

7760 Sandy Ridge Dr

Kissimmee, FL 34747

Spectrum at Reunion Portfolio 23 Condos



POROSOFF GROUP



PERMITTED



AT REUNION RESORT

COMPASS



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POROSOFF GROUP

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AREA STATISTICS

TOP 4 REASONS TO OWN AT THE GATEWAY TO THE MAGIC

Just minutes from Disney & other major theme-parks



Exclusive Spectrum
Clubhouse. Gated community
with access to Reunion
Resort amenities

Golf at 3 PGA Golf Courses

Palmer Legacy
Nicklaus Tradition
Watson Independence



Modern Style Luxury
Residences with floor plans
and outdoor spaces



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OFFERING OVERVIEW



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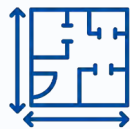
INVESTMENT SUMMARY

PROPERTY OVERVIEW



\$6,700,000

ASKING PRICE



54,305

GROSS BUILDING AREA (SF)



23

CONDO UNITS

PROPERTY SUMMARY

Property Address

7760 Sandy Ridge Dr, Reunion, FL 34747

Gross Building Area

54,305 SF

Units

23 Condos

Year Built

2025

Folio

Multi

Zoning

STR

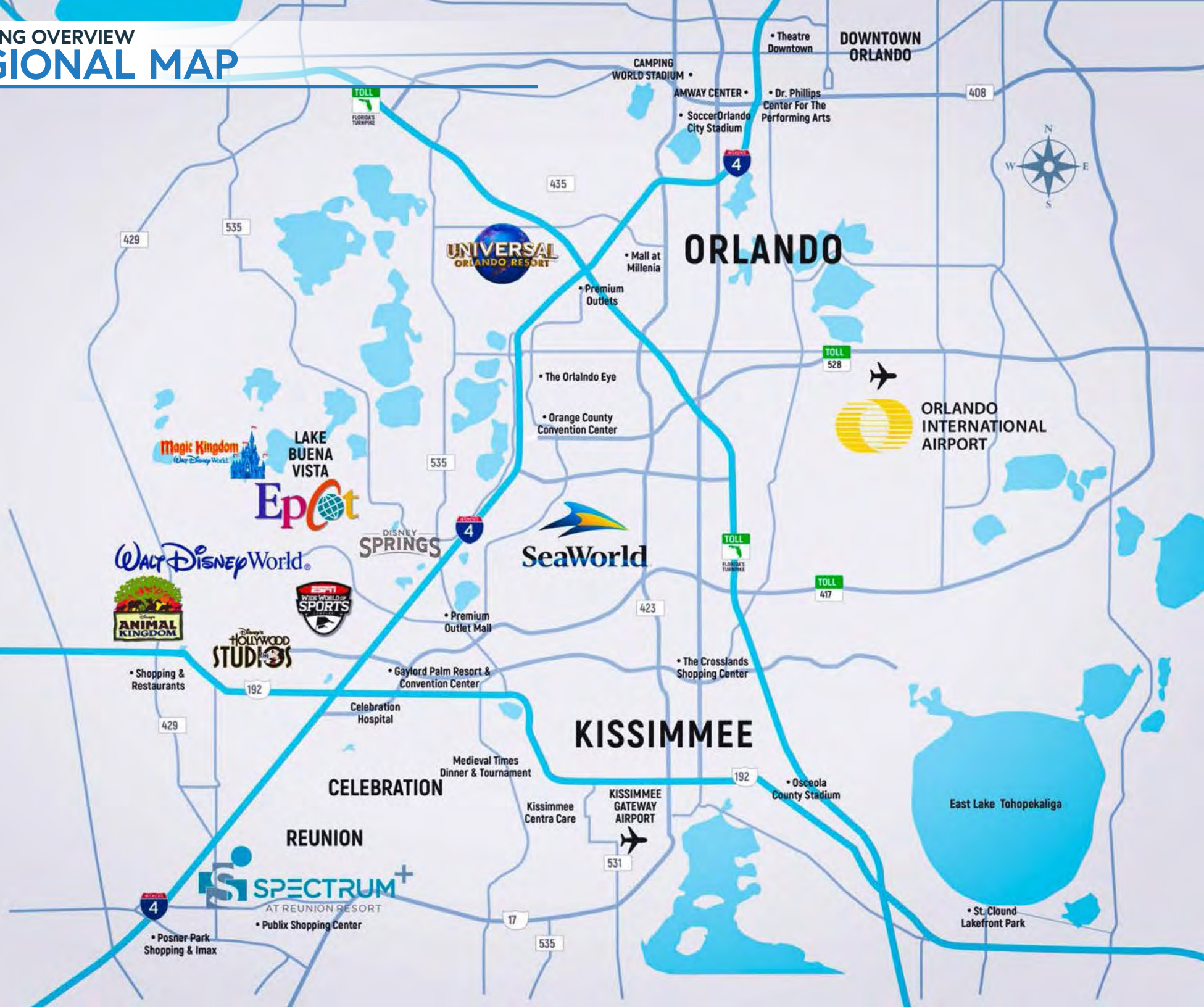
OFFERING OVERVIEW

REGIONAL MAP



OFFERING OVERVIEW

REGIONAL MAP



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02 PHOTOGRAPHY

SPECTRUM RESORT AMENITIES



*The Reunion Gold Membership dues include all amenities in Spectrum Resort.

PHOTOGRAPHY
BUILDING





PHOTOGRAPHY SPECTRUM RESORT

Find everything on your wishlist right in front of you. SPECTRUM+ at Reunion Resort checks all the boxes. Timeless modern homes next to three signature golf courses, a spectacular waterpark, and in close proximity to theme parks. And if you love food and shopping, you're in the right place to satisfy any craving. NOW is the moment to have the time of your life.

GATEWAY TO THE MAGIC



10 MIN. TO DISNEY
30 MIN. TO AIRPORT



