



**Remember to Support These Product and Service Providers  
Who are Helping Our Industry Shift the Paradigm...**



Company Name	Contact Name	Phone	Website	Products or Services
Absolutley Amazing	Dave Jurek	(727) 544-0122	www.aarefinishing.net/	Refinishing
Appliance Warehouse of America, Inc.	Donna Rieder	(407) 399-1189	www.appliancewhse.com	Appliance Leasing and Sales
Business Insurance Center, Inc.	Robert Newsome	(407) 354-9868	www.bicfl.com	Insurance-Apartment Buildings
Cort	David Davis	(407) 678-2677	www.cort.com	Furniture Leasing and Sales
Cutting Edge Carpet	Lance Smith	(407) 244-5588	www.cuttingedgecarpet.com	Flooring
MyRentComps	Support MyRentComps	(407) 206-3791	www.myrentcomps.com	FREE Online Market Surveys
Sloan Flushmate	Paul Deboo	(847) 233-5022	www.myrentcomps.com	Plumbing-Toilets with Pressure-Assist technology
Valet Waste	Ann Kunick	(877) 574-2587	www.valetwaste.com	Waste Removal



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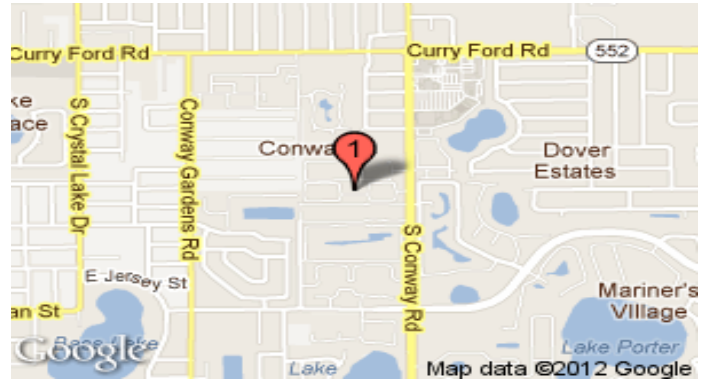


**Palm Harbor**

Tel: 407-898-1441

Property Type : **APT**

2100 South Conway Road, Orlando, FL 32812



[Street View](#)

Qty: 200      Year Built: 1972  
 Property Email : palmharbor@haymanco.com  
 Management Company : The Hayman Company  
 Property Website: www.haymancoapartments.com

Metro Area : FL-Orlando-Kissimmee-Sanford

County : Orange

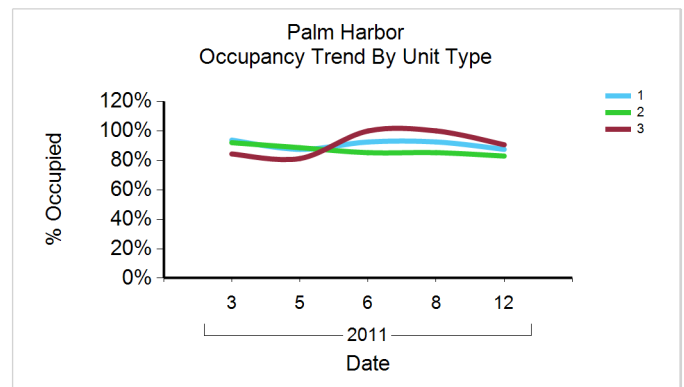
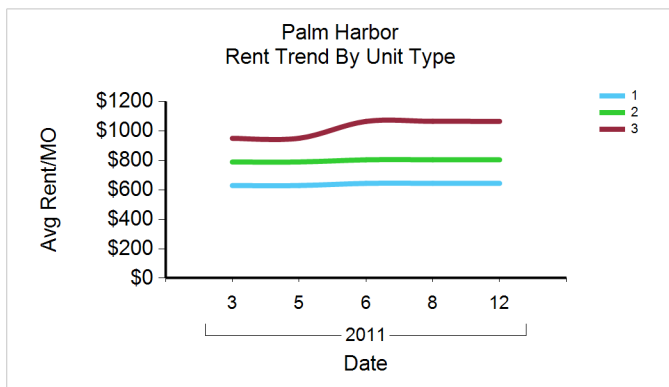
**Utilities Included In Rent**

Water       Sewer       Electric       Trash       Cable

Member of: **Apartment Association of Greater Orlando (AAGO)**

Rent and Occupancies as of : 12/16/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
One Bedroom	63	Flat	1	1	No	No	No	747	\$644	\$655	\$0.88	63	8	87.30%
One Bdrm Renovated	17	Flat	1	1	No	No	No	747	\$644	\$694	\$0.93	17	2	88.24%
Two Bdrm	68	Flat	2	1.5	No	No	No	1013	\$804	\$699	\$0.69	68	9	86.76%
Two Bdrm Renovated	20	Flat	2	1.5	No	No	No	1013	\$804	\$849	\$0.84	20	6	70.00%
Three Bedroom	24	Flat	3	2	No	No	No	1405	\$1065	\$900	\$0.64	24	3	87.50%
Three Bdrm Renovated	8	Flat	3	2	No	No	No	1405	\$1065	\$1065	\$0.76	8	0	100.00%
<b>Totals/Avg</b>	<b>200</b>							<b>969</b>	<b>\$782</b>	<b>\$738</b>	<b>\$0.76</b>	<b>200</b>	<b>28</b>	<b>86.00%</b>



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**Palm Harbor**

Tel: 407-898-1441

Property Type : **APT**

2100 South Conway Road, Orlando, FL 32812

**Community Amenities**

- ✔ 4,361 (SF Clubhouse),Clubhouse\*
- ✔ 2 Swimming Pools
- ✔ Billiards
- ✔ 3 Laundry Rooms
- ✔ Car Wash Area

**Unit Amenities**

- ✔ Tile
- ✔ Electric Range
- ✔ \*\*
- ✔ Ceiling Fans
- ✔ Blinds
- ✔ Wall to wall carpeting
- ✔ Refrigerator
- ✔ Central Heating
- ✔ Dishwasher
- ✔ Disposal
- ✔ Y/NOTE1
- ✔ Pest Control

**Rental Premiums As of : 12/16/2011**

- ✔ 7-11 Month Fee: 7 mth lease \$50/mth
- ✔ Covered Parking: \$/Mo
- ✔ Garage: \$N/Mo

