

# Bella Piazza - Estimated Booking Analysis

# of Bedrooms	Purchase Price	% of Down Payment	Loan Amt	Principal & Interest	HOA Fees	Taxes	Monthly Payment	Tour Operator Rates			Total Bookings	Annual Mortgage Payment
								16 weeks/ Off Season	17 weeks/ High Season	5 weeks/ Retail		
2 Bed	\$ 215,000	5%	\$ 204,250	\$ 1,176	\$ 279	\$ 250	\$ 1,705	\$413 per week \$59 per night	\$553 per week \$79 per night	\$833 per week \$119 per night	\$ 20,174	\$ 20,463
		10%	\$ 193,500	\$ 1,114	\$ 279	\$ 250	\$ 1,643					\$ 19,720
		15%	\$ 182,750	\$ 1,052	\$ 279	\$ 250	\$ 1,581					\$ 18,977
3 Bed	\$ 232,000	5%	\$ 220,040	\$ 1,267	\$ 345	\$ 275	\$ 1,887	\$483 per week \$69 per night	\$623 per week \$89 per night	\$903 per week \$129 per night	\$ 22,834	\$ 22,640
		10%	\$ 208,800	\$ 1,205	\$ 345	\$ 275	\$ 1,825					\$ 21,903
		15%	\$ 197,200	\$ 1,135	\$ 345	\$ 275	\$ 1,755					\$ 21,062
3 Bed	\$ 240,000	5%	\$ 228,000	\$ 1,313	\$ 404	\$ 300	\$ 2,017	\$483 per week \$69 per night	\$658 per week \$94 per night	\$938 per week \$134 per night	\$ 23,604	\$ 24,198
		10%	\$ 216,000	\$ 1,243	\$ 404	\$ 300	\$ 1,947					\$ 23,369
		15%	\$ 204,000	\$ 1,174	\$ 404	\$ 300	\$ 1,878					\$ 22,540
4 Bed	\$ 258,000	5%	\$ 245,100	\$ 1,411	\$ 402	\$ 325	\$ 2,138	\$553 per week \$79 per night	\$693 per week \$99 per night	\$980 per week \$140 per night	\$ 25,529	\$ 25,655
		10%	\$ 232,200	\$ 1,337	\$ 402	\$ 325	\$ 2,064					\$ 24,764
		15%	\$ 219,300	\$ 1,262	\$ 402	\$ 325	\$ 1,989					\$ 23,873

The above analysis is based on an estimated monthly mortgage amount.  
 There will be some retail rates booked as well which can be up to 20% higher than tour operator rates.  
 Interest rates are subject to change without notice and is only to be utilized as an estimate.

\* The figures quoted are based in our past experience and depends on the market and economy trends. \* Figures are to be used as a guideline only and do not represent any guarantee. \*Projected expenses vary according to square footage, usage and amenities. \* Older homes need to be constantly updated to retain their "like new" appearance and to complete with brand new homes. \* Townhome and Condominium Expenses will vary depending on what your HOA fees cover (Typically Cable, Pool Care, Pest Control & Water). \* In new select subdivisions lawn care is included in association fees.



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Fully Furnished Luxury Vacation-Style Condominiums  
Minutes from the Walt Disney World Resort®



**BELLA PIAZZA**



Bella Piazza combines the comforts of home with the ambiance of a fine resort. Fully furnished in your choice of two decorator packages, your residence will include luxury touches such as granite countertops and crown molding. And when you're ready to venture forth, elevators in all buildings make for easy access to all that Orlando has to offer.

#### Community

- Mediterranean Accented Architecture with Tile Roof
- Elevators in All Buildings
- Spacious Club House
- Game Room
- Business Center
- Two Resort-style Pools
- Spa
- Children's Water Playground at Main Pool/Clubhouse
- Short Walk to Dining, Grocery and Shopping
- Fitness Center
- Outdoor Kitchen/ BBQ Grills
- Lush Tropical Landscaping

