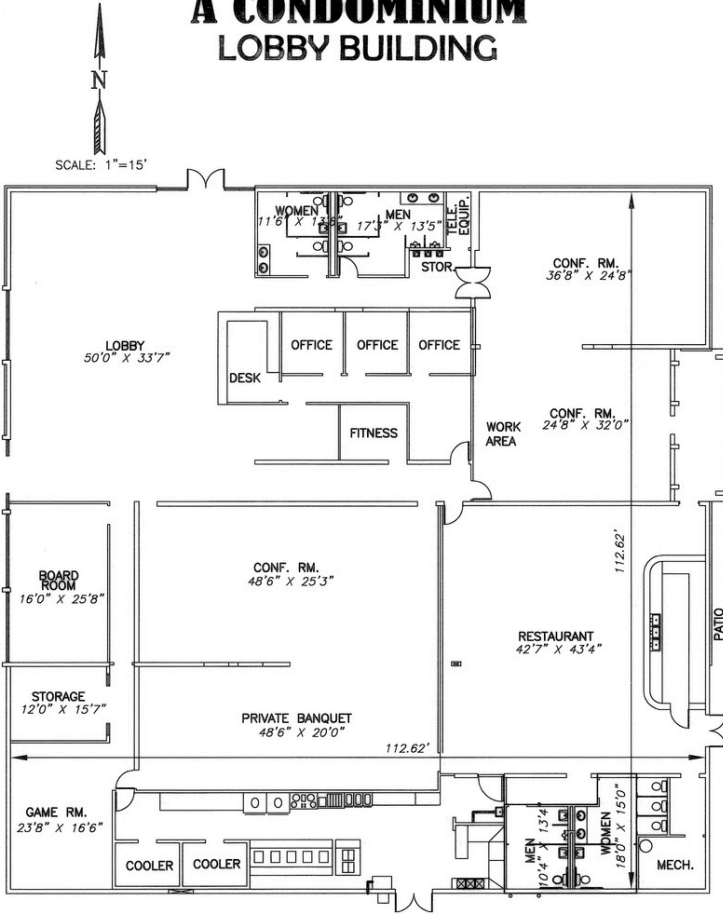
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ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 12 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM
LOBBY BUILDING



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 499.98 FEET.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

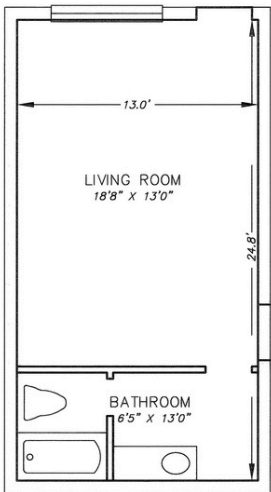
EXHIBIT "A"

SHEET 13 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM

TYPICAL UNIT A

SCALE: 1"=5'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
4. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
5. REFER TO THE FLOOR PLANS ON SHEETS 3 THROUGH 12 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
6. TYPICAL UNIT "A" CONTAINS 324 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

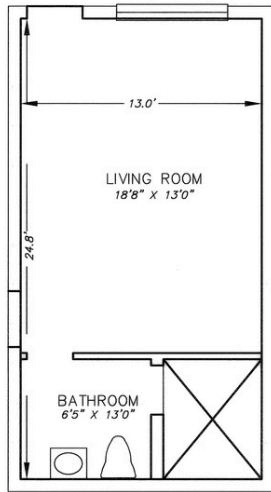
EXHIBIT "A"

SHEET 14 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM

TYPICAL UNIT B

SCALE: 1"=5'



SURVEYOR'S NOTES:

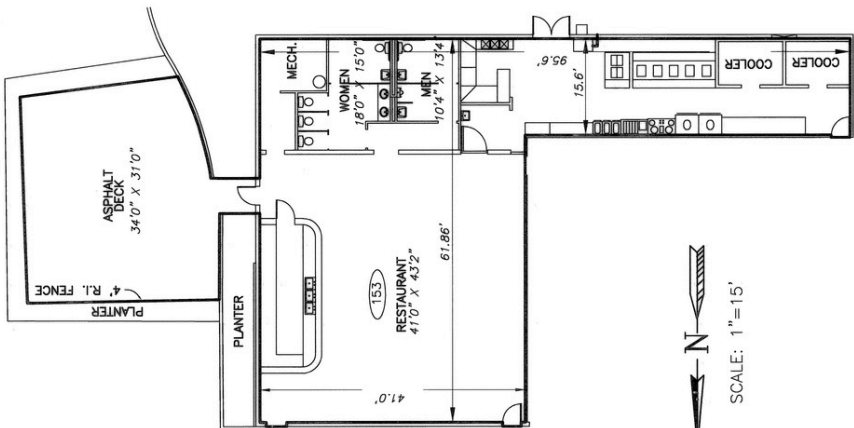
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ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 15 OF 16

