



PRESS RELEASE JUNE 2011

Manna from Heaven?

**SHREWD INVESTORS READY TO GO ON SPENDING SPREE AS
FORECLOSURE PIPELINE IN US MARKET IS
EXPECTED TO MAKE DRAMATIC CHANGE TO PROPERTY PRICES**



Photo Caption
"Waterside at Coquina Key" , St Petersburg.

"Waterside at Coquina Key", St Petersburg offers apartments ranging from £33,750 for a 1 bed 1 bath apartment all the way up to £275,000 for a huge 3 bed 3 bath townhouse. All the properties have water views; and are located either by the sea, lake or by the wide, serene waterways. You can wake up to stunning views every morning and even watch dolphins swim and pelicans feed. Of great appeal are the boat slips that allow residents quick and easy access out into Tampa Bay and the Gulf of Mexico.

Prices range from circa £33,750 to £275,000

Gross rental returns range from £467 to £1246 per month depending on the size of the unit and time of the year. Currently discounts up to 70% are available.

Torcana 0207 193 4024. (Ireland +3531 4433 991). www.torcana.com

PRESS. For further information or high res. photos please contact
Nightingales PR 01825 744091 linda@nightingalespr.co.uk

The latest S&P/Case-Shiller home-price index shows that property values in 20 U.S. cities which were analysed, fell to an eight-year low in March, down 3.6% year-on-year. Economists surveyed by Bloomberg had forecast a 3.4% decline from a year earlier.

“With a backlog of foreclosures poised to reach the U.S. market, including more foreclosure properties in popular Orlando, Florida, many shrewd property investors are undoubtedly bracing themselves to go on a spending spree” says Colin Murphy, MD, Torcana Ltd, specialists in the sale of US property.

However it is not just property in Orlando, Florida that is down - nineteen of the 20 cities in the index showed an annual fall in property prices, led by a 10% fall in Minneapolis. Washington was the only city to post gains - up 4.3%.

Continues Colin, “Whereas a fall in an emerging Eastern European country might herald a total collapse of the housing market with very little chance of recovery in the near future, in the US we are talking about a whole different ball game.

Despite its many economic problems this is still a major player in the world property market. In Orlando, Disney World and the many other huge attractions, bring holidaymakers from around the world. Orlando itself is an important city with a wide breadth of business interests and world renowned companies choosing to locate there, so these factors will inevitably affect the market place in due course.

In addition, true to the American style of living, homes that are being offered at unbelievable prices, are well constructed and mostly come with well secured, superior grounds, pristine lawns and landscaped grounds with a wealth of facilities.

The area offers a good infrastructure from superb road links to health care. An investment therefore in homes that are currently lower than anyone could have envisaged are “manna from heaven” for investors.

The important thing to remember is to either view the homes yourself or use a reputable agent who has done the homework for you. What you want to invest in is a property within a complex that is fully operative and looking good with a high level of residents. This way you invest in an on-going ‘business’ whilst benefiting from some unbelievably low prices.

There are more than 55 million Americans retiring in the next 20 years and many will choose the low taxes and high quality of life of the Sunshine State. If you are shrewd, you should seriously consider investing now”

Sample of what is currently available through Torcana Ltd -

Tuscana is a stunning \$100m resort just located just two exits from Disney World in the famous Champions Gate area of Orlando, Florida. The amenities are terrific and include a beach style swimming pool with cabanas, a 24 hour clubhouse, a bar, restaurant, business center and a 30 seat cinema.

Limited selection of spacious condos available for **\$99,900** - an incredible **28% of their former sales price!** A wide variety of options are available depending on whether you'll want the property to be reserved for friends and family only / rented out full time / a mixture of both.



Siesta Lago, Orlando, Florida



In the heart of Orlando and just minutes from the international airport Selection of 1 & 2 bed condos and 3 bed villas. Balcony or terrace, hardwood flooring, internet, appliances, walk in closets, aircon, Pool, spa, gym, tennis, bbq areas, lake, playground, gardens, clubhouse, gated.

Achieving almost full occupancy, which speaks volumes for the quality of the community.

Rental Yields - The average net yield is 8%, although a select few are higher

Investment Type - Completely hassle free investment with full after sales service

Prices - From \$59,900 (£37,000 / €44,000) to \$99,900 (£61,000 / €73,500)

"Waterside at Coquina Key", St Petersburg.

"Waterside at Coquina Key", St Petersburg offers apartments ranging from £33,750 for a 1 bed 1 bath apartment all the way up to £275,000 for a huge 3 bed 3 bath townhouse. All the properties have water views; and are located either by the sea, lake or by the wide, serene waterways. You can wake up to stunning views every morning and even watch dolphins swim and pelicans feed. Of great appeal are the boat slips that allow residents quick and easy access out into Tampa Bay and the Gulf of Mexico.

Prices range from circa £33,750 to £275,000

Gross rental returns range from £467 to £1246 per month depending on the size of the unit and time of the year. Currently discounts up to 70% are available.



Concluded Colin, "With the foreclosure pipeline at historically high levels, the downward price pressure on property in Orlando Florida is expected to continue in the short-term, presenting plenty of opportunities for investors."

EDITOR'S NOTES

MORE INFORMATION ON THE DEVELOPMENT, PROPERTIES, LOCATION ETC ARE AVAILABLE IMMEDIATELY UPON REQUEST TO NIGHTINGALES PR 01825 744091 linda@nightingalespr.co.uk

Colin Murphy, MD, Torcana, is a well known industry commentator with over 10 years experience in the property market and worked throughout Europe until 2008 when he founded Torcana, a successful Investment Consultancy.

Colin has been appointed as an official judge for OPP 2011 Awards.

Colin Murphy is available to answer investment/property questions, do radio/TV interviews etc. Colin has appeared in a number of major national newspapers and specialised magazines in the UK and Ireland and is a regular contributor to Buy Association.

Currently deals in investment properties in Florida and renewable energy investments throughout Europe.

PRESS

For further information, quotes, interviews, property details and high res. photos please contact

**Nightingales PR
01825 744091 linda@nightingalespr.co.uk**