



OFFERING MEMORANDUM

Short Term Rental Portfolio

CHAMPIONSGATE

Davenport, FL 33896

PRESENTED BY:

REINALDO SOBRINO

O: 877.518.5263 x481

C: 407.437.2550

reinaldo.sobrino@svn.com



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O: 877.518.5263 x481

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reinaldo.sobrinov@svn.com

1065 SPLASH SHOT PLACE

131 DROP LANE

1145 CHALLENGE DRIVE

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,235,000
TOTAL UNITS:	3
COMBINED SF:	4,962 ± SF
LOCATION:	ChampionsGate
COUNTY:	Osceola
VIDEO:	View Here
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

Located in Central Florida, ChampionsGate is renowned as a premier resort community that seamlessly combines luxury, recreation, and convenience. Boasting 36 holes of championship golf meticulously designed by the legendary Greg Norman, the National and International courses offer a unique golfing experience amidst Florida’s lush landscapes. Complementing this golfing paradise is a sprawling 35,000-square-foot clubhouse featuring a pro shop, banquet facilities, and a full-service bar, ensuring a memorable experience on and off the greens. Beyond golf, ChampionsGate offers unparalleled luxury accommodations at the Omni Orlando Resort, a four-diamond retreat spread across 15 acres, with over 1,000 guest rooms, suites, and villas. From modern conveniences to indulgent amenities like the Makara spa, ten dining options, and expansive pool areas, including a lazy river and wave pool, the resort promises an unforgettable stay. Adjacent to the Omni Orlando Resort, The Villas at ChampionsGate provide additional luxury retreats with spacious layouts and private balconies offering scenic views of the golf courses and amenities. With easy access to Walt Disney World Resort and a myriad of recreational activities, ChampionsGate invites guests to embark on a journey of relaxation and adventure, creating cherished memories in the heart of Florida’s vibrant landscape.

Furthermore, nestled within this prestigious community, an exceptional property offering extends the opportunity beyond resort amenities to include three distinct units, each primed for rental investment success. Consisting of two 3-bedroom, 2-bathroom units with one-car garages and a spacious 1,787 square feet of living space, alongside a separate 2-bedroom, 2-bathroom unit boasting 1,388 square feet, these residences offer versatility and appeal to a wide range of renters. What sets these units apart is their turnkey nature; fully furnished to simplify the transition process and immediately marketable on platforms like Airbnb or VRBO, they present an unparalleled opportunity for investors seeking seamless income generation. Whether guests seek the comfort of a spacious family retreat or the intimacy of a smaller group getaway, these meticulously appointed units cater to diverse needs while ensuring a hassle-free experience for both guests and investors alike.