**Move in Fees :**

- ✔ Lease Term: 7 mth lease \$50/mth
- ✔ Application Fee: \$50/adult
- ✔ Redecorating Fee: \$
- ✔ Administrative Fee: \$49
- ✔ Renewal Specials: \$100/Mo
- ✔ Concession Special: \$
- ✔ Pets: Yes/Up to 35lbs/2 pets
- ✔ Type Pet:

**Deposits :**

- ✔ Security Deposit: \$89-355
- ✔ Deposit 1st Pet: \$300 (nonref)
- ✔ Deposit 2nd Pet: \$

**Additional Photos:**



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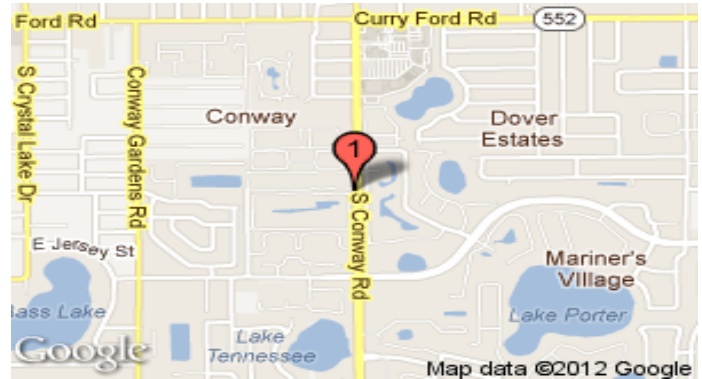


**The Grove**

Tel: 407-896-8611

Property Type : **APT**

2320 South Conway Road, Orlando, FL 32812



Qty: 216  
Year Built: 1973  
Property Email : thegroveapt@bellsouth.net  
Management Company : Cruz

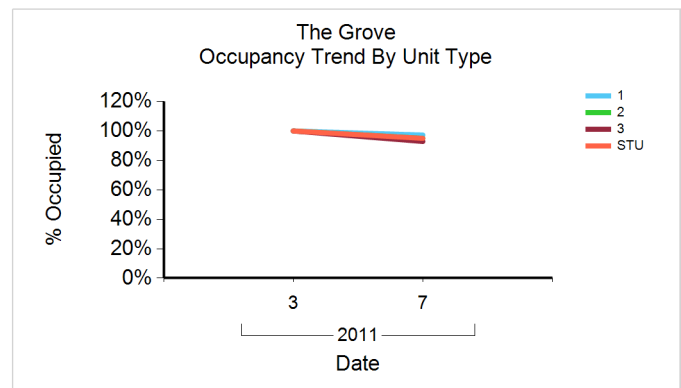
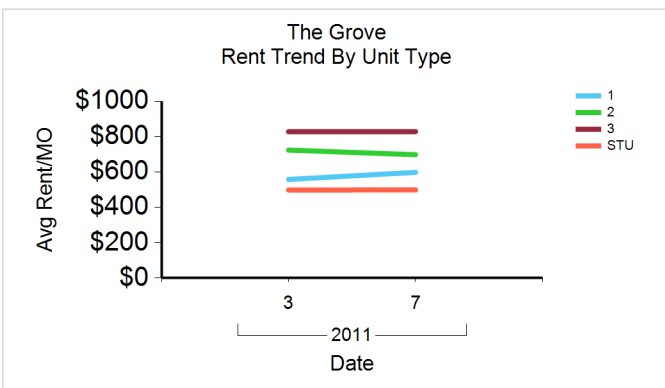
Metro Area : FL-Orlando-Kissimmee-Sanford  
County : Orange

**Utilities Included In Rent**

Water  Sewer  Electric  Trash  Cable

**Rent and Occupancies as of : 7/7/2011**

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
E-1	40	Flat	STU	1	No	No	No	400	\$499	\$478	\$1.20	40	2	95.00%
Concessions/Availability (For above unit): 1/2 off first month - effective rent														
A-1	108	Flat	1	1	No	No	No	600	\$599	\$574	\$0.96	108	3	97.22%
Concessions/Availability (For above unit): 1/2 off first month - effective rent														
B-1	40	Flat	2	2	No	No	No	836	\$699	\$670	\$0.80	40	2	95.00%
Concessions/Availability (For above unit): 1/2 off first month - effective rent														
C-1	28	Flat	3	2	No	No	No	1121	\$829	\$795	\$0.71	28	2	92.86%
Concessions/Availability (For above unit): 1/2 off first month - effective rent														
<b>Totals/Avg</b>	<b>216</b>							<b>674</b>	<b>\$629</b>	<b>\$603</b>	<b>\$0.89</b>	<b>216</b>	<b>9</b>	<b>95.83%</b>



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The Grove

Tel: 407-896-8611

Property Type : **APT**

2320 South Conway Road, Orlando, FL 32812

Community Amenities

Unit Amenities

✓ 1,956 (SF  
Clubhouse),Clubhouse

- ✓ 1 Swimming Pool
- ✓ Volleyball Court
- ✓ Exercise/Weight Room
- ✓ Billiards
- ✓ 3 Laundry Rooms
- ✓ Car Wash Area

✓ Range Not Provided

- ✓ Blinds
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Each unit has central heat/air
- ✓ Balcony/patio
- ✓ Dishwasher
- ✓ Disposal
- ✓
- ✓ Pest Control

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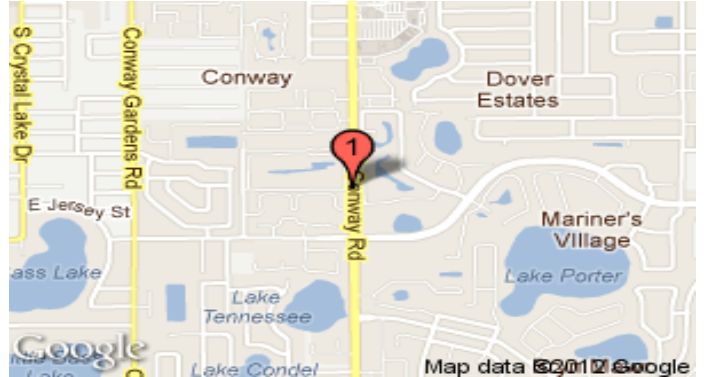


**The Park at Cambridge**

Tel: 407-898-6441

Property Type : **APT**

2504 South Conway Road, Orlando, FL 32812



Qty: 344  
Year Built: 1973  
Property Email : theparkatcambridge@yahoo.com  
Management Company : Blue Rock Partners Realty Group  
Property Website: www.theparkatcambridge.com

