



**Florida Condo Opportunity**  
Class A Condominium Resort near Disney

TUSCANA





Tuscana Condos represent the opportunity to own near all the fabulous resorts in the Orlando area. Condo owners pool units together for gross income of \$1,300 per unit owned, per month. 2 and 3 bedroom units are available.

Units are individually metered for electricity and management pays for trash, water, and sewer and then rebills tenants monthly. Management responsible for utility costs for vacant units and common areas.



### **Property Amenities:**

- Resort-style pool
- Heated spa
- Clubhouse
- Fitness center
- Restaurant/bar
- Business center

### **Unit Amenities:**

- Full appliance packages
- Wood cabinets
- Granite countertops
- Ceramic tile flooring
- Enclosed balcony
- Volume ceilings
- Crown moulding
- Ceiling fans
- Washer/dryer

**Year Built:** 2007

**Location:** Champion's Gate, Orlando, Florida

**Unit Price:** \$77,000 (2br)  
\$82,000 (3br)

**Units Available:** 12

**Management:** 30% of gross

*Current owners are netting between \$950 and \$1,050 per month*