

BUNDLED Investment Opportunity – Real Estate

* Vacation Rentals *

Are you **?**
Ready

Amazing opportunity to purchase 3 turn-key VRBO properties in the heart of Southwest Florida. Start generating revenue immediately! Each is meticulously maintained, all with 5-Star reviews and repeat seasonal customer base.

Looking for an opportunity to invest in a profitable and well-established vacation rental business located on the West Coast of Florida?



Villa Martina



Tiki Paradise



Splash Villa



Location

Cape Coral, Florida



Market Value

Price: \$1,050,000

Sell Price!!

Price: \$1,050,000

Gross

\$88K+

NOI

\$60K



Location

Cape Coral, Florida



Market Value

Price: \$450,000

Sell Price!!

Price: \$450,000

Gross

\$73K+

NOI

\$50K



Location

Cape Coral, Florida



Market Value

Price: \$500,000

Sell Price!!

Price: \$500,000

Gross

\$56K+

NOI

\$40K

Ocean Property

(4) bedroom, (2) bath

- › Fully Remodeled
- › Direct Gulf of Mexico Access
- › Heated Swimming Pool
- › Boat Dock

Town Center

(3) bedroom, (2) bath

- › Fully Remodeled
- › Huge Lanai with Tiki
- › Heated Swimming Pool
- › Centrally Located

Water Park

(4) bedroom, (2) bath

- › Fully Remodeled
- › Near Golf and Waterpark
- › Heated Swimming Pool
- › Quiet Neighborhood


150K+ Profit & Increasing Equity

5-Star Reviews & Repeat Customers

★★★★★ (16)

2910 – Villa*

Annual Expenses

- \$27,480
 - Pool, Lawn Care
 - Internet, Netflix
 - Electric, Water
 - Property Taxes
 - Insurance
 - Security 

November – April *

- Rate: \$375-\$425 /night
- May – June **
 - Rate: \$275-\$300 /night
- July – October ***
 - Rate: \$250-\$275 /night

* Peak Season

- Booked 70-80% 

** Summer Season

- Booked 40-50%


*** Off Season

- Booked 5-10%

★★★★★ (13)

1704 – Villa*

Annual Expenses

- \$22,440
 - Pool, Lawn Care
 - Internet, Netflix
 - Electric, Water
 - Property Taxes
 - Insurance
 - Security 

November – April *

- Rate: \$190-\$305 /night
- May – June **
 - Rate: \$175-\$190 /night
- July – October ***
 - Rate: \$165-\$175 /night

* Peak Season

- Booked 90-100% 

** Summer Season

- Booked 40-50%


*** Off Season

- Booked 5-10%

★★★★★ (15)

1019 – Villa*

Annual Expenses

- \$15,720
 - Pool, Lawn Care
 - Internet, Netflix
 - Electric, Water
 - Property Taxes
 - Insurance
 - Security 

November – April *

- Rate: \$190-\$305 /night
- May – June **
 - Rate: \$175-\$190 /night
- July – October ***
 - Rate: \$160-\$175 /night

* Peak Season

- Booked 70-80% 

** Summer Season

- Booked 40-50%

*** Off Season

- Booked 5-10%

Furnished Options: Value Add +\$215K

- NEW fully furnished homes
 - 2910 – Value @ \$45K
 - 1704 – Value @ \$35K
 - 1019 – Value @ \$35K
- Modern Website with direct links - \$20K
 - www.florida-365.com
- Marketing Collateral - \$15K
- VRBO Linked Listings - \$5K
- 60K already booked for 2026!
 - Paid in 2025!

\$2M