LOCATION DESCRIPTION & PROPERTY HIGHLIGHTS

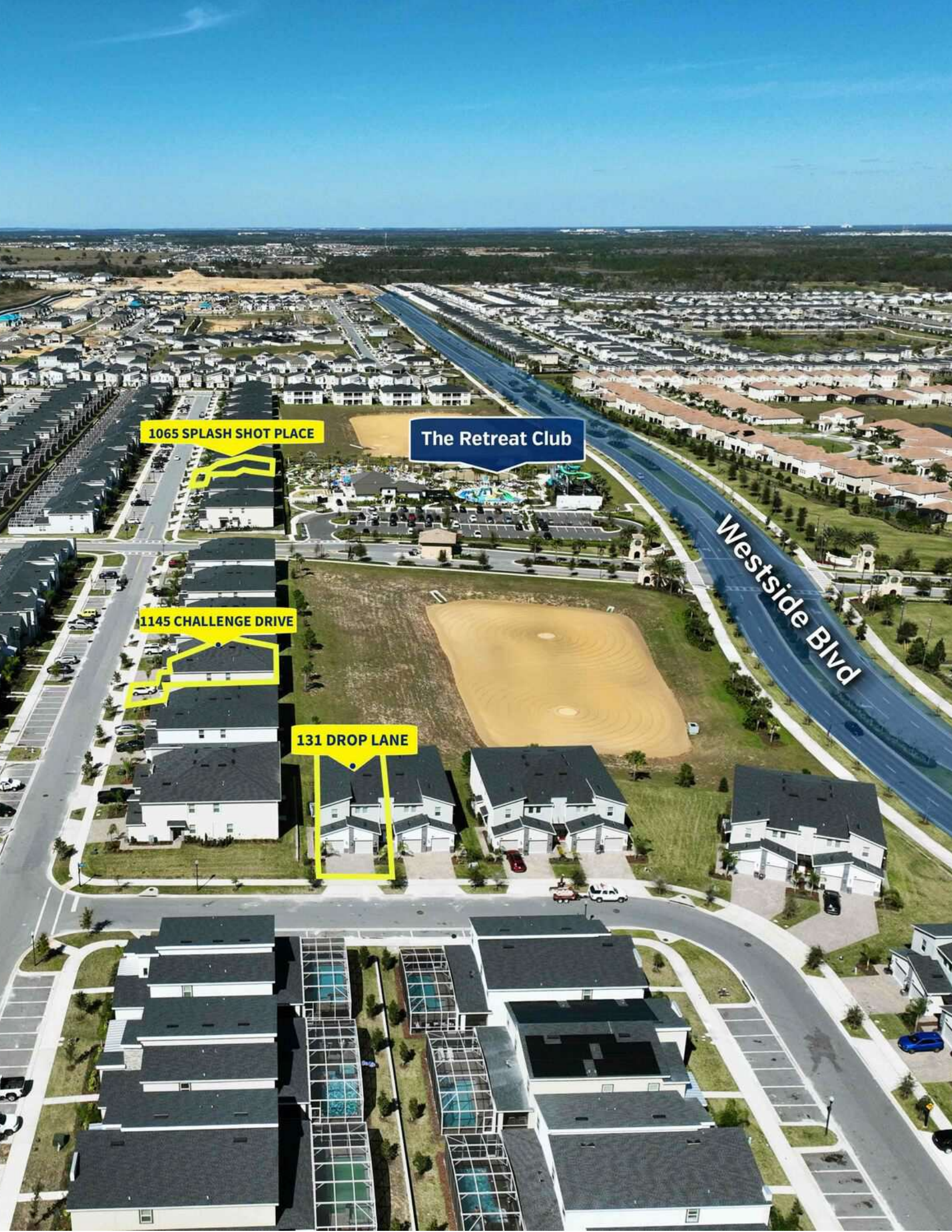


LOCATION DESCRIPTION

Located in Central Florida, ChampionsGate stands out as a premier resort community that seamlessly combines luxury, recreation, and convenience. Renowned for its exceptional golf offerings, ChampionsGate features 36 holes of championship golf meticulously designed by the legendary Greg Norman. The National and International courses provide a unique golfing experience amidst the lush landscapes of Florida. Complementing the golf experience is a sprawling 35,000-square-foot clubhouse boasting a pro shop, banquet facilities, and a full-service bar, ensuring a memorable experience both on and off the greens. Beyond golf, ChampionsGate offers unparalleled luxury accommodations at the Omni Orlando Resort, a four-diamond retreat spanning 15 acres with over 1,000 guest rooms, suites, and villas. From modern conveniences to indulgent amenities like the Makara spa, ten dining options, and expansive pool areas including a lazy river and wave pool, the resort promises an unforgettable stay. Adjacent to the Omni Orlando Resort, The Villas at ChampionsGate provide additional luxury retreats with spacious layouts and private balconies offering scenic views of the golf courses and amenities. With easy access to Walt Disney World Resort and a myriad of recreational activities, ChampionsGate invites guests to embark on a journey of relaxation and adventure, creating cherished memories in the heart of Florida's vibrant landscape.

PROPERTY HIGHLIGHTS

- 4,962 SF total (2) Units are 1,787 sq/ft and the other unit is 1,388 sq ft
- Prime location in ChampionsGate.
- Ideal to expand your short term rental portfolio
- Well-maintained property
- Spacious units
- High rental income potential
- Modern amenities
- Attractive curb appeal
- Strong investment opportunity
- Desirable neighborhood
- Potential for value appreciation
- Proximity to amenities and transportation