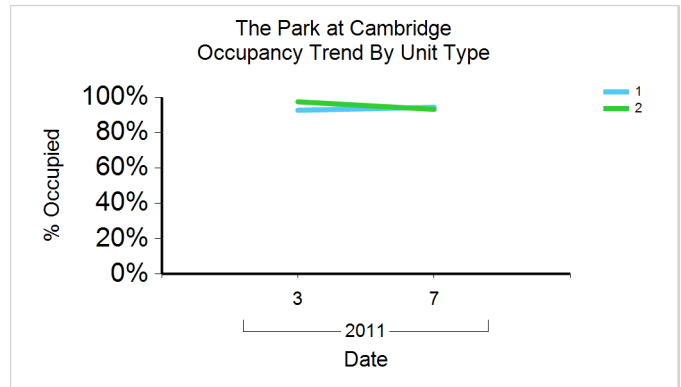
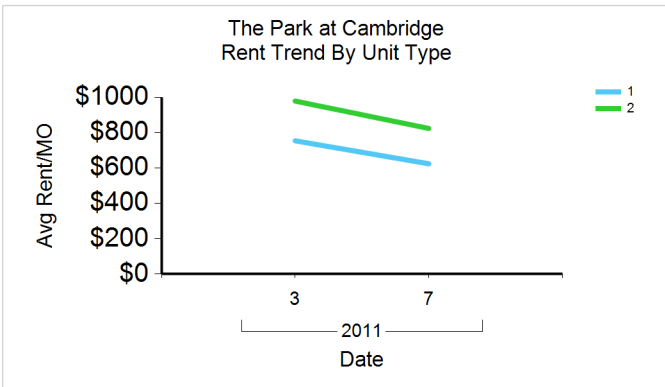
[Street View](#)  
Metro Area : FL-Orlando-Kissimmee-Sanford  
County : Orange

**Utilities Included In Rent**

Water  Sewer  Electric  Trash  Cable

Rent and Occupancies as of : 7/7/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
725	180	Flat	1	1	No	No	No	725	\$625	\$625	\$0.86	180	10	94.44%
1243	164	Flat	2	2	No	No	No	1243	\$825	\$825	\$0.66	164	11	93.29%
<b>Totals/Avg</b>	<b>344</b>							<b>972</b>	<b>\$720</b>	<b>\$720</b>	<b>\$0.74</b>	<b>344</b>	<b>21</b>	<b>93.90%</b>



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**The Park at Cambridge**

Tel: 407-898-6441

Property Type : **APT**

2504 South Conway Road, Orlando, FL 32812

**Community Amenities**

- ✓ 2,227 (SF Clubhouse),Clubhouse
- ✓ Lakefront\*
- ✓ 2 Lighted Tennis Courts
- ✓ 3 Swimming Pools
- ✓ Basketball Court
- ✓ Volleyball Court
- ✓ Exercise/Weight Room
- ✓ Billiards
- ✓ 4 Laundry Rooms
- ✓ Car Wash Area

**Unit Amenities**

- ✓ Range Not Provided
- ✓ Ceiling fan
- ✓ Blinds
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Central Heating
- ✓ Balcony/patio
- ✓ Dishwasher
- ✓ Disposal
- ✓ Washer dryer hook-ups (2 bdrm)
- ✓ Outside Storage (Some)
- ✓ Pest Control

**Additional Photos:**



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**Conway Club**

Tel: 407-896-8471

Property Type : **APT**

1900 South Conway Road, Orlando, FL 32812



[Street View](#)

Qty: 98      Year Built: 1968  
Property Email : evconway1@aol.com  
Management Company : Strong Management, Inc.

Metro Area : FL-Orlando-Kissimmee-Sanford

County : Orange

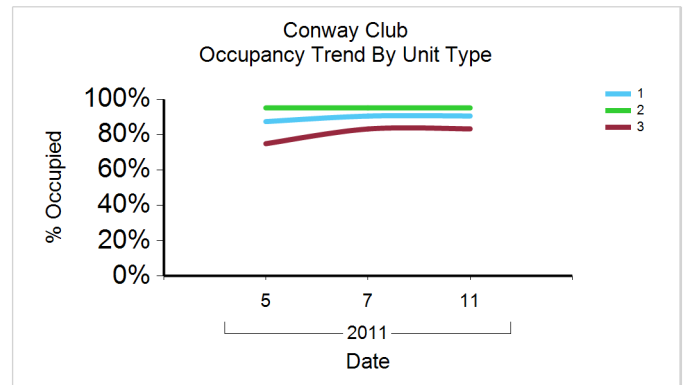
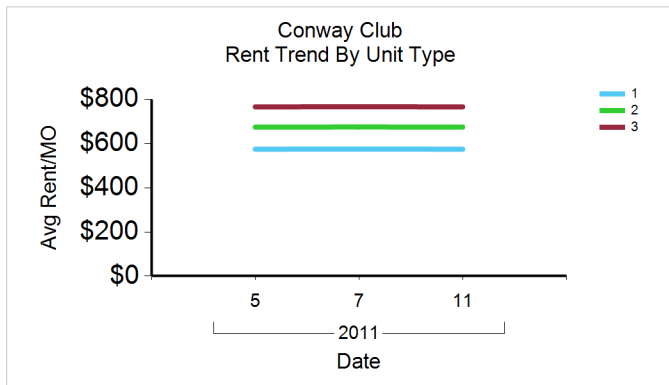
Utilities Included In Rent

Water       Sewer       Electric       Trash       Cable

Member of: **Apartment Association of Greater Orlando (AAGO)**

Rent and Occupancies as of : 11/17/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
720	32	Flat	1	1	No	No	No	700	\$575	\$527	\$0.75	32	3	90.63%
Concessions/Availability (For above unit): 1st month free - the effective rent														
980	42	Flat	2	1.5	No	No	No	960	\$675	\$619	\$0.64	42	2	95.24%
Concessions/Availability (For above unit): 1st month free - the effective rent														
1200	16	Flat	3	2	No	No	No	1120	\$725	\$665	\$0.59	16	2	87.50%
Concessions/Availability (For above unit): 1st month free - the effective rent														
1280	8	Flat	3	2	No	No	No	1280	\$850	\$733	\$0.57	8	2	75.00%
Concessions/Availability (For above unit): 1st month free - the effective rent														
<b>Totals/Avg</b>	<b>98</b>							<b>927</b>	<b>\$665</b>	<b>\$606</b>	<b>\$0.65</b>	<b>98</b>	<b>9</b>	<b>90.82%</b>