#### Kitchen

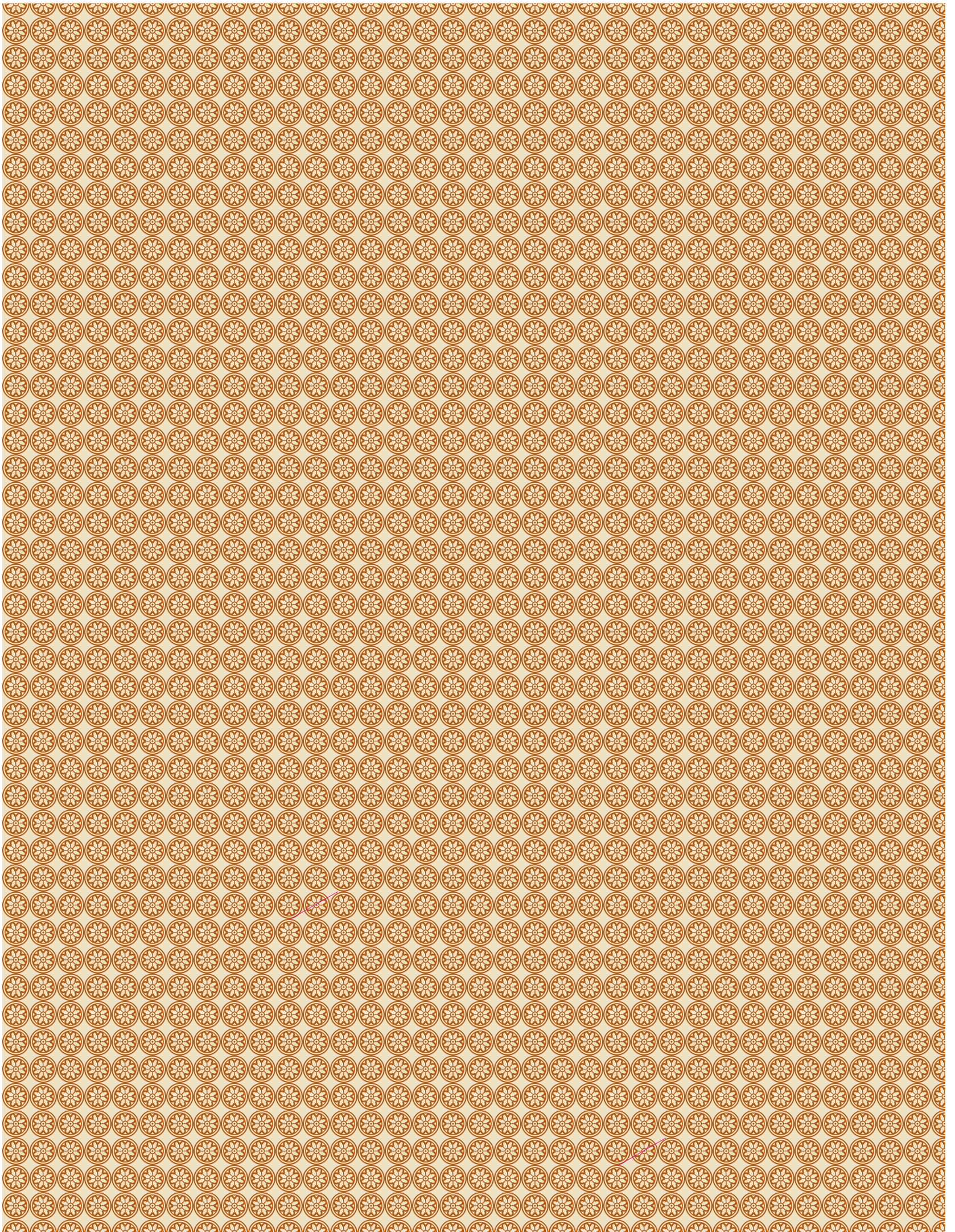
- Granite Countertops
- Porcelain Tile Backsplash
- Wood Grain Cabinets
- Black on Black Appliances
- Side-by-Side Refrigerator, Microwave, Dishwasher, Stove/Oven
- Raised Breakfast Bar
- Stainless Steel Sink (double bowl)
- Pantry
- 16" Porcelain Tile
- Full-size Stackable Washer/Dryer

#### Residence

- 16" Porcelain Tile throughout Entry, Kitchen, Dining, Living and Baths
- Textured Interior Walls and Ceilings
- Rounded Sheetrock Corners
- Private Patio/Balconies
- Separate Interior Lockable Owner's Closet
- Walk-in Closets
- Linen Closets
- Built-in Shelves (in Dining area)
- Pass-through Views
- Fully Furnished – Two Designer Packages to Choose From
- Crown Molding (in Kitchen, Living and Dining)

