



**Scroll Down to see City Building Lots, Land, Acreage & Country Estates on the western side of Florida, at Gulf of Mexico (Gulf of America?)**

**Properties near Tampa Bay**

**Citrus County** (Crystal River, Citrus Springs & Inverness),

**Charlotte County** (Port Charlotte &

Punta Gorda), **Dixie County** (Old Town) **Sarasota County** (North Port) **Hernando County** (Brooksville), **Highlands County** (Sebring)

**100% Owner-Financing**

**NO DOWNPAYMENT REQUIRED**

**Call (305) 333-7551 with any questions!**

**SCROLL DOWN TO SEE WESTERN FLORIDA PROPERTIES FOR SALE**

# Western Florida (Gulf of Mexico side)

NOW YOU CAN BUY FLORIDA LOTS & ACREAGE DIRECTLY FROM THE OWNERS!

**100% Owner-Financing!**

**Deal directly with the seller!**

**No down payment required!**

**NO BROKERS, NO AGENTS, NO MIDDLEMEN,  
NO REALTORS NO COMMISSIONS, NO KIDDING!**

**AND YOU GET 3 YEARS TO CHANGE YOUR MIND!**

Ask about our three-year Buyer Property Exchange

**Guarantee Questions? Call (305) 333-7551**

**We offer prime lots & acreage throughout Florida**

**SCROLL DOWN FOR SELLER-FINANCED PROPERTIES IN 7 FLORIDA COUNTIES**



## Land For Sale by Owner

BUY DIRECT -- NO DOWN PAYMENT REQUIRED!

No Brokers, No Realtors, No Commissions, No Middlemen, No Agents, No Fees,

100% Seller-Financing available with all properties!

**Title conveyed for all properties by "Free & Clear" Warranty Deed**

**Guaranteed Property Exchange Program**  
**Three years to change your mind**

**Scroll down for updated property inventory for**

**WESTERN FLORIDA**

**(Gulf of Mexico side)**

To access Eastern Florida (ATLANTIC COAST) and Northern Florida (PANHANDLE) inventories, just close this screen.



**You have 3 years to change your mind!**

The only Florida real estate company offering ...

**\* Property Exchange Privilege**

**You have 3 years to change your mind & exchange your property**

For Sale By Owner

**Don't worry about your property selection!**  
Our "Buyers' Property Exchange Privilege" guarantees the right for buyers to exchange properties for any other in our inventory for a period of 3 years!

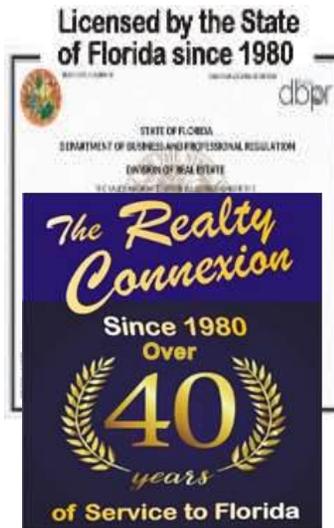
*Signed Martin I. Price* CEO

**Satisfaction Guaranteed Exchange Privilege**

\* Guarantee applies to Buyers whose accounts are in good standing and who wish to apply principal paid in to a different property. Full guarantee regulations provided upon written request.

Signs in the advertisement include: "Welcome to FLORIDA The Realty Connexion", "Lots & Acreage Available!", "CELEBRATING Since 40 YEARS 1980 ANNIVERSARY", "The Best Deal on Earth is Florida Earth!", and "For Sale By Owner".





### **The Price family has been in the land business for 5 generations!**

Martin Price, is the current CEO of The Realty Connexion. His maternal grandfather managed farms as far back as 1924 in Dade County, Florida (in what is now Hialeah). His paternal grandfather, Samuel Price, was developing building lots in Willimantic, CT in 1927. His father, Jack Price, was building motels and other commercial properties in Spartanburg, SC in the 50's and 60's. His Son, Peter, is Senior VP of Realty Connexion and his grandson, Joseph is interning with the company, part-time while attending The University of South Florida in Orlando . . .For info on our CEO, go to [www.MartinPrice.info](http://www.MartinPrice.info)

