



# Ocean Marine Yacht Club

An innovative purchase program that defines the positive in the negative property market of today





## An Opportunity to Purchase a Fully Furnished Miami Beach Luxury Condominium with Prices from \$328,400 USD

3 Years No Net Outlay.

Buyback Guarantee.

Only 10% Deposit.

Low Reservation Fee of \$1000.

90% Loan to Value Self-Certificated Finance

7.5% Fixed Interest Only.

Fast & Easy Mortgage Qualification.

Foreign Nationals Accepted.

Multi Purchase Option.

Instant Rental Potential.

\*pre-arranged 20% equity release

# About Miami –the Magic City

One of the most popular and evocative destinations in the whole of the USA, Miami is a city that attract millions of holiday makers from all over the world every year with a heady mix of great weather, fantastic nightlife, and plenty to see and do both with in the city itself, and with in a short distance by car. It's a city that lends itself equally well as a short break shopping destination with better weather than New York, and also as a place to go for a longer holiday relaxing on the miles of beautiful beaches along the coast.



Inexpensive and readily available flights to Miami are available throughout the year, and the comparatively low cost of living in the city, and in America as a whole makes it a great value place to stay and enjoy a holiday. It's a real gate way city, and the best place to enter Southern Florida, as well as a vital stop off point for cruises and flights to the American Caribbean.



Miami is a popular holiday destination in its own right, with excellent Atlantic beaches, proximity to the EverGlades. Miami has plenty to offer tourists of all ages and is a place to which most certainly return again and again in order to experience everything that is on offer.



# Dedication to Service

We offer a dedicated and professional approach in order to provide the best service & advise when purchasing a property in the greater Miami area. There have been a record number of new projects built in Miami for the last 10 years.

The last few have experienced a slow down in development as the market has not been able to properly absorb all of the units. This has generated the lowest prices since the early 2000's and a huge opportunity to purchase a piece of "The Magic City".

Ocean Marine Yacht Club is the first of our recommendations in Miami and has undergone an extensive due diligence test that includes analysis by our partners, bankers, competitors and global travel affiliates. We want to make sure that there is value when making the purchase as well as ongoing income in line with the most financially productive rental strategies.

Various projects in Miami have experienced a large volume of contract cancellations from speculative buyers. These projects have worked with their banks and are able to offer their inventory at 50 - 60 per cent less than current market value. These are confidential offerings due to the private financial information, but we are able to participate due to our strategic alliances in the Miami area. The high volume concessions are available only when purchasing the entire remaining inventory.

We are confident that clients looking for a medium to long-term investment will benefit from these savings.



# Ocean Marine Yacht Club

This prestigious and dominating beach front building offers 144 condominiums comprising of 1,2 and 3 bedroom units with prices of \$400.00 per sq ft.

All units will be furnished to a high specification and will be included in the purchase price along with closing costs. Located off South Ocean Drive in Hallendale, Ocean Marine Yacht Club dominates its surroundings with a commanding presence and exciting sophisticated design and offers outstanding views of the ocean and Intra- coastal waterway from it's 27 floors.

Miami is well known for ethnic diversity and the dining choices reflect that multiculturalism ranging from fine steaks to authentic cuban specialites. Miami South Beach is the quintessential hotspot. From shopping to partying this area of Miami Beach is well known for being a trendy locale amidst a high variant of tourist attractions ranging from science museums, marine and animal parks, an excellent array of nightlife and performing arts.



**Ocean Marine Yacht Club** will set the new standard in Miami waterfront living.

Amenities include:

- Pool & Spa
- Fitness Centre
- Game Room
- Business Centre
- Valet Service & Covered Parking
- 24 Hour Front Desk Concierge

A state of the art fitness facility overlooking the pool and spa; minimum 9ft high ceilings in all units, hi tec high speed video and data infrastructure; club room and lounge for residents exclusive use, high speed elevators, assigned valet parking in a covered garage and guest suites and luxury private cabanas.

# Professional Rental Management Services

We have a relationship with a professional management company established in 1987 when they opened their first office in New Port Richey on Florida's Gulfcoast; where there was a primary requirement for management services for properties whilst owners were not in residence. It was soon noticed there was a niche in the market for vacation accommodations and quickly started offering this type of homes to guests as an alternative to the usual tourist hotel or motel accommodation.

