



Global Real Estate and Trading

Florida Villa Plots



Cape Coral and Charlotte Harbor

Why Florida?

Demand for land is the strongest in Florida and particularly along the Gulf Coast, where the large number of builders and developers in the region continue to bid up land prices. In some submarkets, land and finished lot prices have now surpassed peak levels. Most builders are opting to buy raw, unentitled land in southwest Gulf Coast just to gain a position and market share.

Historically, it has proved very profitable to invest in usable land that is in the path of development, especially when the land already comes with planning permission. Land is considered a low-risk proposition, and also comes with limited holding costs such as taxes and additional fees when compared to a traditional property investment.

There is no need for HOA (Housing Association) costs nor are there management expenses as there is no rent to collect, no maintenance or insurance to pay. Of course the market is always subject to price peaks and dips, however seen over the longer-term, land has almost always been a profitable and secure investment. This is especially true of land that is in the path of development and already has planning permission granted on it.



Cape Coral and Charlotte Harbor - Beautiful Southwest Florida

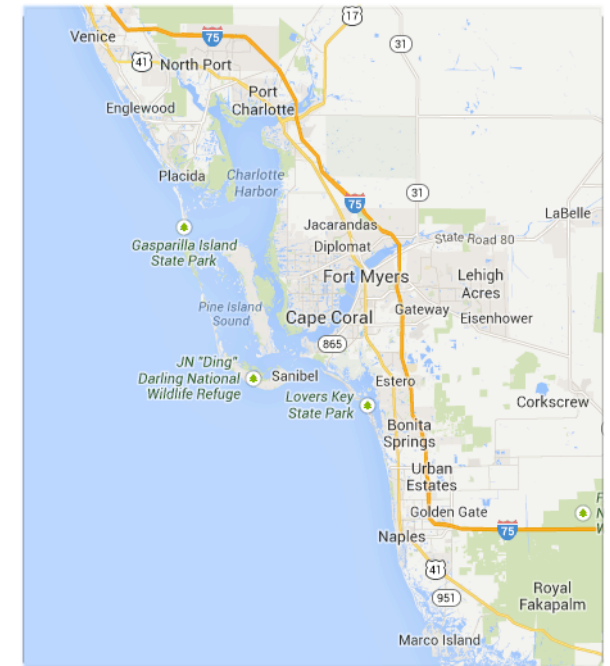
The beautiful Southwest Gulf Coastline is a stunning area of Florida.

This is where families and professionals are moving to and settling - approximately 1000 people move to Florida every day.

The area has so much to offer for an outstanding lifestyle. With its miles upon miles of canal network, world famous islands of Sanibel, Captiva and Pine Island with beaches to rival the Caribbean, not to mention more than 300 days of sunshine every year!

World class fishing, abundant wildlife, executive golf courses, boating and sailing there is always something to do here.

The location of the I-75 gives commuters easy access to both north and south.



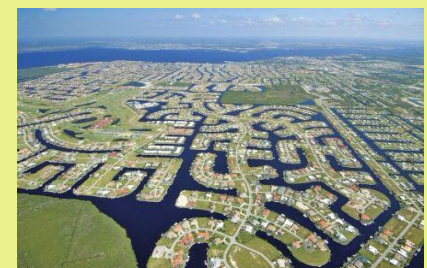


Reasons To Invest in Florida

- Villa plots are now selling at the low prices seen 10 years ago
- An estimated 1000 people move to Florida, every day, making it the fastest growing US state
- As the demand for more family homes increases, land prices rise
- As demand outstrips supply, land prices rise
- Land with full planning permission and utilities attracts a substantial premium
- Our villa plots all have full planning permission already in place and utilities
- Our villa plots are in areas which are already built-up with shops, schools, medical facilities and entertainment

- ☞ Florida welcomes over 87 million visitors per year, bringing an economic impact of \$67 billion on Floridas economy
- ☞ Florida is emerging as a Foreign Direct Investment hotspot - bringing employment and housing demand
- ☞ No personal income tax
- ☞ State-of-the-art infrastructure including 12 international airports, 19 major commercial airports and 14 deep-water ports
- ☞ Florida ranks number 2 in the whole of the US for job growth
- ☞ Florida ranks number 3 in the whole of the US for population growth

There has never been a better time to invest in Florida



Villa Plot Examples

Plot prices are rising in southwest Florida as the number of building permit applications for single family homes are increasing each month.

As demand picks up, builders are facing land shortages together with the challenge of finding new plots to support increased building.