### **and here is what they are saying about The Realty Connexion:**

*"What I like best about The Realty Connexion is that they give you the original survey plat map and all the info before you purchase and then you can do your due diligence and get 3 years to change your mind and swap to another property."* **Nicole Spriggs, Ocala, FL**

*"It is incredible! You can invest in Florida real estate with no money down & no credit check. No qualifying requirement of any kind"* **David Shepard, Denver, CO**

*"... when you call them, you get a real live person on the phone who is knowledgeable and answers all your questions."*

**Lauren Summer, Providence, RI**

*"They have an extraordinary inventory of over 100 city lots, acreage parcels and mini farms all over the state of Florida."*

**Marco M. Rodriguez, Boynton Beach, FL**

## **SCROLL DOWN FOR PROPERTY INFORMATION**

# North of Tampa Bay

## **CITRUS COUNTY** Citrus Springs, Inverness, Crystal River, Dunnellon

**On the Gulf of Mexico and less than 1 hour (65 miles)  
from Citrus County to the beaches of Tampa Bay or to Tampa Airport.**

**Citrus Springs** was developed by the [Mackle Brothers](#), prominent Florida real estate developers working with The Deltona Corporation on this upscale community consisting of over 30,000 homesites. The area currently has two elementary schools (Citrus Springs Elementary School and Central Ridge Elementary School, opened fall 2008) and one middle school (Citrus Springs Middle School). There are plans for an 80-acre high school campus complete with public park. The [Withlacoochee State Trail](#), a 46-mile (74 km) bike riding trail which was converted from the railroad lines built in the early 1900s, runs through Citrus Springs, in places parallel to US 41. While Citrus County is small and mostly rural, it boasts a dozen malls and shopping centers with most well-known chains and stores and several medical centers including Citrus Memorial Hospital, centrally located in Inverness.

15 miles south of Citrus Springs is **Inverness, the County Seat**. Inverness is located in eastern Citrus County 90 minutes north of [Tampa Bay & Tampa International Airport](#) and 90 minutes from Orlando. It is only less than 30 minutes east of the [sandy beaches on the Gulf of Mexico!](#) The [Withlacoochee State Forest](#). Runs along the southern border of Inverness! Inverness is just a few minutes NE of Lecanto and is bordered on the East by Chain of Lakes (thousands of acres of excellent fishing lakes as well as thousands of Springs is **Crystal River (on the Gulf of Mexico)**. It is home to the Crystal River National Wildlife Refuge, sheltering manatees year-round. Boardwalks at Three Sisters Springs Wildlife Refuge offer views of the marine mammal and the natural springs. Northwest is Crystal River Archaeological State Park, with remains of an early Native American settlement, including ceremonial mounds. Building Lots available at [Citrus Springs, Crystal River & Inverness](#) (Citrus County is on the Gulf of Mexico and only 72 miles via Turnpike to Orlando) and just 1 hr, 15 min north of Tampa via Sun Coast Pkwy (no traffic lights). of acres of prime Florida hunting and conservation lands!)

**The following Inverness properties are at the County Seat and just minutes from the 20,000 acre Apopka Chain-of-Lakes public boat ramp. Great Large Mouth and Blue Gill fishing! The Crystal River properties are minutes to the sandy beaches of the Gulf of Mexico and Citrus Springs and Dunnellon are between the two!**



***Crystal River, Citrus Springs & Inverness, Citrus County, FL  
On the Gulf of Mexico, just north of Tampa Bay!***



***NO DOWN PAYMENTS REQUIRED FOR THESE CITRUS COUNTY LOTS AND ACREAGE!***



# Want Land?



- For **investing** as it increases in value over time?
- For **camping, hunting, or days at the lake?**
- For **passing it on** to future generations?
- For **home or mobile home** now, or in the future?

**Call** (800)341-9958, **E-mail** [RealEstateOffices@gmail.com](mailto:RealEstateOffices@gmail.com), or **Text** (305)333-7551  
 or scroll down and select the property of your choice & send us your contact info  
 and we will send you the **BUYER'S REAL ESTATE PACKAGE** of your choice.

The Best Deal  
 on Earth is  
 Florida Earth!