In addition to the exclusive amenities at SPECTRUM+, leisure options abound within Reunion Resort. The famous AAA Four Diamond-rated resort is only minutes from Orlando. It features three signature PGA golf courses, tennis club, boutique spa, several amazing pools and a 5-acre water park.



GOLD MEMBERSHIP

- + Golf Access*
- + Palmer Legacy Course
- + Watson Independence Course
- + Nicklaus Traditional Course
- + Club Food and Beverage Discounts
- + Tennis Club*
- + Spa and Fitness*
- + 5-Acre Water park
- + Pickleball*
- + Driving Range*
- + Mini Golf and Foot Golf*
- + Resort Shuttle Service

*Additional Fee

EXPERIENCE REUNION RESORT



PLATINUM MEMBERSHIP* (OPTIONAL)

- + Includes all benefits from gold membership with additional golf benefits:
 - + \$30 in-season / off-season
 - + (24) discounted guest rounds annually
 - + Annual Cart Fee program available
 - + Complimentary bag storage
 - + Driving Range & Foot Golf
 - + Plus so much more!
- *Details as of May 2021

PHOTOGRAPHY SPECTRUM RESORT

10

COMMUNITY
POOLS &
EXCLUSIVE
WATER PARK

6

REUNION
RESTAURANTS
& BARS



Fitness Center + Tennis center with Pro-shop + Children's camp and activities + Driving Range + Mini Golf and Foot Golf
Shuttle services within Reunion + Transportation to Walt Disney World® + Bicycle rentals + Resort spa



CLUB LIVING AT SPECTRUM+

Own a vacation home here and enjoy amenities that are fun for the entire family. Lounge by our resort style pool, or grab the kids and have fun at your own exclusive playground. There's even a community clubhouse with a game room, a state-of-the-art fitness center as well as a grab-and-go market.

- + Clubhouse with game room and concierge services
- + Dining and bartending experiences by World-Class Chefs
- + State-of-the-art fitness center
- + Dimension, Grab-and-go market at SPECTRUM+
- + Resort style pool with cabanas
- + Children's playground
- + Park flex space dedicated to family gatherings and fun activities
- + Internal golf-cart transportation service