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## Conway Club

Tel: 407-896-8471

Property Type : **APT**

1900 South Conway Road, Orlando, FL 32812

### Community Amenities

- ✓ 2 pools
- ✓ Beautiful picnic area under two gazebos.
- ✓ 2 Swimming Pools
- ✓ Picnic/BBQ Area
- ✓ Playground
- ✓ 2 Laundry Rooms

### Unit Amenities

- ✓ Tile
- ✓ Electric Range
- ✓ Ceiling Fans
- ✓ Blinds
- ✓ Refrigerator
- ✓ Each unit has central heat/air
- ✓ Balcony/patio
- ✓ Dish Washer
- ✓ Disposal
- ✓ Pest Control

### Additional Photos:



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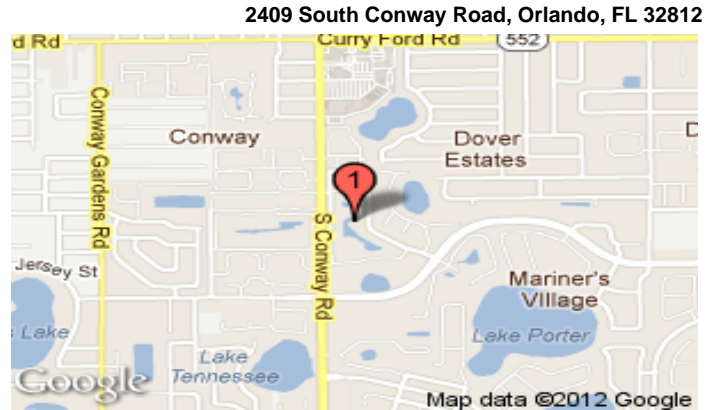
**Cornerstone**

Tel: 407-282-6095

Property Type : **APT**



Qty: 430      Year Built: 1986  
Property Email : cornerstonecm@laramarapts.com  
Management Company : Laramar Group



[Street View](#)

Metro Area : FL-Orlando-Kissimmee-Sanford

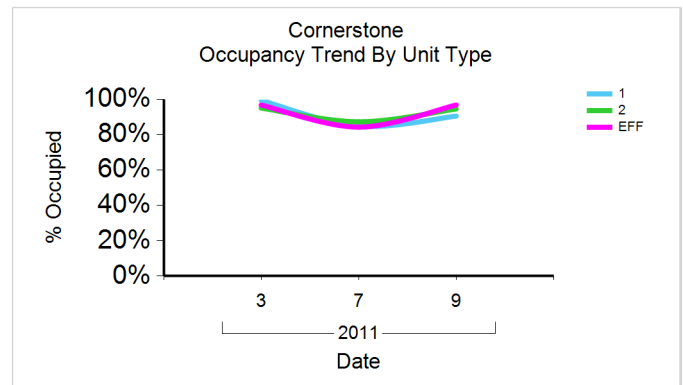
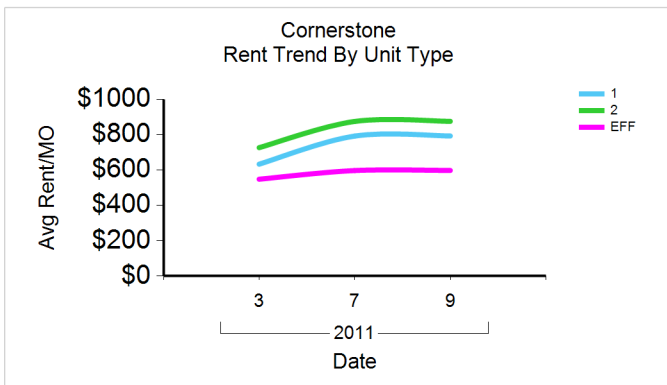
County : Orange

Utilities Included In Rent

Water       Sewer       Electric       Trash       Cable

Rent and Occupancies as of : 9/22/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
E-1	32	Flat	EFF	1	No	No	No	450	\$598	\$559	\$1.24	32	1	96.88%
A-1	72	Flat	1	1	No	No	No	600	\$690	\$609	\$1.02	72	5	93.06%
Concessions/Availability (For above unit):			\$99 app/admin 1st month free											
A-2	24	Flat	1	1	No	No	No	615	\$740	\$619	\$1.01	24	3	87.50%
A-3	96	Flat	1	1	Yes	No	No	726	\$884	\$659	\$0.91	96	10	89.58%
Concessions/Availability (For above unit):			\$99 app/admin 1st month free											
B-1	112	Flat	2	2	No	No	No	810	\$830	\$709	\$0.88	112	5	95.54%
Loft	6	TH	2	2	No	No	No	885	\$884	\$799	\$0.90	6	0	100.00%
B-2	88	Flat	2	2	No	No	No	903	\$934	\$739	\$0.82	88	6	93.18%
<b>Totals/Avg</b>	<b>430</b>							<b>738</b>	<b>\$818</b>	<b>\$672</b>	<b>\$0.91</b>	<b>430</b>	<b>30</b>	<b>93.02%</b>



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**Cornerstone**

Tel: 407-282-6095

Property Type : **APT**

2409 South Conway Road, Orlando, FL 32812

**Community Amenities**

- ✓ 2,656 (SF Clubhouse),Clubhouse
- ✓ Lakefront
- ✓ We Welcome For Large Pets
- ✓ 2 Lighted Tennis Courts
- ✓ 2 Swimming Pools
- ✓ Picnic/BBQ Area
- ✓ Playground
- ✓ Exercise Room
- ✓ 3 Laundry Rooms
- ✓ Car Wash Area

**Unit Amenities**

- ✓ Vinyl
- ✓ Electric Range
- ✓ Blinds
- ✓ Vaulted ceilings (lofts)
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Central Heating
- ✓ Balcony/patio
- ✓ Dishwasher
- ✓ Disposal
- ✓ Microwave(Some)
- ✓ Pest Control