## THE BUYER'S REAL ESTATE PACKAGE INCLUDES:

- (1) Original Survey showing property size & location.
- (2) Warranty Deed Agreement in your name.
- (3) Screen shots from the satellite, plus any pictures.
- (4) Company Brochure, Information & Instructions.
- (5) 3-year "Due Diligence" Satisfaction Exchange Policy.



**E-mail us your contact info and we will hold the property for you and send you  
 the **BUYER'S REAL ESTATE PACKAGE** in your name  
 with no obligation to purchase or sign anything!**

E-Mail the following info to [RealEstateOffices@gmail.com](mailto:RealEstateOffices@gmail.com)

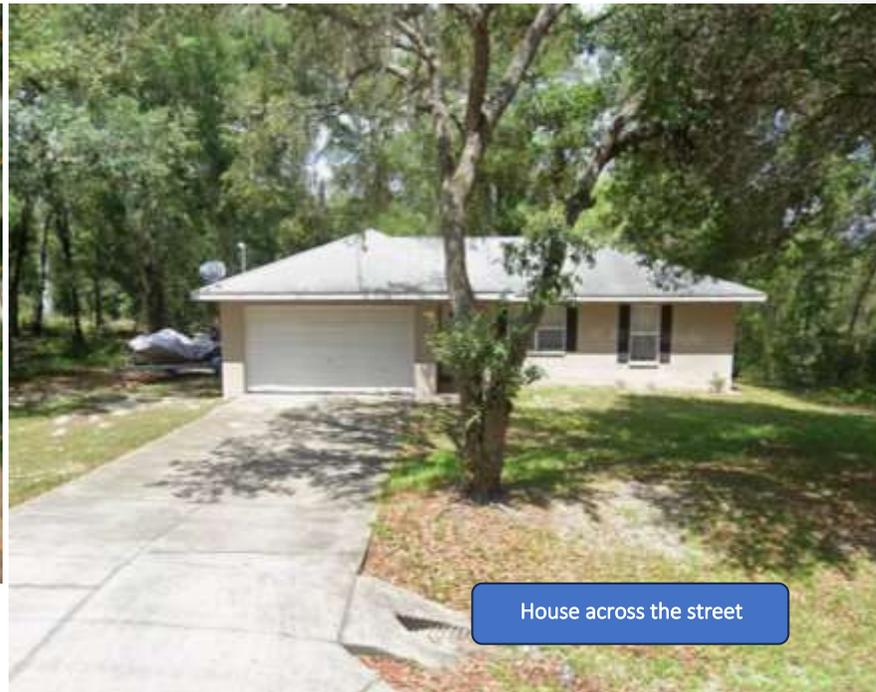
- (1) Your full legal name, (2) Any other name(s) you want on the Warranty Deed, (3) Your E-Mail address, (4) Your mailing address (Street, City, State, Zip Code), (5) Your Telephone number (6) The Map Reference for the property you want held in your name. (No Obligation to Purchase). Be sure to include the map reference number of your choice. is the number in the upper-left hand corner of each property description. It is the letters **CT** followed by 4 numbers. Like **CT 2407**, for example.

## CT 165 - 202 S Rooks Ave, Inverness, FL 34453

This 0.22-acre parcel offers 80 feet of road frontage in an up-and-coming neighborhood with growing development. Located just 3 miles from the Tsala Apopka Chain of Lakes, the area provides access to 15 interconnected lakes spanning over 22,000 acres, including Henderson Lake (400+ acres)—ideal for boating, fishing, and outdoor recreation.

**Yours for only \$13,500 or \$159 per month**

**No down payment / no credit check**



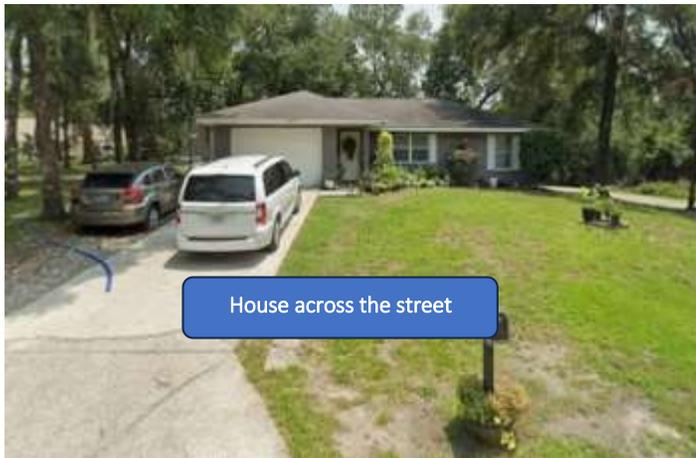


## CT141 – 4980 S Atwood Terrace Inverness Fl

This 0.22 acre lot is located in an established neighborhood on a paved road. Just a couple miles from the chain of lakes great for fishing, boating and watersports.