#### Bath

- Granite Vanity Countertops in all Baths
- Wood Grain Cabinets
- 16" Porcelain Tile
- Garden Tub in Master Bath
- Separate Shower in Master Bath
- Double Vanity in Master Bath





# BELLA PIAZZA

*Sales Center*

Monday–Saturday: 10am–5pm | Sunday: by Appointment Only  
908 Charo Parkway Davenport, Florida 33897

toll free 866.302.5526

phone 863-420-1743 fax 863-420-1745

[www.BellaPiazzaFL.com](http://www.BellaPiazzaFL.com)



## Area Attractions

- What once was planned to be built in the shape of Mickey’s head has grown into what we know today as the Walt Disney World Resort. The Walt Disney World Resort is host to thousands of guests per year, and provides the young and the young-at-heart a lifetime of magical memories. Walt Disney World has something to offer every member of the family with Magic Kingdom®, Epcot®, Disney’s Animal Kingdom® Park, Disney-MGM Studios, and many other exciting and memorable attractions.
- Universal Orlando’s two theme parks, Universal Studios Florida® and Islands of Adventure®, offer thrills and excitement for all ages. Enjoy the street party atmosphere of their nighttime entertainment complex, Citywalk—where dancing, dining, shopping, and music surround you.
- Sea World® is renowned as the world’s premiere marine adventure, offering its guests an experience of a lifetime. Come be amazed with up-close encounters of killer whales, dolphins, sea lions, stingrays and countless other sea life creatures. Sea World is an adventure for the entire family with exciting rides, shopping and dining.

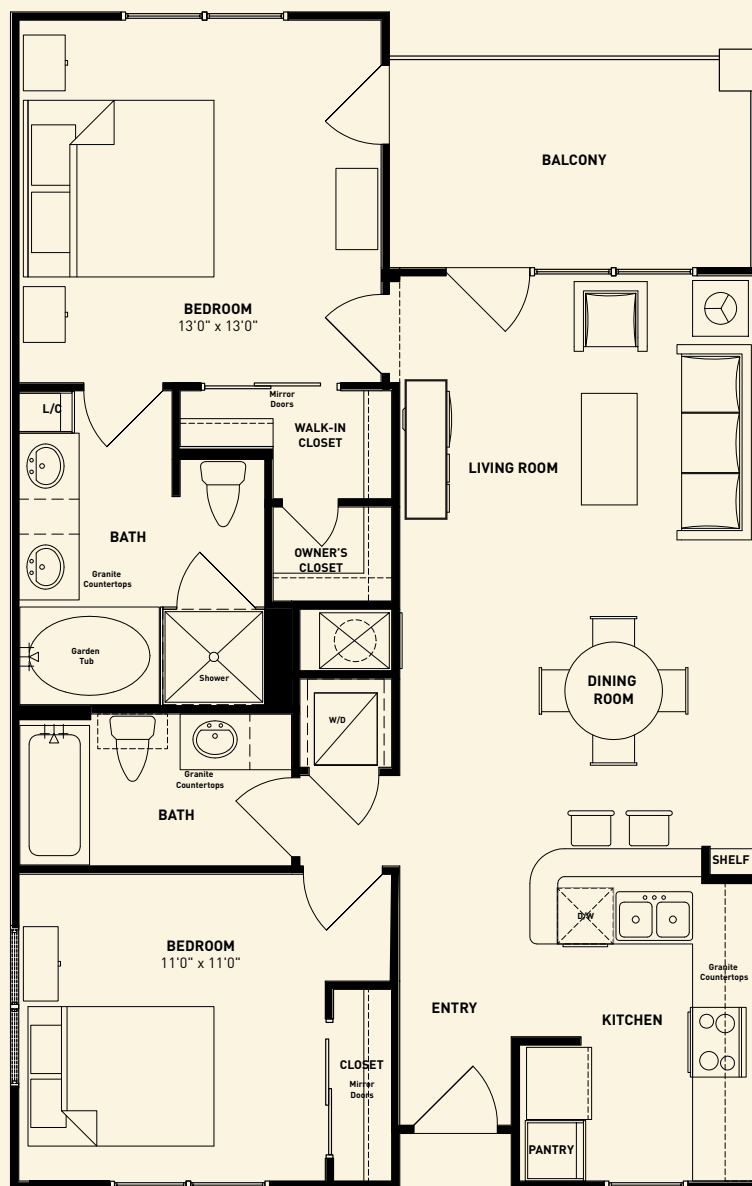
## Central Florida and More

Bella Piazza is conveniently located off of Highway 27, providing easy access to many exciting locations—all within a two hour drive. You can enjoy the East and West coast beaches, wonder at the accomplishments of NASA at the Kennedy Space Center, enjoy the excitement of Busch Gardens® theme park, explore the nature of Florida at numerous state parks and wildlife sanctuaries, and even feel the thrill of NASCAR at the Daytona International Speedway.