2050 CONDOTEL INN,
A CONDOMINIUM
UNIT C



SURVEYOR'S NOTES:

1. SEE SHEET 13 FOR THE LOCATION OF THIS UNIT WITHIN THE LOBBY BUILDING.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
MARCH 25, 2005

EXHIBIT "A"

SHEET 16 OF 16

NO.	DATE	REVISIONS

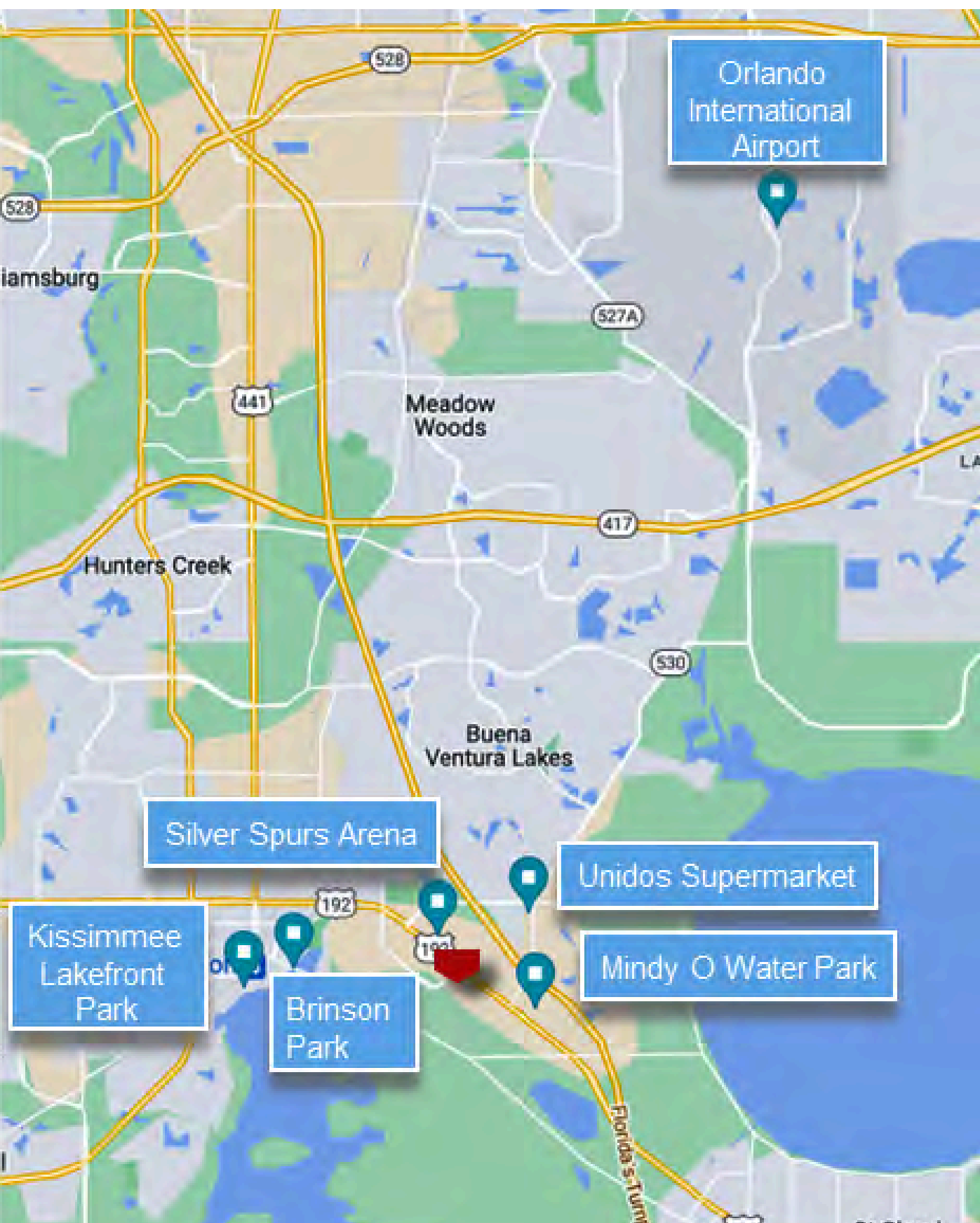
COPYRIGHT © 2004 ALLEN ENGINEERING, INC.		
FOR:	TITAN RESOURCES, INC.	DATE 5/19/05
SKETCH OF CONDO EXHIBITS 2050 CONDOTEL, A CONDOMINIUM		SCALE N/A
KISSIMMEE, FLORIDA		JOB NO. 040143
ALLEN ENGINEERING, INC.		DRAWN KSC
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 266		SHEET NO. 4 OF 4
106 DIXIE LANE COCOA BEACH, FLORIDA 32931		
TELEPHONE: (321)783-7443 - FAX: (321)783-5902		
WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net		