**\$14,900, \$169 per month**

**\$0.00 down**



<b>CT</b> <b>2206</b>	2802 Woodhill Street, Inverness	75' x 136 ft	Located only 5 blocks from W Main St for shopping, restaurants, etc <b>\$13,900</b> <b>\$0 Down</b> <b>\$159 mo</b>
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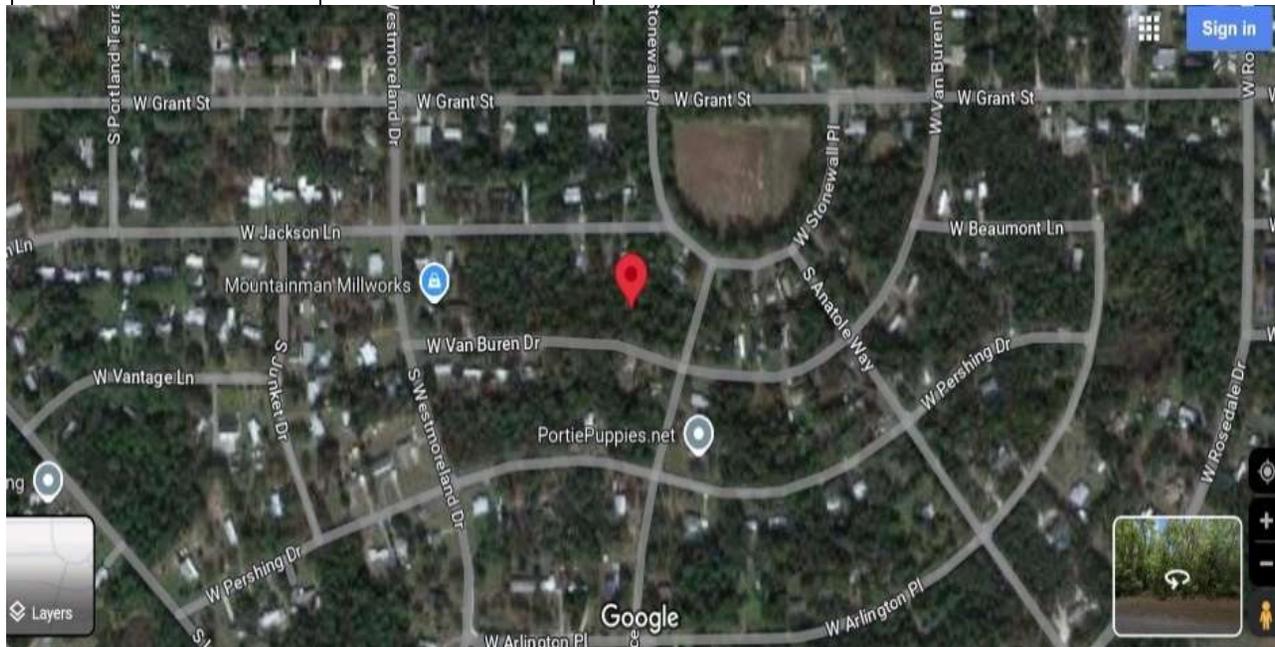