The developer of Bella Piazza is Stonecrest Development, an affiliate of The Dinerstein Companies — a coast-to-coast full service real estate company with a 50-year legacy of quality and success. Family owned and operated for three generations, the company prides itself on a long-term commitment to quality. Since inception, Stonecrest and its affiliates have developed over \$2 billion dollars in residential real estate in 27 states.

In addition to Orlando, Stonecrest is currently developing luxury communities in Ft. Lauderdale, Los Angeles and West Hollywood.

We are pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations make reference to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. All features, dimensions, drawings, conceptual renderings, plans and specifications are subject to change without notice, and Developer expressly reserves the right to modify, revise or withdraw any or all of the same in its sole discretion. Pictures and renderings are Artist Representations and are not necessarily an accurate depiction. All improvements, design and construction, are subject to first obtaining appropriate permits and approvals. Unit sizes and dimensions shown are based upon gross “under air” square footage (excluding patio area), and are also subject to change at the developer’s sole discretion. All prices are subject to change without notice.



Floorplans not to scale

\*All square footages, measurements and dimensions are approximate, and are subject to change at the developer's sole discretion. Actual square footages, measurements and dimensions are not final or verifiable at time of printing, and are approximations only. Actual and final unit size and dimensions will be determined once project is completed and all units are built.