PHOTOGRAPHY SPECTRUM RESORT



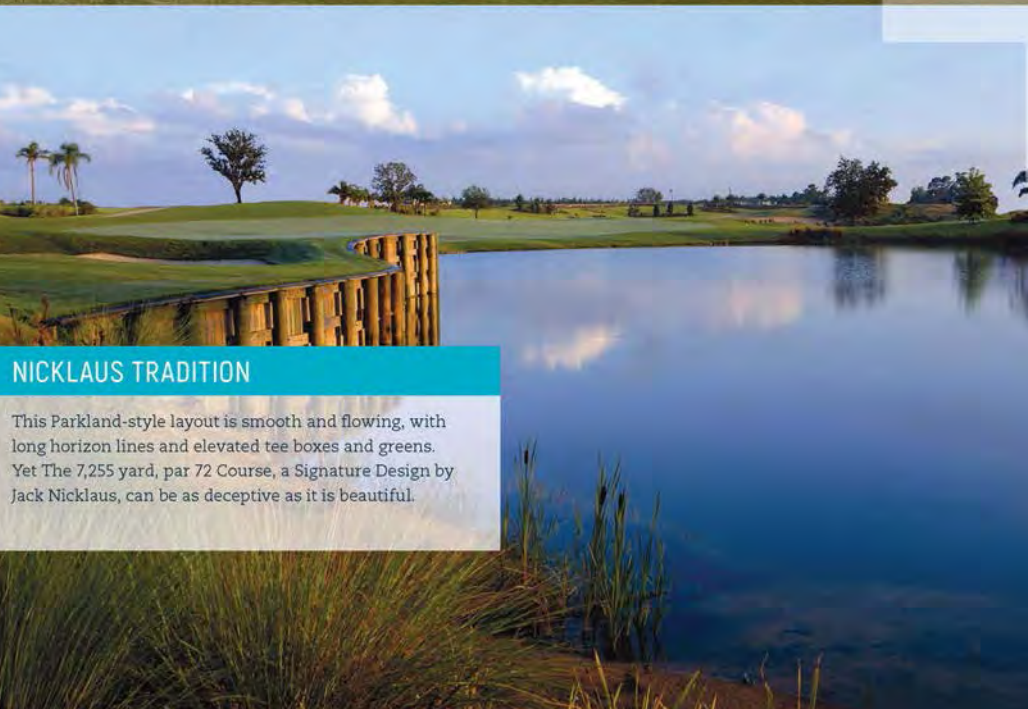
PGA GOLF COURSES
3
GOLF LEGENDS

SIGNATURE DESIGN COURSES
ONLY AT REUNION



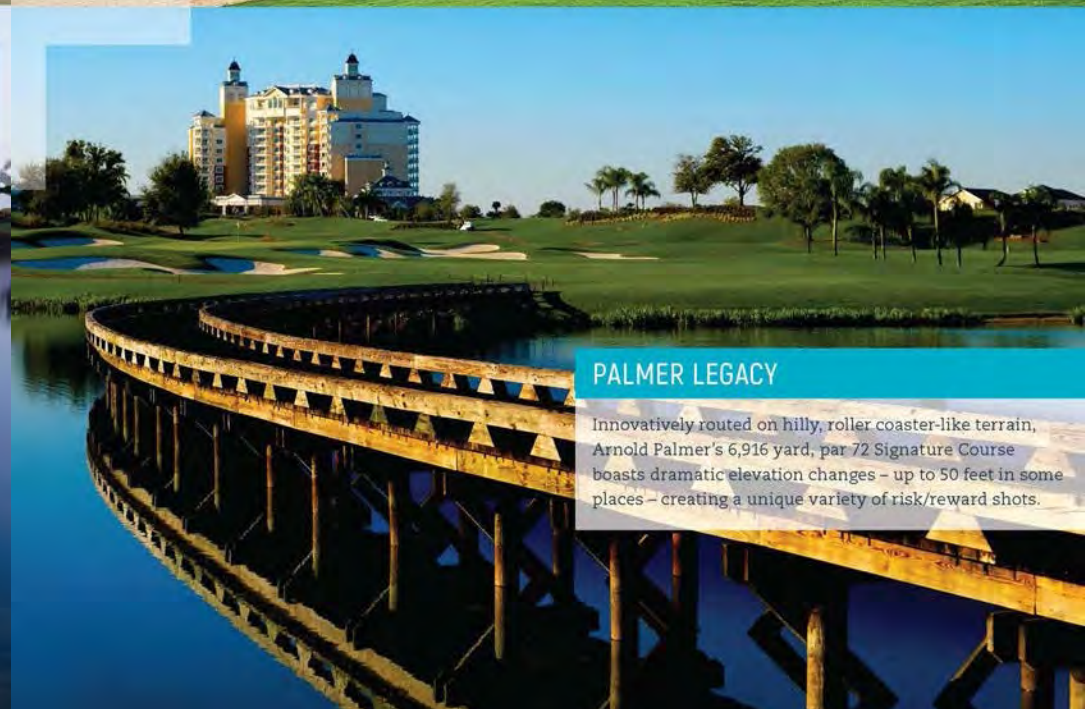
WATSON INDEPENDENCE

Highlighted by fast, firm and wide rolling fairways, a variety of strategically placed bunkers and large greens, the 7,154 yard, par 72 Course, a Signature Design by Tom Watson, is as much about strategy as it is about length.



NICKLAUS TRADITION

This Parkland-style layout is smooth and flowing, with long horizon lines and elevated tee boxes and greens. Yet The 7,255 yard, par 72 Course, a Signature Design by Jack Nicklaus, can be as deceptive as it is beautiful.