**CT 2204**

**MOBILE HOME  
LOT!**

**6857 W Van  
Buren Drive,  
Homosassa,  
FL, 34448**

**50 x 143 ft approved mobile home lot.  
Villa ter Unit 10, Blk 327, Lot 23  
\$16,900 \$0 down, \$189 per month**



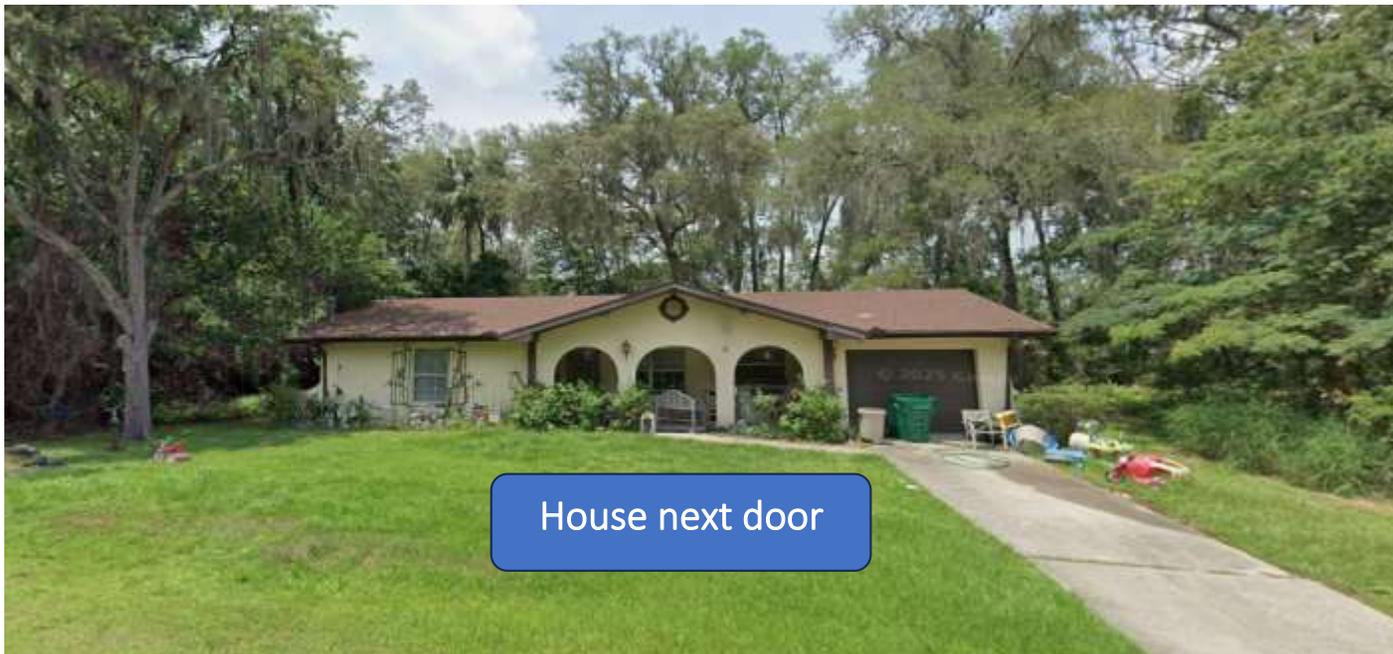
**CT 2304** 2221 S Border Ave. NE corner of South Border Ave & South Crestview Ave, Inverness, FL 34452. **\$21,900, \$0.00 Down, only \$239 per month** 75 x 135 ft bldg lot across the street from beautiful, well-groomed horse farm in Inverness!