This self - catering type of vacation worked very well with the Europeans and grew at a rapid rate and soon started getting requests from travel partners and travel agencies throughout Europe calling for a product that worked and so like most business's they felt the need to spread their wings and decided the way forward was to satisfy the increasing demand for more quality Gulf coast destinations and so offices in Sarasota/Bradenton–Englewood–Fort Myers and Cape Coral soon followed suit.

The company offer an established web based rental marketing and reservation service that has achieved over 850 bookings since it's online introduction. With an additional dimension of the Miami office they will further fulfil the obligation to their travel partners throughout the US, Canada and Europe.

# No Net Outlay for 3 Years and a Buyback Guarantee

The unique features of this program are that clients will have **no net outlay for 3 years** and a **Guaranteed Buyback** option.

**No net outlay for 3 years** is a feature due to the fact that it allows for 20% of the unit cost to be placed under the custodial protection of a **'principle no risk'** triple A Bank of America money market account.

This is managed by a company named Extensor Capital who are headed by experienced professionals in their fields. The interest earned with this account will be combined with rental income and will be used to cover all of the unit expenditure for 3 years.

## **Unit Expenditure Covered:**

- Interest Only Mortgage Repayments.
- Homeowner Association Fees.
- Utility Costs.
- Insurances & Taxes.

**Guaranteed Buyback** offers an exit to clients who after 6 months wish to be released from their commitment to their unit under the program. This exclusive Buyback clause will effect a full refund of the 10% deposit.

***There is no risk and no negative aspect to this deal***

At the end of 3 years clients can sell or refinance the unit. Clients wishing to sell their units will be offered the option to do so through a reputable sales service.