BELLA PIAZZA

Capri

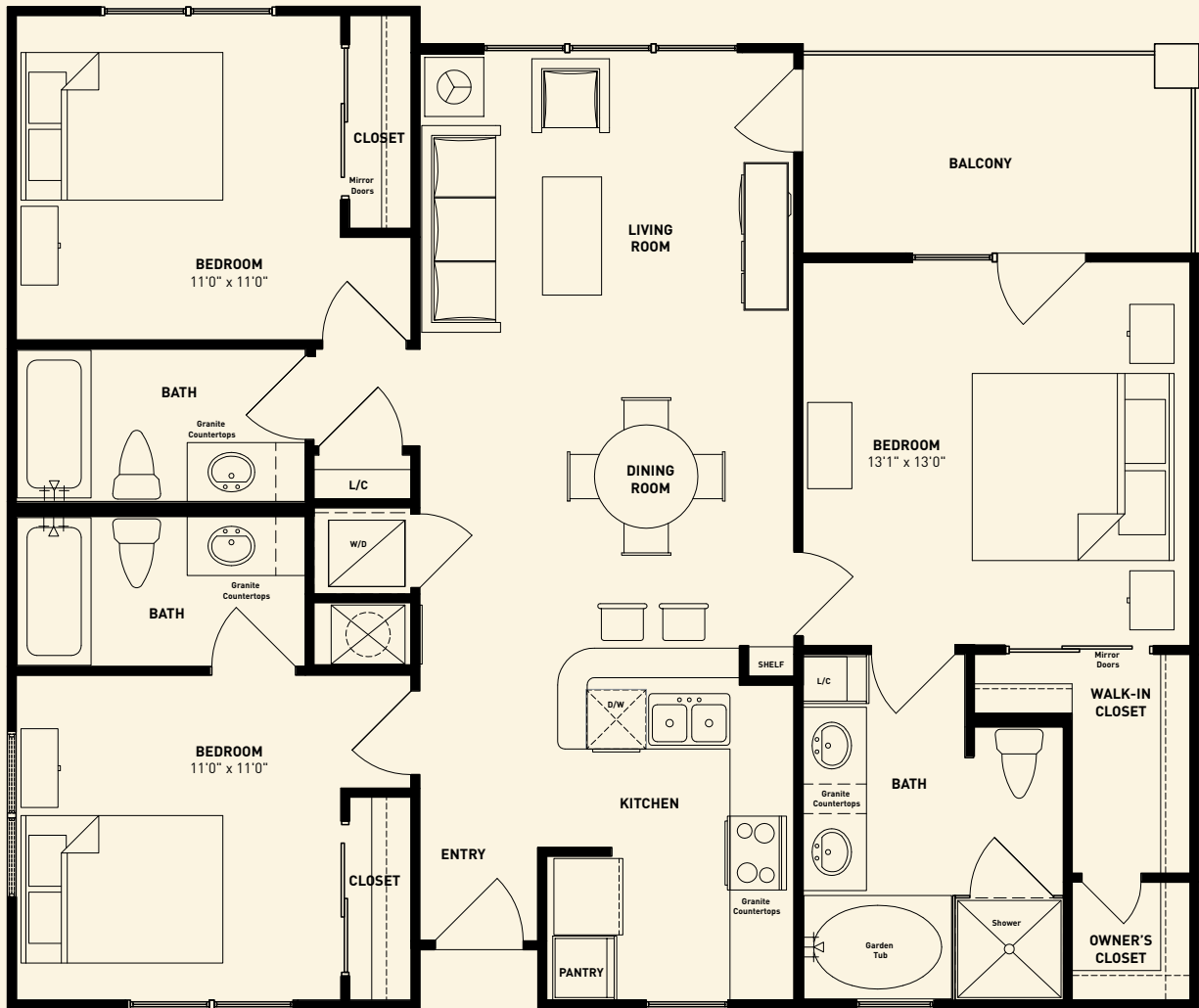
2 BEDROOM - 2 BATH

INTERIOR SPACE:

998 SQUARE FEET\*

PATIO/BALCONY SPACE:

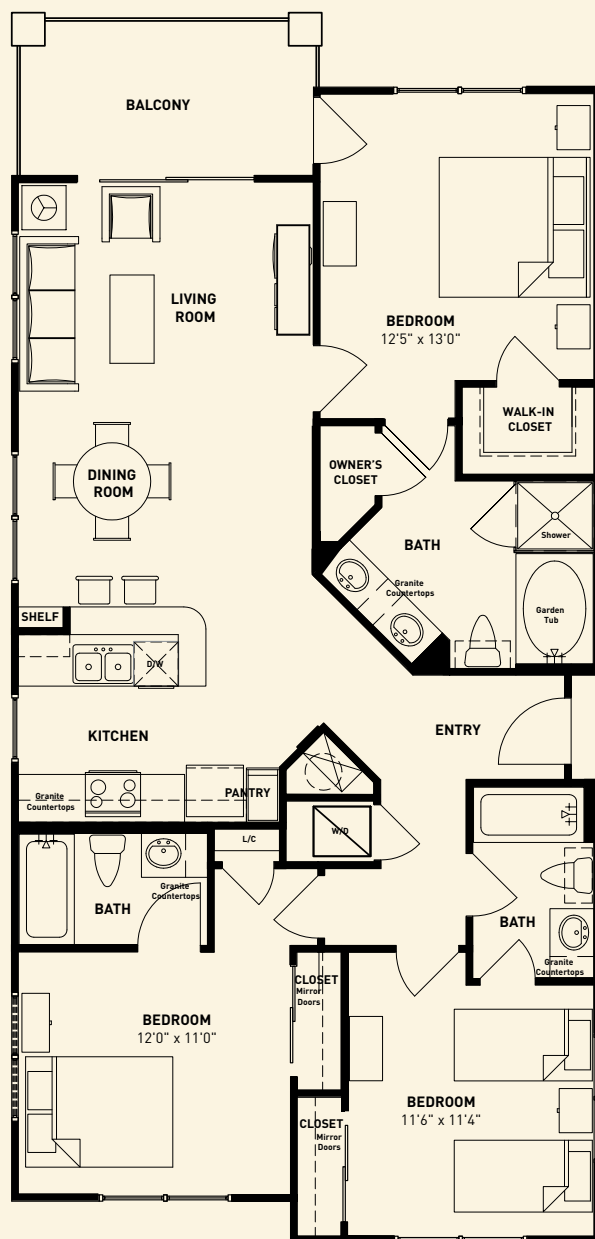
100 SQUARE FEET\*



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BELLA PIAZZA

Florence

3 BEDROOM - 3 BATH

INTERIOR SPACE:

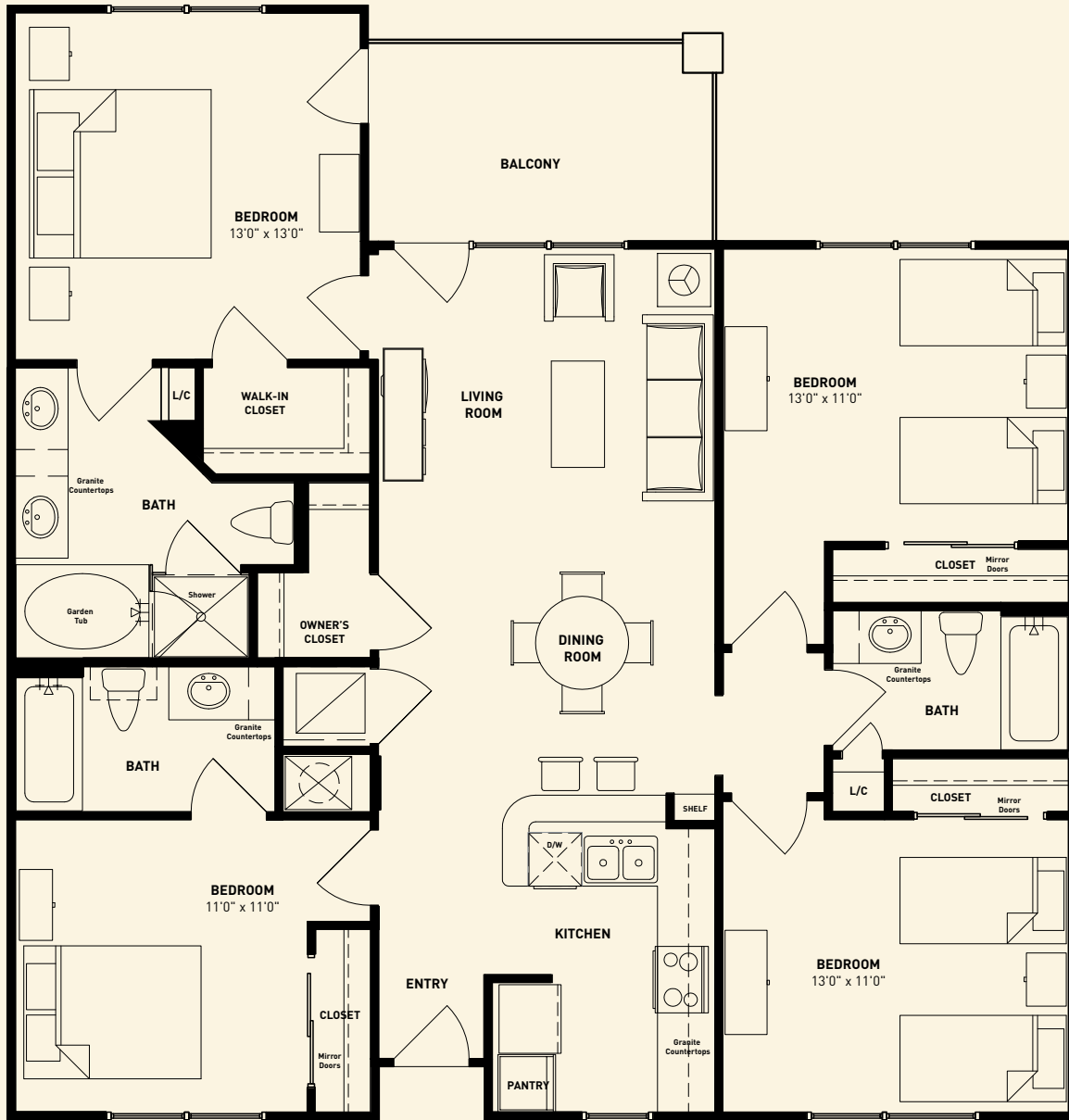
1,293-1443

SQUARE FEET\*

PATIO/BALCONY SPACE:

98

SQUARE FEET\*



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Floorplans not to scale

# Site Plan



\*All buildings are located in Davenport, FL 33897

**BELLA PIAZZA**

Bldg 1 - 914 Charo Parkway\*  
 Bldg 2 - 912 Charo Parkway\*  
 Bldg 3 - 910 Charo Parkway\*  
 Bldg 4 - 906 Charo Parkway\*  
 Bldg 5 - 904 Charo Parkway\*

Bldg 6 - 902 Charo Parkway\*  
 Bldg 7 - 901 Charo Parkway\*  
 Bldg 8 - 903 Charo Parkway\*  
 Bldg 9 - 907 Charo Parkway\*  
 Bldg 10 - 909 Charo Parkway\*

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**BELLA PIAZZA**

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 Bldg 10 - 909 Charo Parkway\*

# Housewares Inventory

Bella Piazza and Catalina Furniture are pleased to provide your new home to you fully furnished, complete with housewares.