## CT2021 – 5979 E Wingate St Inverness, Fl

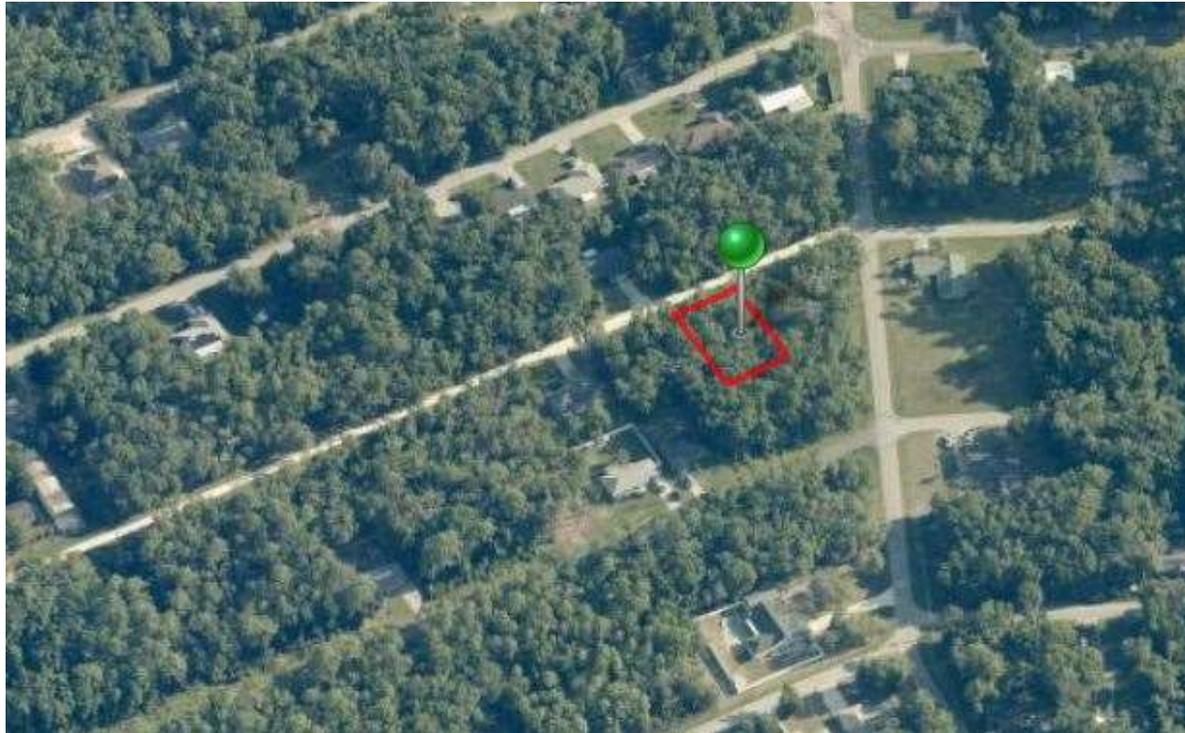
This 0.22 acre property is within a beautiful established neighborhood with paved roads and many attractive homes. Located halfway between Citrus wildlife management area and the Chain of Lakes. Also only 3 minutes from the shopping area in the county seat of Inverness. 45 minutes to the beaches on the Gulf.

**\$17,500, \$0.00 down, \$219 per month**



**Well established neighborhood in the heart of Citrus County. It has everything you need! Shopping, hospital, great fishing & hunting nearby. Crystal River on the Gulf of Mexico is only 20 minutes to the west and Orlando is 1 hour to the east. \$17,500, \$0.00 Down, \$189 month**

**Only \$17,500, \$0.00 Down, \$189 month**



**CT 2166**

3655 E Bernice Street, Inverness Highlands  
Oversized building lot. 120' x 120 ft (.33 acres)  
just 2 blocks north of SR44 / Gulf to Lake Hwy  
in nice quiet neighborhood on paved road.

**\$19,900 \$0.00 Down. YOUR CHOICE:**  
**144 MONTHS-- \$226 PER MONTH**  
**96 MONTHS-- \$299 PER MONTH**  
**24 MONTHS-- \$829 PER MONTH**



**CT 2101      8468 N. Troccoli Terrace, Crystal River, FL**

**\$19,900, \$0.00 Down (63 x 116 ft)**

**144 MONTHS-- \$226 PER MONTH**

**96 MONTHS-- \$299 PER MONTH**

**24 MONTHS-- \$829 PER MONTH**



**At the NW corner of Troccoli Terrace & W Baumgardner Lane (as shown above) this oversized corner property is ideally located near the Gulf of Mexico and all the amenities and conveniences afforded by Crystal River, Florida!**

**SEE PICTURE OF PROPERTY BELOW ON NEXT PAGE!**



**CT 2144** Citrus County (North of Tampa)

2713 Taylor Street West, Inverness.

80 x 125 ft. Located at SW corner of Taylor Street and Independence Hwy, north of 44 (East Gulf to Lake Highway)