LOCATION & MARKET DRIVERS

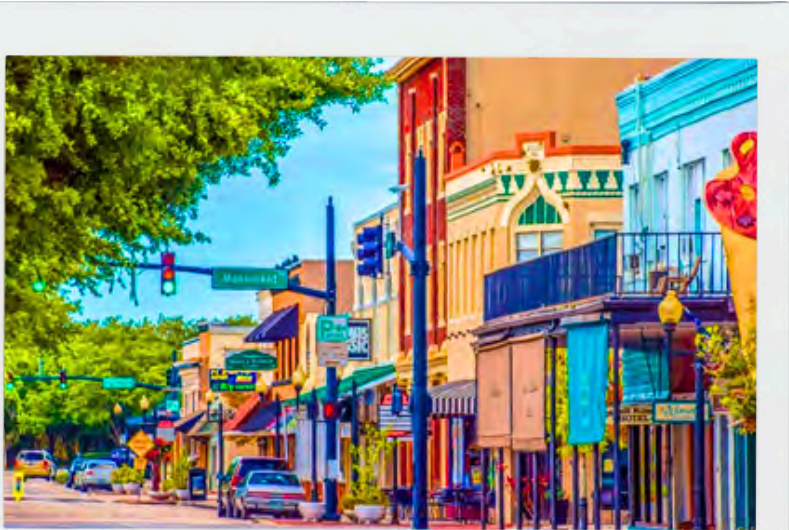
The NeoCity Advantage
Located just 1.1 miles from the property, NeoCity is a 500-acre master-planned tech district that is transforming Kissimmee into a global hub for semiconductor research. This ensures a steady "Monday-Thursday" business traveler base to complement the weekend "Theme Park" tourist demand.



It is located on 192, in the city of Kissimmee, Osceola County.



- NeoCity..... 2 mins
- Lakeside Community Park..... 8 mins
- Brinson Park..... 7 mins
- Silver Spurs Rodeo Arena.....6 mins
- Mindy O Waterpark8 mins
- Osceola County Stadium 9 mins
- Lakefront Park..... 12 mins
- Unidos Supermarket10 mins
- Hospital Osceola.....15 mins
- Orlando International.....38mins
- Kissimmee Amtrak Station.....17 mins



Investment Summary

OFFERING SUMMARY

TOTAL UNITS	152
LAND ACRES	4+
TOTAL ROOMS OFFERED (CONDO HOTEL)	123
YEAR BUILT	1981
YEAR RENOVATED	2022

FINANCIAL SUMMARY

PRICE	\$6,000,000.00
PRICE PER KEY	\$48,780.48
Appraised Value (per unit)	\$105,500.00

This is a condo hotel. 123 units are being offered out of 152 total units.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,025	45,277	67,556
2025 Median HH Income	\$54,031	\$65,252	\$53,542
2025 Average HH Income	\$68,938	\$85,022	\$99,932





Eric Frommer
General Counsel

 **321.217.0032**

 **E.Frommer@Stealthmanage.com**

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Stealth Management Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Stealth Management Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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