**Additional Photos:**



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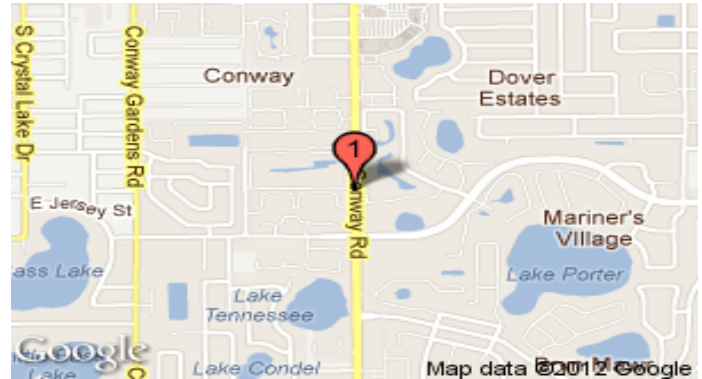


**Conway Forest**

Tel: 407-896-5440

Property Type : **APT**

2520 South Conway Rd., Orlando, FL 32812



[Street View](#)

Qty: 242      Year Built: 1986  
Property Email : conway@mckinley.com  
Management Company : Mckinley Inc

Metro Area : FL-Orlando-Kissimmee-Sanford

County : Orange

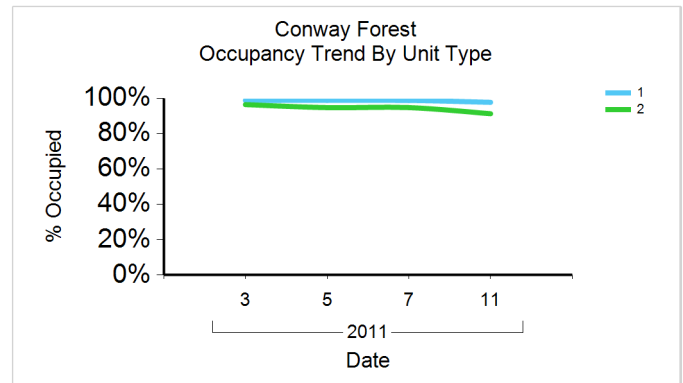
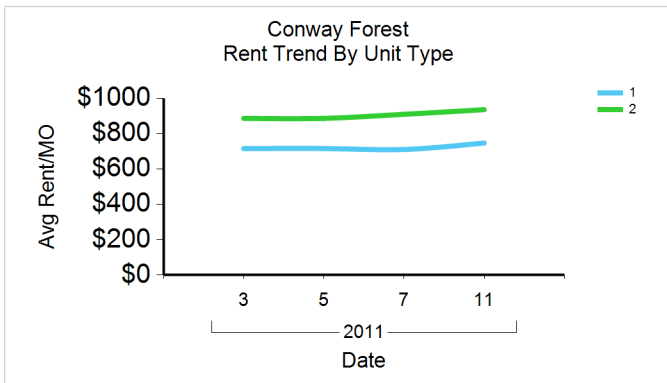
Utilities Included In Rent

Water       Sewer       Electric       Trash       Cable

Rent and Occupancies as of : 11/18/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
Oak (108 Total)	108	Flat	1	1	No	No	No	730	\$719	\$719	\$0.98	108	3	97.22%
Cedar (76 Total)	76	Flat	1	1	No	No	No	810	\$789	\$789	\$0.97	76	1	98.68%
Redwood (16 Total)	16	Flat	2	1	No	No	No	910	\$849	\$849	\$0.93	16	1	93.75%
Cypress (24 Total)	24	Flat	2	2	No	No	No	1100	\$949	\$949	\$0.86	24	3	87.50%
Evergreen (18 Total)	18	Flat	2	2	No	No	No	1205	\$999	\$999	\$0.83	18	1	94.44%
<b>Totals/Avg</b>	<b>242</b>							<b>839</b>	<b>\$793</b>	<b>\$793</b>	<b>\$0.95</b>	<b>242</b>	<b>9</b>	<b>96.28%</b>

Occupancy Comments: FREE RENT until January 1st, 2012! Full-size washer and dryer included! Select units have kitchen and bath upgrades such as granite counters, black/stainless steel appliances, new oak cabinetry, and tile flooring!



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## Conway Forest

Tel: 407-896-5440

Property Type : **APT**

2520 South Conway Rd., Orlando, FL 32812

### Community Amenities

- ✓ 1 Lighted Tennis Court
- ✓ 1 Swimming Pool
- ✓ Racquet Ball Court
- ✓ Picnic/BBQ Area
- ✓ Exercise/Weight Room
- ✓ Laundry Room

### Unit Amenities

- ✓ Electric Range
- ✓ Ceiling fan
- ✓ Blinds
- ✓ Vaulted Ceilings(Some)
- ✓ Wall to Wall Carpet
- ✓ Refrigerator
- ✓ Central Heating
- ✓ Patio(Screened)
- ✓ Washer Dryer(All)
- ✓ Dishwasher
- ✓ Disposal
- ✓ Washer/Dryer Hookup
- ✓ Outside Storage
- ✓ Pest Control

### Additional Photos:



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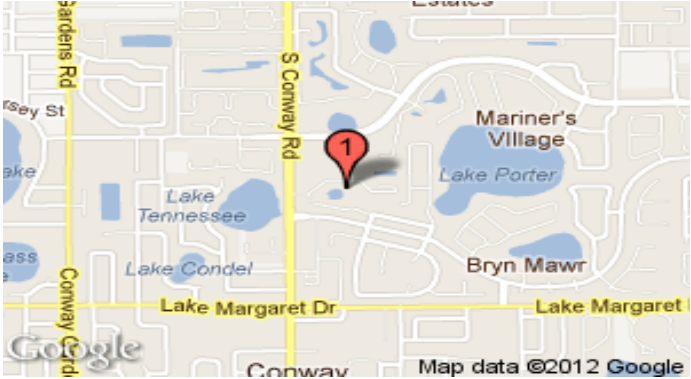


**Sawgrass**

Tel: 407-658-4134

Property Type : **APT**

2859 S. Conway Rd., Orlando, FL 32812



Qty: 208      Year Built: 1989  
 Property Email : sawgrass@prgrealestate.com  
 Management Company : PRG  
 Property Website: sawgrassapartments-prg.com