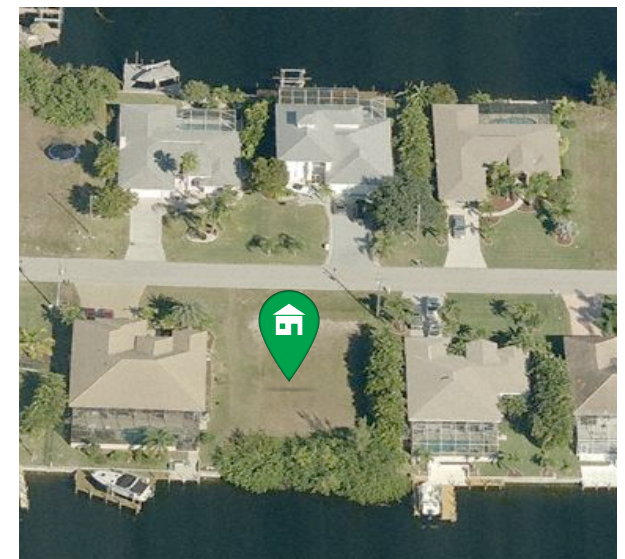
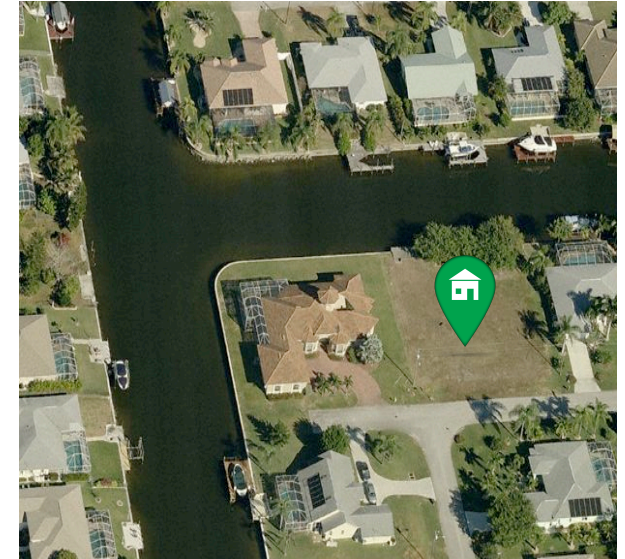
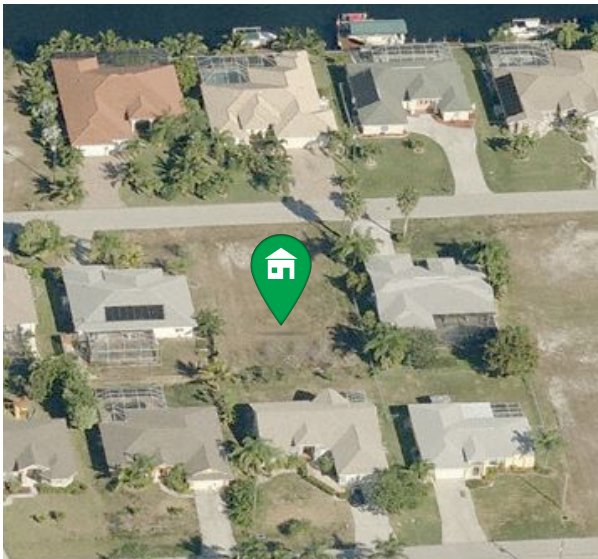
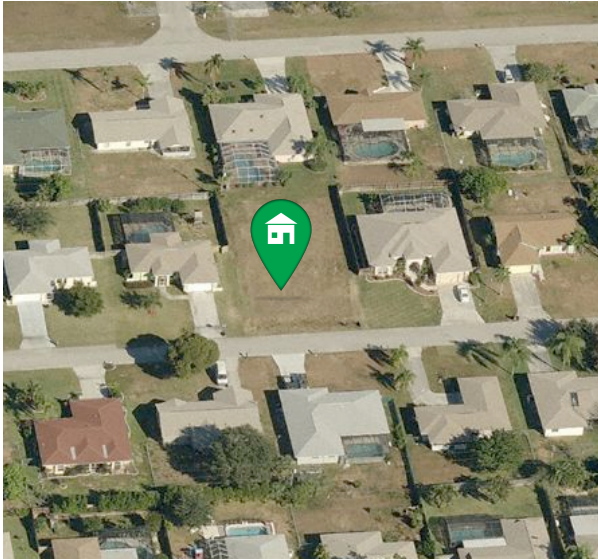
With record number of people moving to Florida, land is in such high demand.

All our villa plots *already have full building permission* and utilities.

We offer plots in exclusive areas of Cape Coral and Charlotte Harbor.

For the boaters we have amazing waterfront plots - sail or go fishing from your own back yard. Or sail directly out onto the Gulf of Mexico to the beautiful surrounding islands. Or if you don't wish to live on the water but would like access to it, a dry plot close to one of the many public boat ramps would be ideal.

Just let us know what you are looking for and we will send you a personalised portfolio.





For Further Information Please Contact Us

Global Real Estate and Trading
145-157 St John Street
London
EC1V 4PW
UK

+44 (0)845 643 6334

info@globalrealestateandtrading.com

www.globalrealestateandtrading.com



Global Real Estate and Trading

We look forward to hearing from you

Disclaimer

All information contained on or available through this marketing is for general information purposes only and does not constitute any investment advice. The value of investments and any income from them may go down as well as up. You may not get back all of your original investment and you should only invest monies that you can afford to lose. Past performance is not necessarily a guide to future performance. Tax arrangements may change, interested parties should seek their own legal and tax advice when considering such propositions.