

## Secrets Hideaway Resort Orlando/Kissimmee, Florida



**Property Description:** After the kids have grown up and moved out, there's still lots to do in Orlando besides visiting the theme parks. For people in "the lifestyle," it's time to play! (No judgment here!)

What lifestyle, you ask? Well, Secrets is owned and operated by swingers, for swingers, but it's NOT just for swingers. It's for anyone seeking a more adventurous destination: nudists, clothing-optional vacationers, etc.

The swinger lifestyle is not a passing fad. It is a growing culture and a proven hotel model. There have been popular resorts for over 30 years, like Hedonism, located in Jamaica, and also the much newer resorts in Cancun, Mexico that have been busy since opening in 2004. The big difference between those resorts and Secrets is that they're thousands of miles

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away and require expensive airline flights for international travel. Getting to Orlando is an easy trip and no passport is required.

Secrets Hideaway Resort, located just outside Orlando in Kissimmee, is an existing, clothing-optional, lifestyle property that is being converted into a condo hotel. It is no different than any other condo hotel in terms of the hotel operational aspect, but as a lifestyle property it has many social areas and playrooms, for people looking for a little fun with like-minded individuals.

Unlike the clothing-optional nudist condo hotels in Tampa (that increased 3X to 4X in value in just a few years' time), which are family friendly, Secrets Hideaway is a playground for adults only so you can get as sexy as you want and do anything you'd like just about anywhere in the resort. You'll think you're vacationing at the Playboy Mansion!

**Condo Hotel Units:** Built in the 1970s, this property has existing hotel rooms that will be renovated to your specific tastes and budget. The "as-is" price just to have a room at the property starts as low as \$42,900, and the best units, in the courtyard overlooking the pool, are only \$84,900.

After you choose your unit location, then you can pick the renovation package you'd like to make your unit brand new or, if you want, you can keep it as-is. Remodeling packages, including furniture are approximately \$20,000-\$25,000 extra.

Floor Plan/Type	Sq. Ft.	View	First Release Price Range
Hotel Room	318 (12' x 26.5')	Parking Lot	\$42,900-\$44,900 + Renovation
Hotel Room	318	Courtyard (obstructed views)	\$54,900-\$57,900 + Renovation
Hotel Room	318	Courtyard/Garden	\$54,900-\$59,900 + Renovation
Hotel Room	318	Pool front/Volleyball/Tiki Bar	\$74,900-\$84,900
(14) Hotel Room Double Suites w/ lockout doors*	636	See Above All Views Available	Total of 2 units + Renovation

\* Double suites can be rented out individually or as a big party suite.

**Units Range in Price:** From: \$42,900 To: \$84,900

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**Stories:** The property consists of an existing two-story, exterior corridor property. If you wanted the privacy of an interior hallway, this is not the property for you. But one of the benefits of this property is making new friends! Often a balcony party spontaneously develops and you're soon making new friends with all your neighbors.



**No. of Units:** The property has 148 total units spread out on approximately five acres.



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Sample #1 of renovated unit

**Intended Star Rating:** Secrets Hideaway Resort is a 1970's-era Ramada Inn getting a new lease on life. This property will not compete for business with properties in the Four Seasons or Ritz Carlton chains, but the service you can expect at the property will be just as attentive to your special needs.

**Construction Start Date:** The nightclub has been open and operating for over five years as the most popular premier lifestyle club in central Florida. Then two years ago the hotel reopened as a lifestyle hotel, and its popularity has been growing rapidly since that time. Renovations already began in January 2016 with the addition of new heated pools, two new hot tubs, seven giant cabanas with ceiling fans, a tiki bar, the renovated night club with state-of-the-art sound system, the 5,000 square feet of play rooms and the newly renovated condo hotel models.



**Renovation Completion Date:** Everything is near completion except for the renovating and remodeling of all 148 of the individual condo hotel units. For this reason, these condo hotel units are currently at super-low introductory pre-completion prices, that allow you to

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choose your unit and decide how you'd like it improved and upgraded or if you'd like to keep it as-is.