Metro Area : FL-Orlando-Kissimmee-Sanford  
 County : Orange

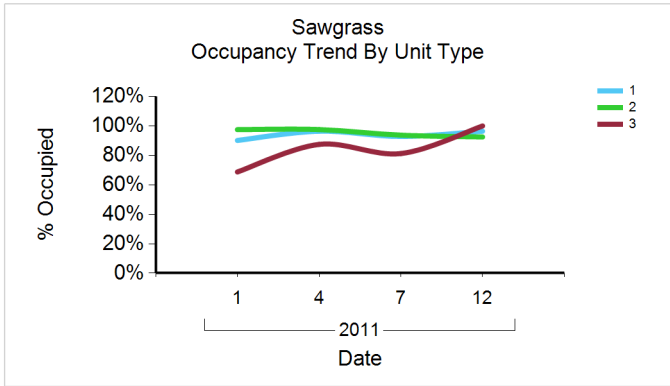
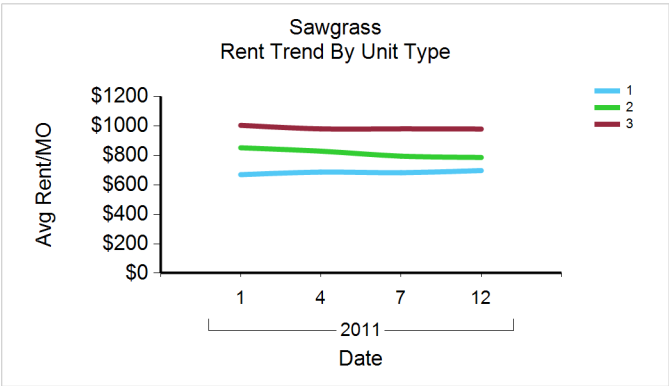
Member of: **Apartment Association of Greater Orlando (AAGO)**

**Utilities Included In Rent**

Water       Sewer       Electric       Trash       Cable

Rent and Occupancies as of : 12/9/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
Dogwood	24	Flat	1	1	No	No	No	658	\$680	\$680	\$1.03	24	1	95.83%
Gardenia	72	Flat	1	1	No	No	No	773	\$692	\$692	\$0.90	72	3	95.83%
Jasmine	16	Flat	1	1	No	No	No	795	\$745	\$745	\$0.94	16	0	100.00%
Magnolia	48	Flat	2	2	No	No	No	1020	\$767	\$767	\$0.75	48	3	93.75%
Camellia	32	Flat	2	2	No	No	No	1045	\$814	\$814	\$0.78	32	3	90.63%
Poinsettia	16	Flat	3	2	No	No	No	1177	\$979	\$979	\$0.83	16	0	100.00%
<b>Totals/Avg</b>	<b>208</b>							<b>891</b>	<b>\$753</b>	<b>\$753</b>	<b>\$0.84</b>	<b>208</b>	<b>10</b>	<b>95.19%</b>



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## Sawgrass

Property Type : **APT**

2859 S. Conway Rd., Orlando, FL 32812

### Community Amenities

- ✓ Trailer Area
- ✓ Lakefront
- ✓ 1 Tennis Court
- ✓ 1 Swimming Pool
- ✓ 1 Indoor Racquetball Court
- ✓ Exercise/Weight Room
- ✓ Spa/Jacuzzi
- ✓ Car Wash Area (Covered)

### Unit Amenities

- ✓ Range Not Provided
- ✓ RR
- ✓ Fire Place(Some)
- ✓ Blinds
- ✓ Vaulted Ceilings(Some)
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Central Heating
- ✓ Balcony/patio
- ✓ Dishwasher
- ✓ Disposal
- ✓ Washer/Dryer Hookup
- ✓ Storage\*
- ✓ Pest Control

### Additional Photos:



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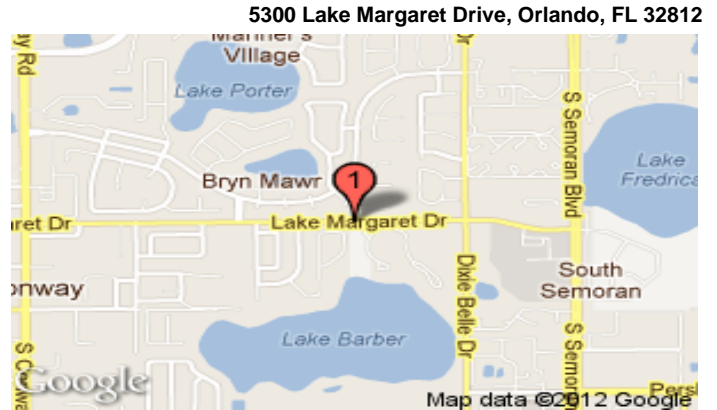
**Camden Reserve**

Tel: 407-249-7703

Property Type : **APT**



Qty: 526      Year Built: 1990  
 Property Email : reserve@camdenliving.com  
 Management Company : Camden Property Trust  
 Property Website: http://www.camdenprop.com



[Street View](#)

Metro Area : FL-Orlando-Kissimmee-Sanford

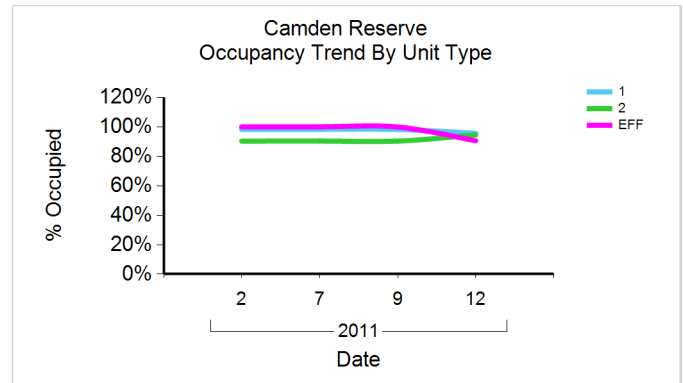
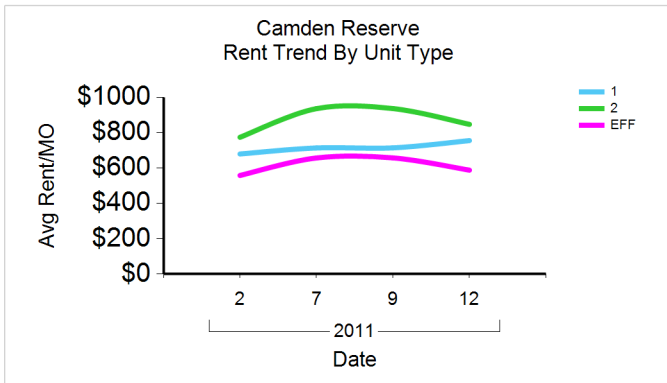
County : Orange