1065 SPLASH SHOT PLACE

The Retreat Club

1145 CHALLENGE DRIVE

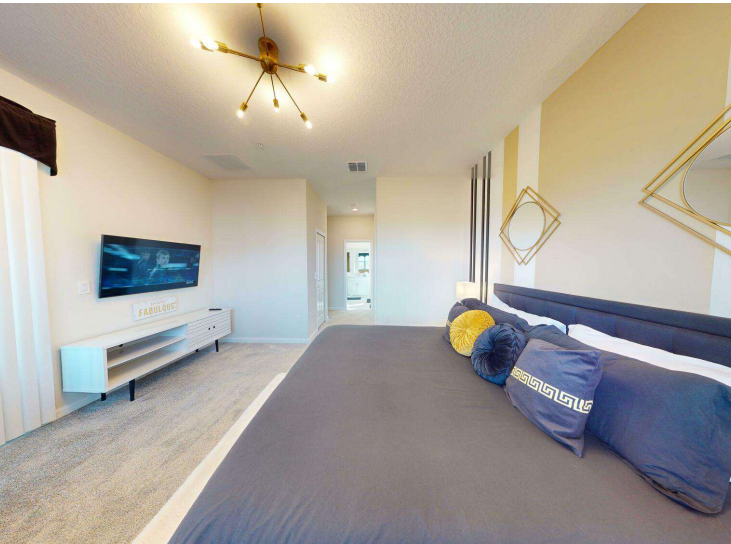
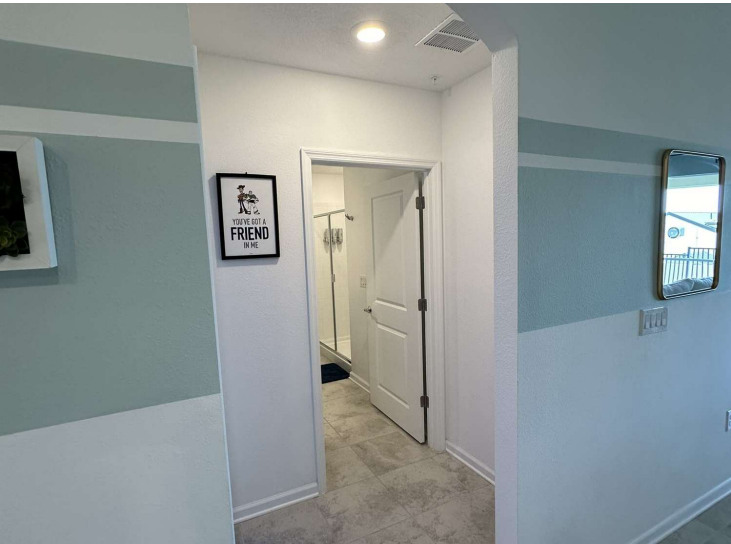
131 DROP LANE

Westside Blvd

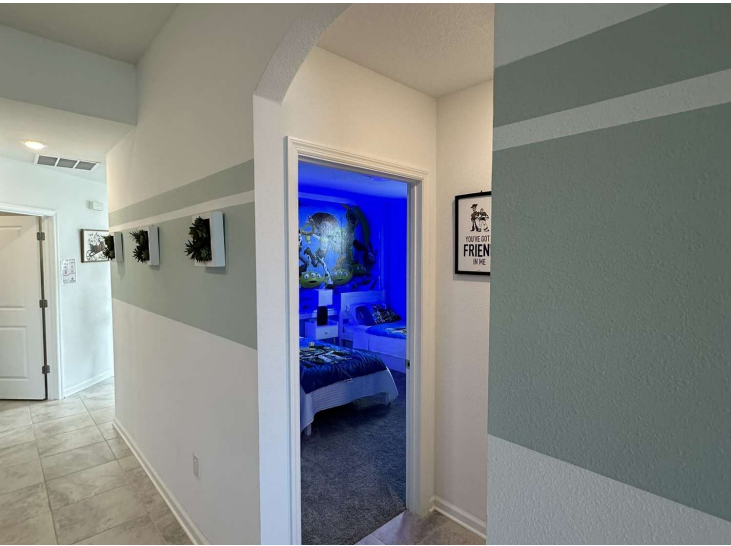
EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLANS

(Not to Scale)