PALMER LEGACY

Innovatively routed on hilly, roller coaster-like terrain, Arnold Palmer's 6,916 yard, par 72 Signature Course boasts dramatic elevation changes – up to 50 feet in some places – creating a unique variety of risk/reward shots.

PHOTOGRAPHY
SPECTRUM RESORT

**TOP FOUR
REASONS
TO OWN AT
SPECTRUM+
YOUR
GATEWAY
TO THE
MAGIC**



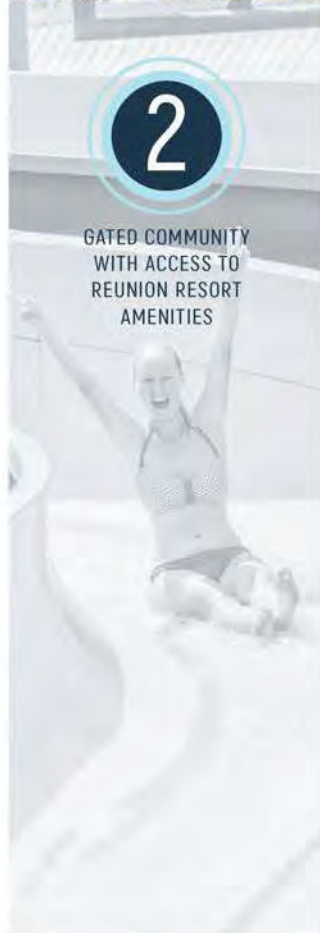
1

JUST MINUTES FROM
DISNEY & OTHER MAJOR
THEME PARKS



2

GATED COMMUNITY
WITH ACCESS TO
REUNION RESORT
AMENITIES



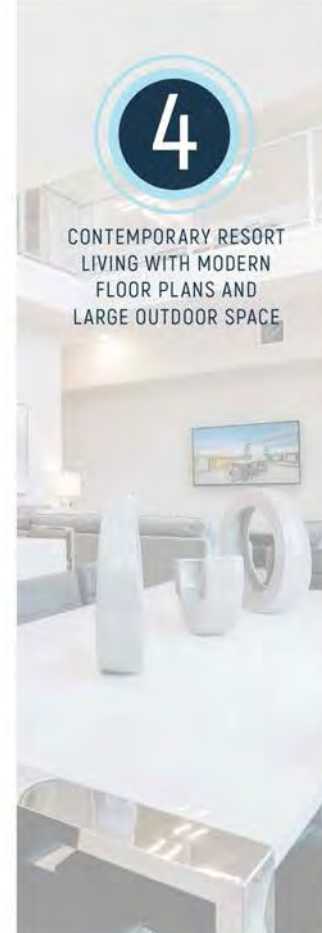
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GOLF AT 3 PGA GOLF COURSES:
PALMER LEGACY
NICKLAUS TRADITION
WATSON INDEPENDENCE