**Utilities Included In Rent**

Water       Sewer       Electric       Trash       Cable

Rent and Occupancies as of : 12/15/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
E	32	Flat	EFF	1	No	No	No	450	\$589	\$589	\$1.31	32	3	90.63%
A-1	80	Flat	1	1	No	No	No	661	\$732	\$732	\$1.11	80	2	97.50%
A-3	80	Flat	1	1	Yes	No	No	767	\$764	\$764	\$1.00	80	2	97.50%
B-3	12	TH	2	2	No	Yes	No	1005	\$832	\$832	\$0.83	12	4	66.67%
B-2	176	Flat	2	2	No	No	No	923	\$812	\$812	\$0.88	176	8	95.45%
A-1 phase 2	74	Flat	1	1	No	No	No	780	\$774	\$774	\$0.99	74	6	91.89%
B-1	72	Flat	2	2	No	No	No	1009	\$939	\$939	\$0.93	72	2	97.22%
<b>Totals/Avg</b>	<b>526</b>							<b>824</b>	<b>\$791</b>	<b>\$791</b>	<b>\$0.96</b>	<b>526</b>	<b>27</b>	<b>94.87%</b>



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**Camden Reserve**

Tel: 407-249-7703

Property Type : **APT**

5300 Lake Margaret Drive, Orlando, FL 32812

**Community Amenities**

**Unit Amenities**

- ✓ Lakefront
- ✓ Lighted Tennis Court
- ✓ 1 Swimming Pool
- ✓ 2 Racquetball Courts (Lighted)
- ✓ Basketball Court
- ✓ Volleyball Court
- ✓ Picnic Area/BBQ
- ✓ Exercise/Weight Room
- ✓ 2 Laundry Rooms
- ✓ Car Wash Area

- ✓ Ceiling fan (some)
- ✓ Blinds
- ✓ Vaulted ceilings (upper units)
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Each unit has central heat/air
- ✓ Balcony/patio
- ✓ Washer/dryer\*\*
- ✓ Dishwasher
- ✓ Disposal
- ✓ Washer dryer hook-ups
- ✓ Storage\*
- ✓ Pest Control

**Additional Photos:**



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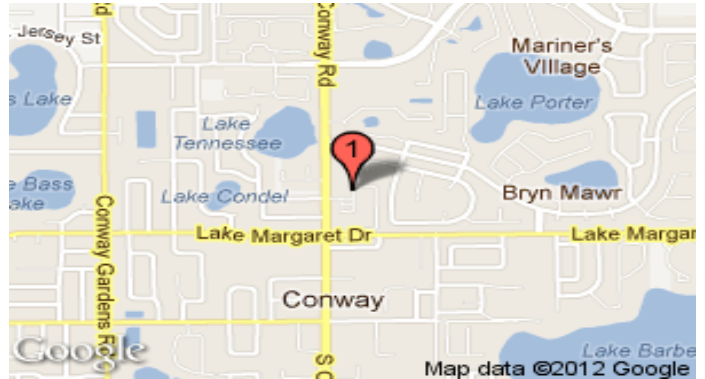


**Camden Landings**

Tel: 407-273-0433

Property Type : **APT**

3149 Landtree Place, Orlando, FL 32812



[Street View](#)

Qty: 220      Year Built: 1983  
Property Email : cgordon@camdenliving.com  
Management Company : Camden Property Trust  
Property Website: http://www.camdenprop.com

Metro Area : FL-Orlando-Kissimmee-Sanford

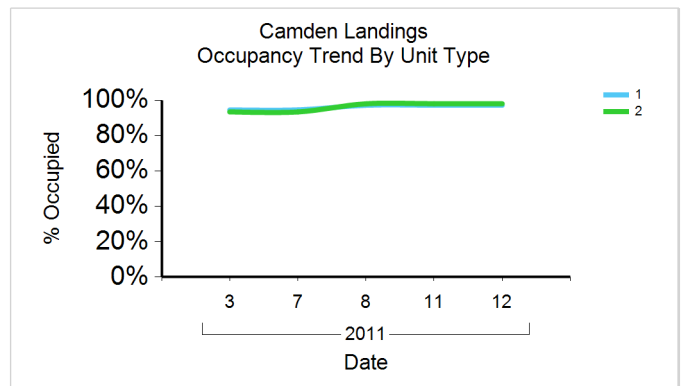
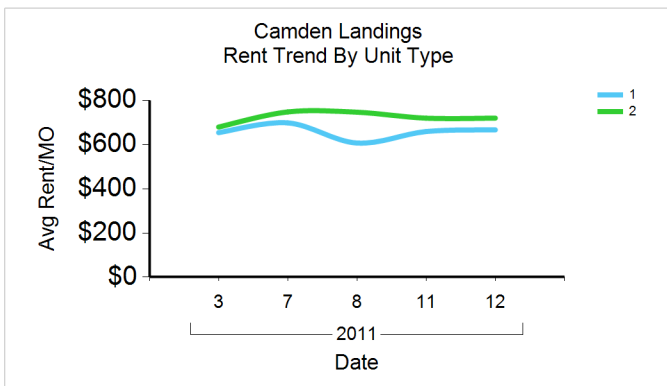
County : Orange

**Utilities Included In Rent**

Water       Sewer       Electric       Trash       Cable

Rent and Occupancies as of : 12/1/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
A-1	32	Flat	1	1	No	No	No	600	\$637	\$637	\$1.06	32	1	96.88%
A-2	32	Flat	1	1	No	No	No	615	\$637	\$637	\$1.04	32	1	96.88%
A-3	48	Flat	1	1	Yes	No	No	726	\$707	\$707	\$0.97	48	1	97.92%
B-3	4	TH	2	2	No	No	No	885	\$720	\$720	\$0.81	4	0	100.00%
B-1	72	Flat	2	2	No	No	No	810	\$720	\$720	\$0.89	72	0	100.00%
B-2	32	Flat	2	2	No	No	No	903	\$720	\$720	\$0.80	32	2	93.75%
<b>Totals/Avg</b>	<b>220</b>							<b>748</b>	<b>\$693</b>	<b>\$693</b>	<b>\$0.93</b>	<b>220</b>	<b>5</b>	<b>97.73%</b>