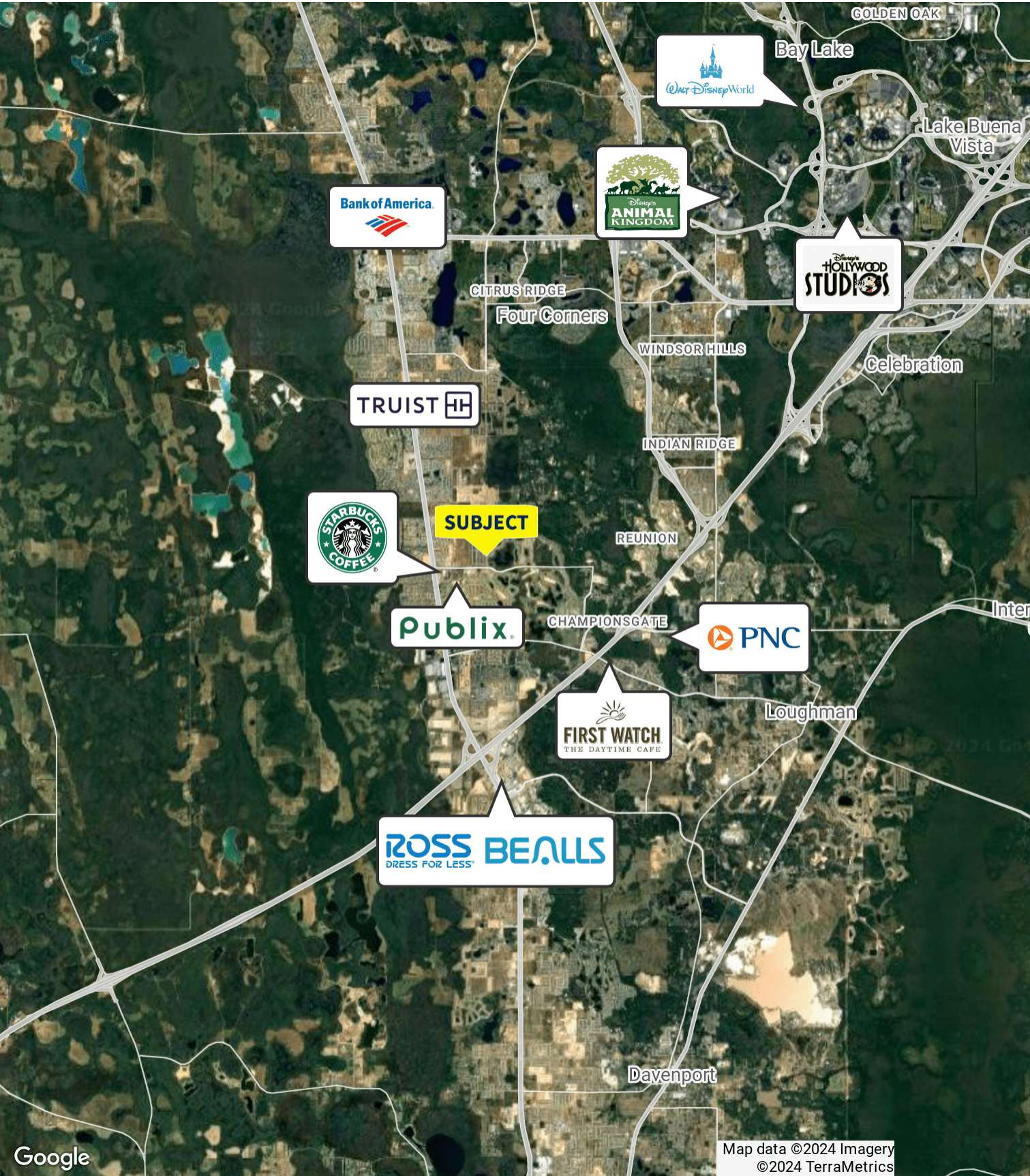
3 bed / 2 bath 1,787 S/F

(Not to Scale)