4

CONTEMPORARY RESORT
LIVING WITH MODERN
FLOOR PLANS AND
LARGE OUTDOOR SPACE



GATEWAY TO THE MAGIC
10 minutes to Disney - 30 minutes to airport



INTERNATIONAL SHOPPING DESTINATION
Orlando is the center of style: from outlets to luxury boutiques

- + The Florida Mall
- + Sunset Mall
- + The Loop/Loop West
- + Mall at Millenia
- + Orlando Fashion Square
- + Waterford Lakes Town Center
- + Orlando International Premium Outlets
- + Orlando Vineland Premium Outlets
- + Winter Garden Village at Fowler Groves
- + Kissimmee Area Retail and Dining

BEACHES

Short Drive to the West Coast from Kissimmee:

St. Pete, Clearwater, Siesta, Anna Maria Beaches

East Coast:

Cocoa Beach and Daytona Beach

Cruises:

Cape Canaveral

PHOTOGRAPHY
CONDOMINIUM MODELS - 23 UNITS



CONDOMINIUM MODELS - 23 UNITS

DIAMOND 3 CONDO

3 Bedrooms + Patio // 3 Baths
Total 1,500 SF // 139 M²

LOWER
LEVEL
RIGHT SIDE



DIAMOND 4 CONDO

4 Bedrooms + Patio // 3 Baths
Total 1,769 SF // 164 M²

LOWER
LEVEL
LEFT SIDE



CONDOMINIUM MODELS - 23 UNITS

SAPPHIRE CONDO

5 Bedrooms + Patio // 4 Baths
Total 2,703 SF // 251 M²

2ND
LEVEL



SAPPHIRE CONDO

5 Bedrooms + Patio // 4 Baths
Total 2,703 SF // 251 M²

3RD
LEVEL



PHOTOGRAPHY
CLUBHOUSE & POOL



PHOTOGRAPHY
CLUBHOUSE & POOL



MASTER SITE PLAN

AVAILABLE UNITS



7760 Sandy Ridge Dr

Kissimmee, FL 34747

FINANCIAL ANALYSIS



POROSOFF GROUP

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AMENITIES INCLUDED WITH DUES

**Spectrum Club: Pool, clubhouse, gym, concierge service, golf cart/internal transportation within spectrum

***Reunion Gold Membership includes amenities at both Spectrum and Encore (Both Reunion Properties)

*All Fees are Negotiable

* Gold dues are \$500/Unit or \$138,000, however annual dues are negotiable.

* Financing is available at 70% LTV approved within two weeks.



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FINANCIAL ANALYSIS

RENT ROLL DETAIL

UNIT	UNIT TYPE	FLOOR PLAN	SQUARE FEET	POTENTIAL RENT / DAY @ 65% OCCUPANCY	POTENTIAL RENT / MONTH @ 65% OCCUPANCY	POTENTIAL RENT / SF/ MONTH @ 65% OCCUPANCY	FLOOR (LOCATION)	FLOOR COUNT
7760 Sandy Ridge Dr Blg. 13 #111	Condominium	Diamond 3 - 3Bed/3Bath	1,503	\$300	\$3,000	\$2.00	First	1 Story
7760 Sandy Ridge Dr Blg. 14 #105	Condominium	Diamond 3 - 3Bed/3Bath	1,503	\$300	\$3,000	\$2.00	First	1 Story
7740 Sandy Ridge Dr Blg. 10 #142	Condominium	Diamond 3 - 3Bed/3Bath	1,503	\$300	\$3,000	\$2.00	First	1 Story
7760 Sandy Ridge Dr Blg. 11 #121	Condominium	Diamond 3 - 3Bed/3Bath	1,503	\$300	\$3,000	\$2.00	First	1 Story
7760 Sandy Ridge Dr Blg. 41 #126	Condominium	Diamond 3 - 3Bed/3Bath	1,503	\$300	\$3,000	\$2.00	First	1 Story
7740 Sandy Ridge Dr Blg. 10 #144	Condominium	Diamond 4 - 4Bed/3Bath	1,771	\$300	\$3,500	\$1.98	First	1 Story
7760 Sandy Ridge Dr Blg. 11 #119	Condominium	Diamond 4 - 4Bed/3Bath	1,771	\$300	\$3,500	\$1.98	First	1 Story
7760 Sandy Ridge Dr Blg. 37 #208	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 38 #212	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 41 #228	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7740 Sandy Ridge Dr Blg. 10 #242	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7740 Sandy Ridge Dr Blg. 10 #244	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7740 Sandy Ridge Dr Blg. 11 #219	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7740 Sandy Ridge Dr Blg. 11 #221	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 12 #213	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 12 #215	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 13 #209	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 13 #211	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 14 #203	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7760 Sandy Ridge Dr Blg. 14 #205	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7770 Sandy Ridge Dr Blg. 15 #243	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7770 Sandy Ridge Dr Blg. 15 #245	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
7770 Sandy Ridge Dr Blg. 34 #244	Condominium	Sapphire - 5Bed/4Bath	2,703	\$400	\$4,000	\$1.48	Second	2 Stories
TOTAL			54,305		\$86,000	\$1.58		