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**Camden Landings**

Tel: 407-273-0433

Property Type : **APT**

3149 Landtree Place, Orlando, FL 32812

**Community Amenities**

**Unit Amenities**

- ✓ 2,000 (SF Clubhouse), Clubhouse
- ✓ Trailer Area
- ✓ Lighted Tennis Court
- ✓ 1 Swimming Pool
- ✓ Racquet Ball Court
- ✓ Basketball Court
- ✓ Picnic/BBQ Area
- ✓ Laundry Room
- ✓ Car Wash Area

- ✓ Vinyl
- ✓ Electric Range
- ✓ Vaulted ceilings (lofts)
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Central Heating
- ✓ Balcony/patio
- ✓ Dishwasher
- ✓ Disposal
- ✓ Pest Control

**Additional Photos:**



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**Valencia Plantation**

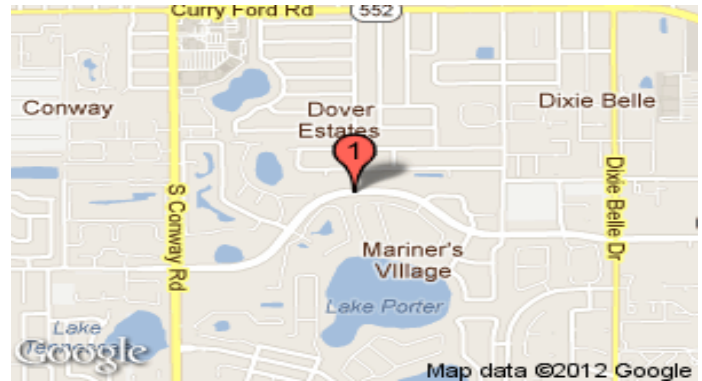
Tel: 407-381-5076

Property Type : **APT**



Qty: 194      Year Built: 1990  
 Property Email : valenciaplantation@eqr.com  
 Management Company : Equity Residential Management  
 Property Website: http://www.equityapartments.com/market/brochure.aspx?page=overview&PropID=1579

4928 E. Michigan Street, Orlando, FL 32812



[Street View](#)

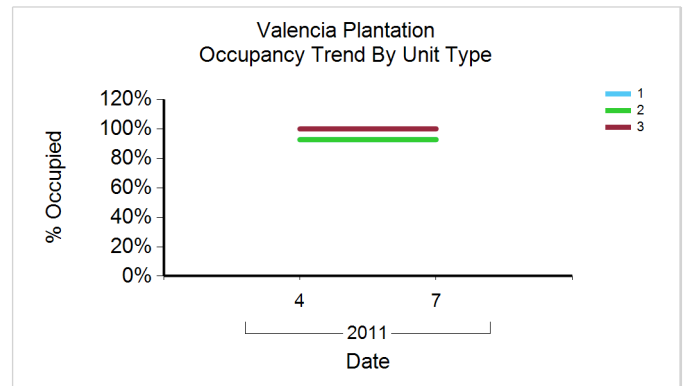
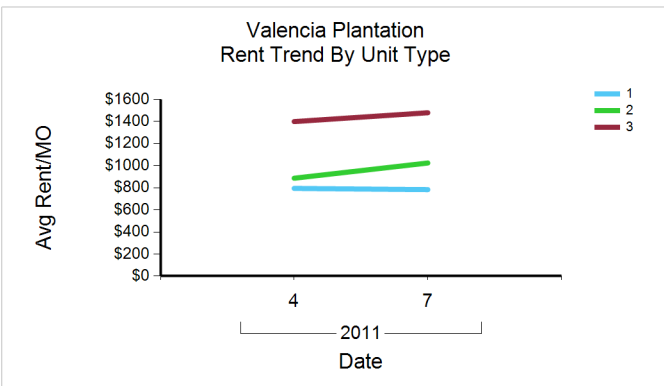
Metro Area : FL-Orlando-Kissimmee-Sanford

County : Orange

**Utilities Included In Rent**

Rent and Occupancies as of : 7/7/2011

Model Name	Qty	Unit Type	Bed	Bath	Den	Loft	Furn	AC SF	Water	Sewer	Electric	Trash	Cable	
									Base Market Rent	Base Effective Rent	Base Effective Rent/SF	# Units Rentable	# Vacant	% Occupied
A1	24	Flat	1	1	No	No	No	754	\$770	\$715	\$0.95	24	2	91.67%
Concessions/Availability (For above unit): rents range from effective to market														
A3	24	Flat	1	1	No	No	No	876	\$765	\$765	\$0.87	24	2	91.67%
A2	24	Flat	1	1	Yes	No	No	861	\$730	\$730	\$0.85	24	2	91.67%
A4	24	Flat	1	1	Yes	No	No	985	\$870	\$865	\$0.88	24	1	95.83%
Concessions/Availability (For above unit): rents range from effective to market														
B2	48	Flat	2	2	Yes	No	No	1296	\$1005	\$955	\$0.74	48	3	93.75%
Concessions/Availability (For above unit): rents range from effective to market														
B3	48	Flat	2	2	No	No	No	1344	\$1045	\$970	\$0.72	48	4	91.67%
Concessions/Availability (For above unit): rents range from effective to market														
C1	2	Flat	3	3	No	No	No	1700	\$1480	\$1480	\$0.87	2	0	100.00%
<b>Totals/Avg</b>	<b>194</b>							<b>1101</b>	<b>\$910</b>	<b>\$872</b>	<b>\$0.79</b>	<b>194</b>	<b>14</b>	<b>92.78%</b>



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## Valencia Plantation

Property Type : **APT**

4928 E. Michigan Street, Orlando, FL 32812

### Community Amenities

- ✓ Trailer Area
- ✓ Lakefront\*
- ✓ 1 Tennis Court
- ✓ 2 Swimming Pools
- ✓ Volleyball Court
- ✓ Picnic Area/BBQ
- ✓ Playground
- ✓ Exercise/Weight Room
- ✓ Billiards
- ✓ Spa/Jacuzzi

### Unit Amenities

- ✓ IESS
- ✓ Ceiling fan
- ✓ Blinds
- ✓ Vaulted ceilings (upper units)
- ✓ Wall to wall carpeting
- ✓ Refrigerator
- ✓ Each unit has central heat/air
- ✓ Balcony/patio (screened)
- ✓ Washer/dryer
- ✓ Dishwasher
- ✓ Disposal
- ✓ Washer dryer hook-ups

### Additional Photos:



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