2 Bedroom\*, 3 Bedroom\*\*, 4 Bedroom\*\*\*

## Living Area

Sofa Sleeper  
Side Chair  
Cocktail Table  
End Table (1)  
Lamp (1)  
TV Console  
Silk Floral  
Artwork (1)  
26" Television \*, \*\*  
42" Flat Screen\*\*\*  
DVD Player

## Kitchen

Wall Clock  
Coffee Maker  
Tea Kettle  
Four-Slice Toaster  
Blender  
Electric Can Opener  
Serving Pieces  
Dinnerware (8)\*(8)\*\*(12)\*\*\*  
Flatware (8)\*(8)\*\*(12)\*\*\*  
Wineglasses for 8  
Glassware Set  
Cutlery Tray  
Knife Block Set  
Cooking Utensil Set  
Cork Screw  
Cutting Board  
Colander  
Water Pitcher  
Salt & Pepper Set  
Set of Pots & Pans  
Dish Cloth (4)  
Dish Towel (4)  
Pot Holder (2)  
Food Savers  
Baking Tray  
Fry Pan  
Casserole Dish  
Kitchen Trash Bin

## Patio: Cast Aluminum

Chair (2)  
Accent Table

## Dining Area:

Dining Table & 4 Side Chairs  
Decorative Placemats (4)  
Napkins & Rings (4)  
Artwork (2)  
Silk Floral  
6'0" Tree

## Bar Area:

Barstools (2)

## Master Bedroom: King

Headboard  
Mattress Set & Frame  
Armoire  
Nightstand (2)  
Lamp (2)  
Bedspread  
Mattress Cover  
Sheet Set (2)  
Pillows & Protectors (4)  
Blanket  
Silk Floral  
Artwork (3)  
19" Television  
Digital Clock Radio  
Waste Basket

## Each Bathroom

Shower Curtain  
Curtain Liner  
Shower Rings  
Bath Mat  
Soap Dish  
Tooth Brush Holder  
Waste Basket  
Toilet Brush w/Holder  
Artwork (1)  
Silk Greenery

## Bath Towels:

Bath Towel (8)\*(10)\*\*(12)\*\*\*  
Hand Towel (8)\*(10)\*\*(12)\*\*\*  
Wash Towel (8)\*(10)\*\*(12)\*\*\*

## Bedroom 2: Queen

Headboard  
Mattress Set & Frame  
Chest  
Nightstand (2)  
Lamp (2)  
Bedspread  
Mattress Cover  
Sheet Set (2)  
Pillows & Protectors (2)  
Blanket  
Silk Floral  
Artwork (3)  
Waste Basket

## Bedroom 3 & 4 (if plan): Twin

Headboard  
Mattress Set & Frame (2)  
Chest  
Nightstand & Lamp  
Bedspread (2)  
Mattress Cover (2)  
Sheet Set (4)  
Pillows & Protectors (2)  
Blanket (2)  
Silk Floral  
Artwork (3)  
Waste Basket

## Miscellaneous

Telephone (2)  
Iron & Ironing Board  
Vacuum Cleaner  
Dustpan Set  
Broom  
Mop & Bucket  
Laundry Basket  
Plunger  
Hangers/bedroom (20)  
Hair Dryer  
Kitchen Ledge Greenery



**BELLA PIAZZA**

All items subject to change based on availability. Purchaser hereby acknowledges and agrees that "Town Center Condos, L.P., A Delaware Limited Partnership ("Seller") and Pulino Pigot, L.L.C d/b/a Catalina Furniture ("Catalina") are not responsible nor in control over the availability of items within the furniture packages. Should any item be unavailable or discontinued prior to delivery, Seller (in cooperation with Catalina) will provide a replacement of equal quality, design and function.