FINANCIAL ANALYSIS OPERATING STATEMENT

INCOME	POTENTIAL	PER UNIT	PER SF
GROSS SCHEDULED RENT	\$1,032,000	\$80,504	\$36.51
EFFECTIVE GROSS INCOME	\$1,032,000	\$44,870	\$19
EXPENSES	POTENTIAL	PER UNIT	PER SF
Real Estate Taxes	207,709	9,031	3.82
Condominium HOA Annual Dues	197,064	8,568	3.63
Spectrum Club Annual Dues	17,719	770	0.33
Reunion Gold Annual Dues	69,000	3,000	1.27
Total Expenses	\$491,493	\$21,369	\$9.05
Expenses as % of EGI	47.6%		
Net Operating Income	\$540,507	\$23,500	\$9.95

Pro Forma assumes units will be entered to the rental program, for underwriting purposes we used \$250/month.

PRICING SUMMARY

PRICE	\$6,700,000
Rentable SF	54,305
Year Built	2025
Occupancy	Based on 65% Brand New – Vacant
<u>Broker's Assumptions:</u>	
• Pro Forma Rent is assumed at \$240/Day for Townhouses, \$300/Day & \$400/Day for 3 Bed/4 Bed & \$400/Day for 5 Bed Condominiums at a 65% occupancy rate.	
• Taxes are based on county property appraisers assessed value	

INCOME

POTENTIAL

GROSS SCHEDULED RENT	\$1,032,000
Less: Expenses	\$491,493
Net Operating Income	\$540,507