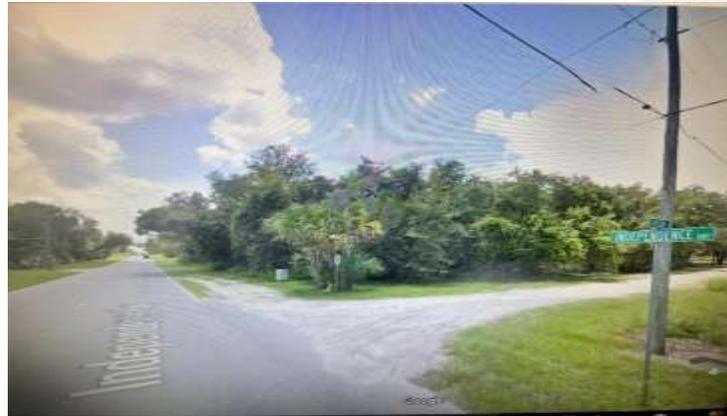
\$19,900 \$0 Down

**144 MONTHS-- \$226 PER MONTH**

**96 MONTHS-- \$299 PER MONTH**

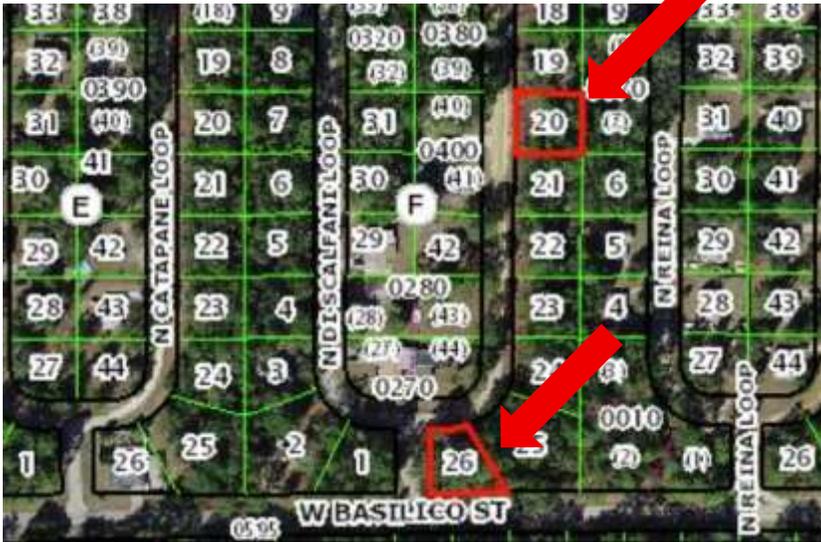
**24 MONTHS-- \$829 PER MONTH**

SW corner of Taylor St, and Independence Hwy



**CT 2171**

8655 N Discalfani Loop (Lot 20)  
Crystal River  
95 x 105 ft  
Partially cleared. Elec Avail. Ready to build!  
\$16,900  
\$0.00 Down  
\$189 mo



**CT 2174**

8543 N Discalfani Loop (Lot 26)  
Crystal River  
75 x 120 ft x 120 ft across rear  
Elec Available. Ready to build!  
\$19,900  
\$0.00 down  
\$219 mo