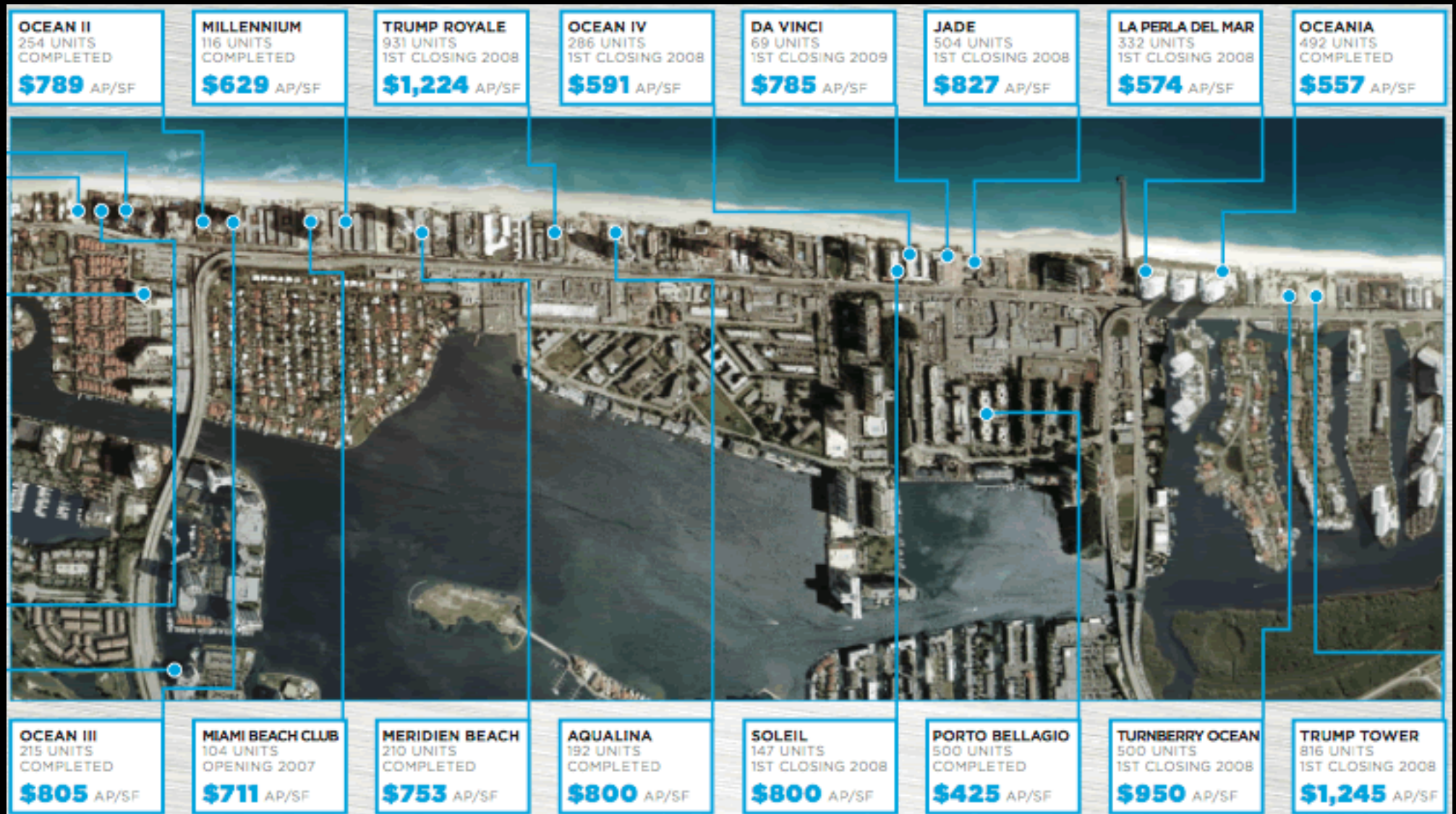
A Typical Two Bedroom Apartment



A/C Area = 1,311 sf  
Balcony Area = 151 sf  
Total Area = 1,462 sf

Residences 805-2305 model "B1"





## Comparable Water Front 1, 2 & 3 BED Miami Condo Prices

The comparables illustrated here are the most recent illustrations available. This demonstrates the wealth of high end quality buildings in the local area.



Listed sales prices at Ocean Marine and Yacht Club to compare with the examples of other buildings in the same locale as illustrated.

Floor 22: 1 bedroom \$350,000 USD (\$400.00 USD per Sq ft)

Floor 20: 2 bedroom \$522,400 USD (\$400.00 USD per Sq ft)

Floor 23: 3 bedroom \$695,200 USD (\$400.00 USD per Sq ft)

“Florida has led the field in plummeting property prices in America....”

“Less well known are the fact that a raft of units in the most fashionable areas of Miami are up for grabs...”

“ The best deals are in luxury condos where international buyers and renters want to be, a waterfront property...

“the window of opportunity is now...”

*Article by Zoe Dare Hall, Mail on Sunday Property Supplement - January 4th 2009*

# Available Finance

An easy stated income qualification process is available for clients looking to invest in Florida with Prime Financial; one of the most competitive mortgage professionals in the industry for nine years who have brought together an understanding of the international client and sourced exclusive finance programs to offer low deposits 90% LTV and a 7.5% interest rate. Following a \*reservation fee of \$1000 and upon mortgage qualification and contract; clients will be required to make full 10% deposit payments after a rescission period of fourteen days. \*Reservations fees will be utilised to cover administration fees and will be refunded upon closing.

*Our Property Purchase Program - Offering the most aggressive Investor Funding Program in the Market.*

**Exclusive Buyback Guarantee & No Net Outlay for 3 Years**

Available to Foreign Nationals

10% Down Payment Of Contract Amount

90% LTV & 7.5% Fixed Interest Only

No Pre - Payment Penalty

Fast Client Pre - Approval within 3 Days

Loan Funds available within 45 to 60 Days from Approved Loan Application

Multi - Property purchases accepted

Stated Income or Full Documentation

Minimum Loan Amount of \$100,000.00

Loans can be transferred to LLC after closing with personal signature.

(personal liability remains with signatory).

# Ocean Marine Yacht Club



Client Viewings: Clients wishing to visit Miami to inspect a purchase will be welcome to do so through a prearranged trip offered through their agents or representative.

# Ocean Marine Yacht Club **Miami Florida**

## Solseeker Worldwide Properties

Email: [info@solseeker.net](mailto:info@solseeker.net) | Web: [www.solseekerworldwide.net](http://www.solseekerworldwide.net)

Tel: UK 0844 734 6892 (local call rate) | Tel: Spain +34 902 203 310