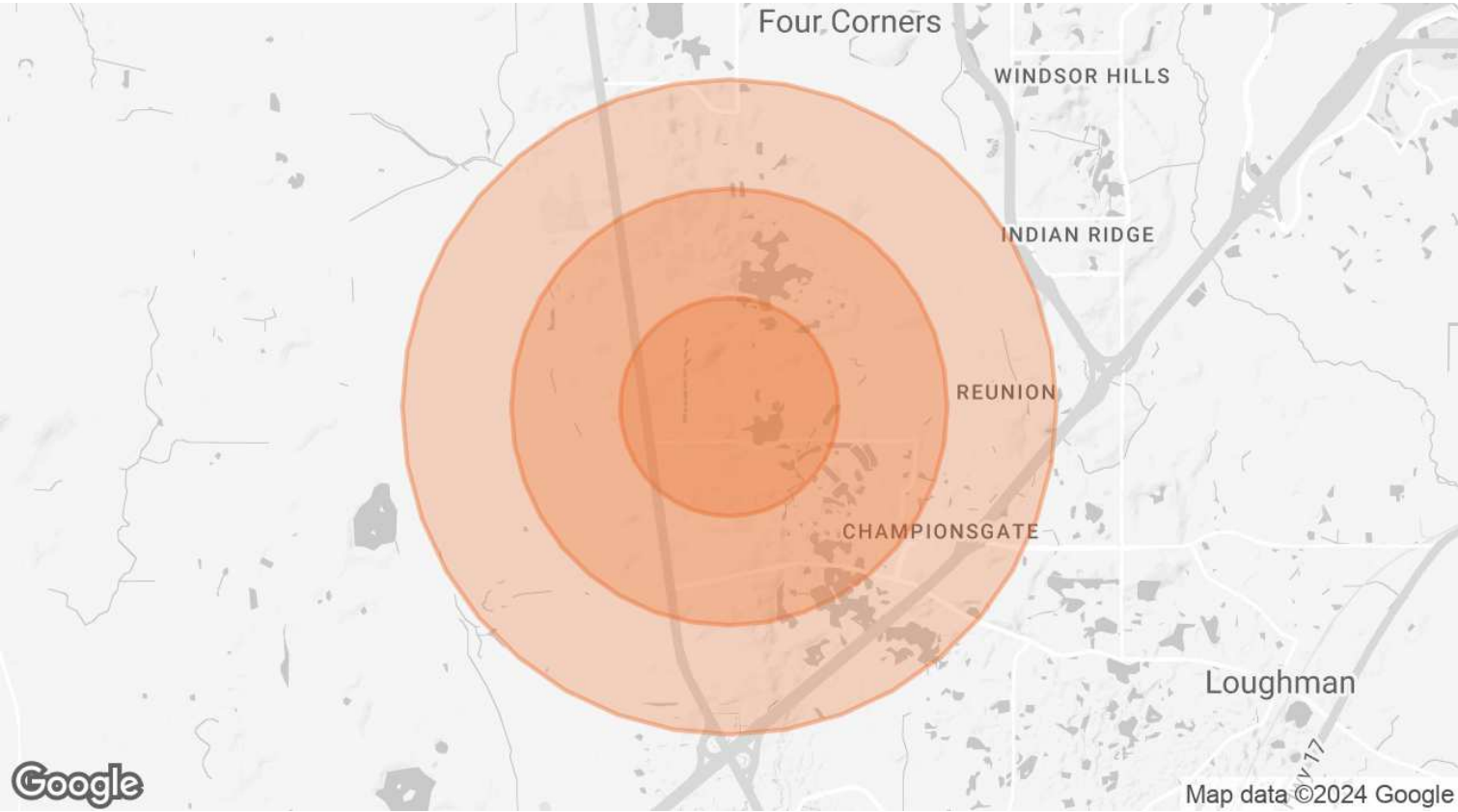


2 bed / 2 bath 1,388 S/F

REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,614	7,566	16,145
AVERAGE AGE	37.9	37.4	34.9
AVERAGE AGE (MALE)	40.8	39.2	36.8
AVERAGE AGE (FEMALE)	35.9	36.3	33.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,213	5,164	11,001
# OF PERSONS PER HH	1.3	1.5	1.5
AVERAGE HH INCOME	\$47,425	\$42,294	\$38,967
AVERAGE HOUSE VALUE	\$299,270	\$234,505	\$229,366

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIOGRAPHY



REINALDO SOBRINO

Associate Advisor

reinaldo.sobrino@svn.com

Direct: **877.518.5263 x481** | Cell: **407.437.2550**

PROFESSIONAL BACKGROUND

Reinaldo Sobrino is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida. With over 20 years of experience in Central Florida, Reinaldo is a dedicated and detail-oriented professional who always has his clients' best interests in mind. His proactive approach, extensive knowledge of the real estate market, and vast network allow him to foster valuable relationships and pinpoint ideal opportunities for his clients.

Originally from San Juan, Puerto Rico, Reinaldo is fluent in both Spanish and English. He relocated to the United States to pursue his Bachelor's degree in Hospitality, and his bilingual skills make him adept at educating both buyers and sellers in the real estate market.

Additionally, as a testament to his dedication and excellence in real estate, Reinaldo was honored to receive the 2021 Orlando Regional Realtor Association Silver Top Level Producer award. This recognition serves as a testament to his commitment to delivering exceptional results for his clients and further fuels his passion for the industry.

Adding to his credibility, Reinaldo is currently working toward his CCIM commercial certification. Beyond his professional pursuits, Reinaldo is an outdoor enthusiast, passionate about boating and camping.

Reinaldo specializes in:

- Landlord & Tenant Representation
- Office: Multi-Tenant
- Retail: Multi-Tenant

SVN | Saunders Ralston Dantzler

605 E. Robinson St.
Orlando, FL 32801
863.648.1528