EXPENSES

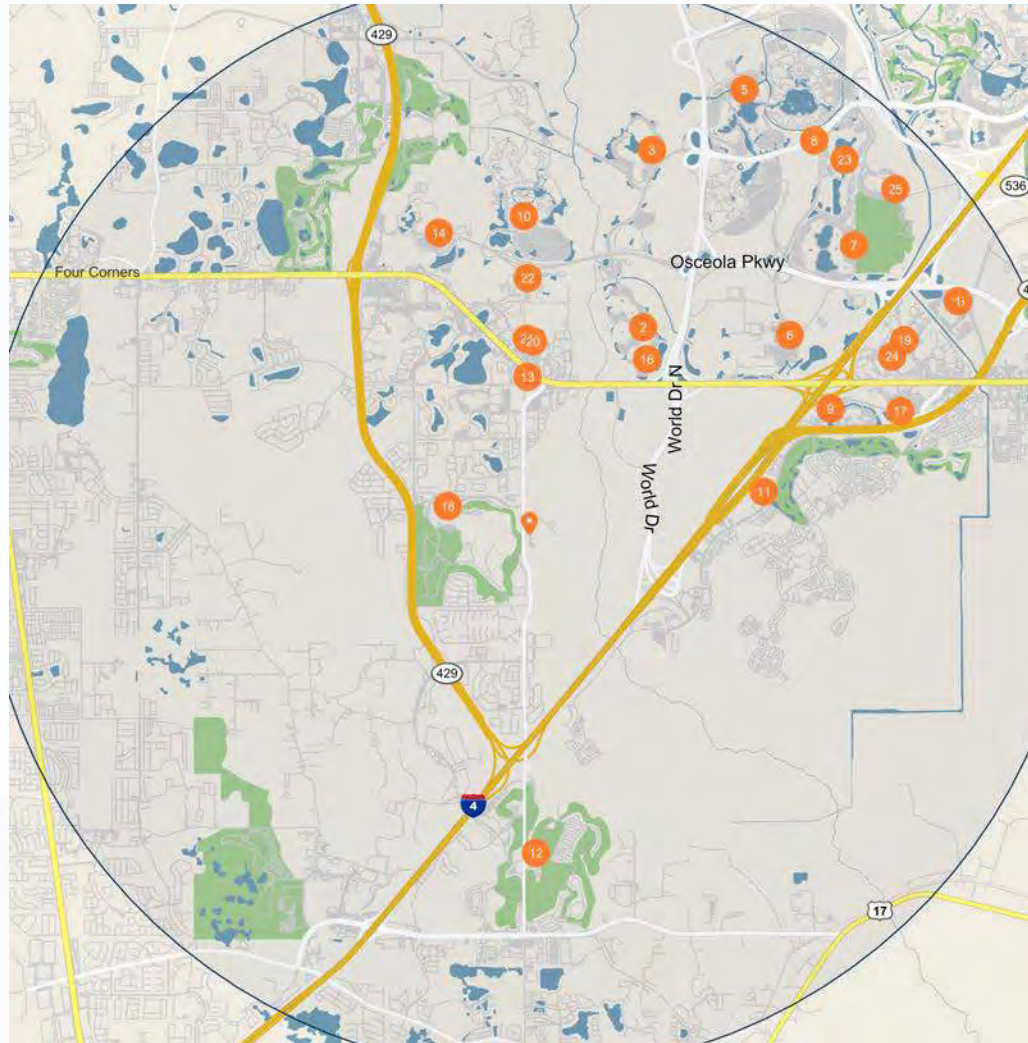
POTENTIAL

Real Estate Taxes	\$207,709
Condominium HOA Annual Dues	\$197,064
Spectrum Club Annual Dues	\$17,719
Reunion Gold Annual Dues	\$69,000
Total Expenses	\$491,493
Expenses/Unit	\$21,369
Expenses/SF	\$9.05

Pro Forma assumes units will be entered to the rental program, for underwriting purposes we used \$250/month.

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LOCATION & DEMOGRAPHIC ANALYSIS



MAJOR EMPLOYERS

EMPLOYEES

1	Rhp Operations Gp LLC-Gaylord Plms Rsort Cnvntion Ct	5,069
2	Walt Disney World Resort-All-Star Resort	4,164
3	Walt Dsney Prks Resorts US Inc-Coronado Springs Reso	2,208
4	Opryland Productions Inc	1,726
5	Walt Dsney Prks Resorts US Inc-Steak House	1,451
6	Walt Dsney Prks Resorts US Inc-Disney	1,388
7	Walt Dsney Prks Resorts US Inc-Disneys Pop Century Resort	1,136
8	Walt Dsney Prks Resorts US Inc-Disney	883
9	Adventist Hlth Sys Snbelt Hlth-Florida Hospital Nicholson Ctr	622
10	Rainforest Cafe Inc	554
11	Disney Worldwide Services Inc-Disney	500
12	Reunion Club of Orlando LLC-Reunion	500
13	Homestyle Dining LLC-Ponderosa Steakhouse	500
14	Tishman Dolphin Ltd Partnr-Animal Kingdom Lodge 3	476
15	Gaylord Plms Rsort Cnvntion CT-Marriott	464
16	Walt Dsney Prks Resorts US Inc-Disneys All-Star Movies Resort	442
17	Walt Dsney Prks Resorts US Inc-Disney	442
18	Tempus Intl Mktg Entps-The Palms	440
19	Daily Management Inc	421
20	Disney Destinations LLC-Special Events Development	404
21	Disney Destinations LLC-Disney Park Logistics	404
22	Disney Destinations LLC-Disney Sports & Recreation	404
23	Walt Dsney Prks Resorts US Inc-Disneys Caribbean Beach Resort	400
24	CI2 Orlando LLC-Grand Orln do Rsort At Clbrtion	353
25	Wyndham Bonnet Creek Hotel LLC-Wyndham Grnd Orln do Rsort Bnne	330



The Villas at Reunion Square

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