

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: \$975,000

Sell Price!!

Price: \$926,250

Profit **Equity**
\$60K+ **\$48,750**



Location

Cape Coral , Florida



Market Value

Price: \$475,000

Sell Price!!

Price: \$451,250

Profit **Equity**
\$50K+ **\$23,750**



Location

Cape Coral , Florida



Market Value

Price: \$475,000

Sell Price!!

Price: \$451,250

Profit **Equity**
\$40K+ **\$23,750**

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)

★★★★★ (13)

★★★★★ (15)

Martina – Villa

Monthly Expenses

- o \$2,290

Annual Expenses

- o **\$27,565**
- o Pool, Lawn Care
- o Internet, Netflix
- o Electric, Water
- o Property Taxes
- o Insurance
- o Security 

Booked for 2026

- o **12 Weeks**

Open for 2026

- o **40 Weeks**

Booked \$ for 2026

- o **\$32,368**

o Profit 2026

- o **\$4,802**



Tiki – Villa

Monthly Expenses

- o \$1,870

Annual Expenses

- o **\$22,721**
- o Pool, Lawn Care
- o Internet, Netflix
- o Electric, Water
- o Property Taxes
- o Insurance
- o Security 

Booked for 2026

- o **17 Weeks**

Open for 2026

- o **35 Weeks**

Booked \$ for 2026

- o **\$40,000**

Profit 2026

- o **\$17,279**



Splash – Villa

Monthly

- o \$1,310

Annual Expenses

- o **\$16,032**
- o Pool, Lawn Care
- o Internet, Netflix
- o Electric, Water
- o Property Taxes
- o Insurance
- o Security 

Booked for 2026

- o **7 Weeks**

Open for 2026

- o **45 Weeks**

Booked \$ for 2026

- o **\$17,092**

Profit 2026

- o **\$1,060**



Pablo Kahan 303-993-9594

pablokahan@gmail.com

Furnished Options:

- Homes offered at 5% under market value
- Save 60% on NEW fully furnished homes
 - 2910 – Offered @ \$20K
 - 1704 – Offered @ \$15K
 - 1019 – Offered @ \$15K

Additional Offering:

- Modern Website with direct links - \$10K
 - **www.florida-365.com**
- Marketing Collateral - \$15K
- VRBO Linked Listings - \$3,750
- **90K already booked for 2026 !**