Renovated units will get new insulated walls, cabinetry, tiled showers, granite counters, porcelain waterproof floors that look like wood, crown molding, new A.C. units, thick glass windows that are nearly soundproof, new furnishings, and more. Upgraded rooms will command higher rentals, but there is a rental market for every price range.



Sample #2 of renovated unit

### **Hotel Features/Amenities:**

- Approximately five acres of property with many communal and private areas
- 2 swimming pools, including a heated conversation social pool
- 2 hot tubs
- 7 cabanas with ceiling fans, lighting and outlets to charge your electronic devices.
- Tiki bar with full kitchen serving menu-ordered items
- Club Secret night club, recognized as Central Florida's #1 lifestyles club
- Small complimentary dinner buffet with midnight omelet station and complimentary morning breakfast
- Future plans for a piano bar off the lobby in a currently unused area
- Adult clothing store and gift shop operated by Fairvilla, the largest chain of sexy clothing retailers in Florida.

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Sample #3 of renovated unit:

### Hotel Services:

- 24 hour security
- Multi-lingual staff
- Concierge
- In-room or poolside massage
- Pool-side services
- Maid service



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**Unit Features:** All units are sold in as-is condition. You can keep your unit as-is, you can renovate it yourself, or you can have Secrets renovate it for you. Choose from several of finished and decorated styles in model units and pick out your own flooring, paint colors, cabinets, granite countertops and furniture. The choices are endless and 100% yours to select.



**Location:** Located right off the Florida Turnpike in Kissimmee, Florida.

- 5 minutes to Orlando
- 60 minutes to Daytona Beach
- 90 minutes to Tampa
- 2 hours from Palm Beach
- 2 ½ hours to Jacksonville
- 3 Hours from Fort Lauderdale
- 4 hours from Miami

**Maintenance:** Monthly maintenance fees are estimated to be less than \$349 per month. Items included in the maintenance fees are: building security, building insurance and general maintenance, electric, water, sewer, garbage, insurance, cable, Wi-Fi, and full use of all amenities. Also included is the owner's membership into Club Secrets and all resort fees, even if you're not staying the night in your unit. Other visiting guests and renting guests will pay per couple \$30 per weekday and \$50 weekends.

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**Real Estate Taxes:** Estimated at between 1.5% and 2% of the assessed value.

**Living Restrictions:** Use your own luxury condo hotel suite anytime and as often and long as you'd like.

**Rental Program:** When you're not using your condo hotel suite, Secrets will rent it for you. The rental program provides 50% of the revenue to the unit owner.

The as-is rooms overlooking the parking lot currently rent for \$75 per night and rooms in the courtyard over-looking the pool get \$95. Once the rooms have been renovated, they should command rates closer to \$175-\$195 night during the week and \$195-\$225 on the weekends.



**Developer:** The development team consists of a three-person partnership, each individual bringing their expertise to the project.

One partner started the night club five years ago and is a lifestyle club promoter. The second partner has owned swing clubs and has been a lifestyle event planner and lifestyle

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party promoter for 20 years. And the third partner has owned multiple small non-lifestyle resorts around the country and has done consulting for Holiday Inn worldwide.

**Buyer Incentives:** Visit the property for a week, enjoy the hotel and all the amenities, get top shelf drinks at the bar and order all you like from the menu at the tiki bar. If you purchase a unit, all of your expenses (up to \$2,500) will be credited towards your purchase.



#### **Reservation Requirement/Deposit:**

- A 10% deposit is due at contract. You will have 15 days to cancel if not satisfied.
- An additional 10% deposit is due 60 days later, with the balance due at closing.
- Your deposited money is held in a non-interest bearing escrow till closing.
- Closings can take place once a total of 50 units have been sold. A simultaneous closing that pays off the hotel lender will take place at the same time it releases the individual deeds to all the unit buyers.

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(If you want to have your unit renovated for you before closing, you may simply pay the renovation amount as your deposit and renovations will commence immediately.)



**Have any questions? Would you like to arrange a site tour?**

**Contact Joel Greene at [Joel@CondoHotelCenter.com](mailto:Joel@CondoHotelCenter.com) or  
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Please speak with your personal legal and financial advisors to determine whether this property is suitable for your objectives.

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