



CORAL CAY



WORLD PROPERTY CENTRE
group

The Coral Cay Resort Newsletter

Coral Cay Resort Management LLC

January 9th, 2006

Volume 1, Issue 1

Special points of interest:

- Completion of blocks one & two is just days away!
- Our first guests are scheduled to arrive at the resort on January 13th!
- Unlimited international calling has been secured for guests in the resort
- Coral Cay Resort Management is conducting walkthrough inspections on behalf of owners at their request

2007 Is the Year of Coral Cay!

Workmen are buzzing about the Coral Cay site adding the finishing touches to the lush landscaping and amenity center, all amidst gorgeous furnishings that have been arriving daily by the truckload. The first properties have closed and the excitement at the site and in the industry is palpable. What has for so long been two dimensional drawings is at last coming to life in vivid Floridian detail!



A long view of a stately Oak amidst the brightly colored town home blocks down Caravelle Circle.

Coral Cay Resort Management is in the midst of a flurry of preparations, readying staff and services to ease the resort into operation as the first guests arrive at the resort in mid-January. Responses to our initial marketing efforts for the project have been fantastic— as we have believed since the days when this development was still on the drawing boards, a central location such as this, combined with beautiful, well laid out homes in a resort full of amenities is a sure bet!

We have begun to allocate advance bookings to specific properties in our management base and encourage any owners that have not yet engaged our services for property management to do so as soon as possible. The more properties we have on our program, the more leverage we have to negotiate the most beneficial rental rates for our owners. Over the coming months we will be updating owners via this newsletter every fortnight or thereabouts in order to keep you all abreast of the exciting developments at the site. The team at Coral Cay

Resort Management is eager for the resort to welcome its first guests over the coming weeks, and looks forward to working with all of the resort's owners to make Coral Cay one of Central Florida's premier vacation destinations.

In this issue:

The resort is almost open! 1

Orlando Airport Sees Increase in Arrivals 1

Coral Cay Resort Highlights 2

The importance of a good management company 2

Coral Cay Sights 3

Orlando International Airport Reports an Increase in Arrivals

In an encouraging sign of continuing prosperity in the Central Florida vacation market, Orlando International Airport has reported a 2.5 percent increase in total arrivals year-on-year through the third quarter of 2006. All indications point to a further increase in arrivals to be reflected in the full year data once the busy Christmas travel season is accounted for.

While there has been a nominal decrease in arrivals into OIA originating in the United Kingdom, this small decrease has been offset by a significant increase in domestic & Latin American arrivals. OIA saw a 3% increase in domestic visitation— over 800,000 additional visitors- through third quarter '06. (Source: Orlando Convention & Visitors Bureau)

Coral Cay Resort Management has tailored a marketing program for the resort designed to target domestic clientele who traditionally pay more per night for accommodation. This program will take advantage of the upwards trend in domestic visitation to the area that is projected to continue for some years to come.





What Makes Coral Cay Unique to your Guests:

- Onsite check-in and concierge building opening soon
- Well appointed amenity centre with theatre, community room, business centre and arcade
- Units under construction will be separated from completed units
- Secure, gated entrance
- Multiple playgrounds and outdoor gathering areas
- Resort style pool with kiddie splash pool and spa

Orlando Area 'State of the Market' Synopsis

Metro Orlando Year-to-Date Average Daily Rate **+8.5%**

Orlando Convention & Visitor Bureau Total Visitation Forecast for 2007 **+3%**

Orlando Convention & Visitor Bureau Foreign Visitation Forecast for 2007 **+5.2%**

2006 Increase in Arrivals From Brazil, Canada & Argentina **+8.5%**

2006 Year-to-Date Increase in Domestic Arrivals **+3%**

The Importance of a Good Management Company

Coral Cay Resort Management was established by the team at World Property Centre exclusively to manage the 156 town homes at Coral Cay. Having operated in the Central Florida vacation market for almost 8 years, World Property Centre is intimately aware of individual's needs as absentee property owners. Founded upon the experiences of a family who began their relationship with Florida as owner's of vacation rental property themselves, our management team applies decades of professional management and hospitality experience to achieve a perfect balance between property care and our homeowner's need to attract rental income.

Our sole purpose is to preserve the value of each owner's property investment while helping generate the highest possible levels of rental income.



Block two at the Coral Cay Resort is nearly complete!

Placing the care of your property in someone else's hands can be a worrisome decision. Your caretaker must be respectful of your bottom line, be responsive to you and your guests, and be respectful of the property itself. At Coral Cay Resort Management we take every step possible to get to know each homeowner and we look forward to visiting with you during your trips to your property.

In addition to our duties as managers of the Coral Cay Resort Home Owner's Association, we will as part of our monthly

unit management services:

- Liaise with the developer and applicable vendors to ensure that all warranty and routine maintenance work is carried out satisfactorily
- Promote the resort for rental in all domestic and international channels in order to achieve the ideal balance between nightly rental rate and overall occupancy rate
- Account for all reservations placed in the property and provide via email and our unique Ownerlink system a monthly statement of account
- Represent each owner in all tax and licensing matters with the State of Florida & Osceola County and ensure all taxes on rental revenue are paid on their behalf.
- Conduct inspections of your property both before and after guests arrive in the home and make claims against guests' security deposits as necessary
- Clean & maintain the private spa on each town home's patio and provide routine property condition reports to assist in the preservation of the property's value

In summation, we know Florida- we know it because we've been here a long time and we've been right in the middle of the growth. We are up-to-date on what is happening in the vacation rental market and are a major force in the management of quality rental properties. Our Team of professionals ensure that we will maintain our position as one of the leading property management and vacation rental companies in the area and we look forward to working with you as the manager of your beautiful new town home.



Coral Cay Sights...



Luxurious furnishings are arriving for the clubhouse community room



A comfortable Hamilton bedroom awaits the arrival of its first guests



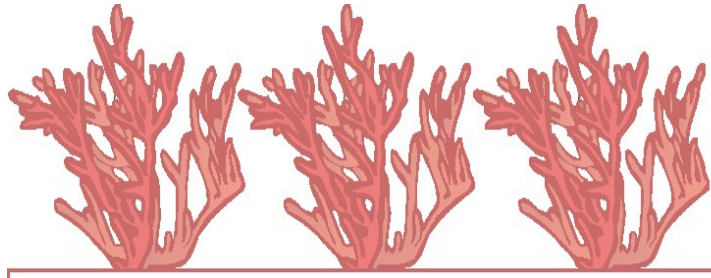
A view across the lake of blocks two, four and six



A sunlit living room in a Hamilton model town home



Blocks seven, eight and nine are well under way



**Coral Cay Resort Management
LLC**

A World Property Centre Company

3263 S. John Young Parkway
Kissimmee, Fl
34746

Tel: 407-390-7340

Fax: 407-390-7166

General: enquiries@staycoralcay.com

Rentals: rentals@staycoralcay.com

Management:

manage@staycoralcay.com



**WORLD PROPERTY CENTRESM
GROUP**