**CT 2205**

**312 Smallwood Ave, Inverness**

**75 x 135 ft, with electric.**

**Nice neighborhood level, high and dry lot.**

**\$18,500, \$0.00 down, \$229 mo**

**PB 6, BLK 23, LOT 35**





**Property is around the corner from acres of Florida wilderness**

**CT 148**

**6033 E. Calico**

**Lane, Inverness**

**80' x 120 ft**

**Paved Rd, elec available!**

**Ready to build.**

**\$19,900 \$0.00 down**

**144 MONTHS-- \$226 PER MONTH**

**96 MONTHS-- \$299 PER MONTH**

**24 MONTHS-- \$829 PER MONTH**

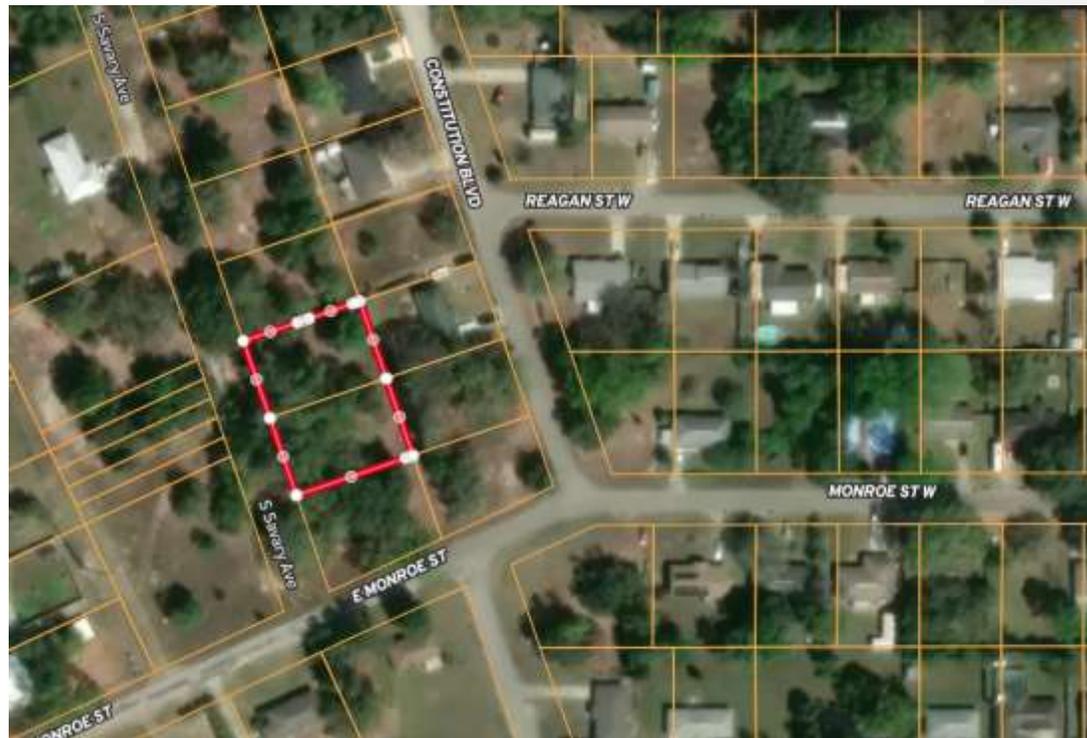


**6033 E Calico Lane is 1 block from the 50,000-acre Citrus Wildlife**

**CT 2157B** 737 S Savary Ave, Inverness, FL 34453

**80 x 120 ft building lot 80 x 120 ft. .22 Acres!**

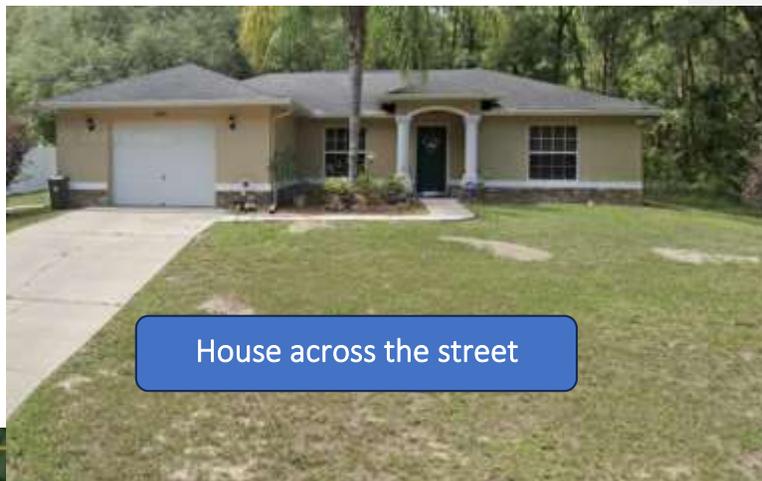
This 80 x 120 ft building lot is \$16,900, \$0.00 down, \$189 Mo. The lots are accessible by using an existing driveway southward, approx. 100 ft from the residence at 680 S Savary Ave. At that point the lots are lying on the left side.



## CT 2165 -- 54 North Baker Terrace, Inverness Fl

This 0.22 acre, located at the SW corner of E Beck St and N Bakers Ter is in a lovely, well-established neighborhood.

**\$16,900, \$0.00 Down, \$189 mo**



**CT 2008 - 9690 N Quarry Dr Citrus Springs**  
(backs onto 4,000 sq ft buffer strip between  
property and HWY US 41 / N Florida Ave)

**.4 Acres, 80' x 197 ft**

**On paved road with  
city water hook-up avail**

**\$23,900, \$0.00 Down, \$259 only mo!**



**CT 2002** -- 2391 West Hampshire Blvd, Citrus Springs

95 x 125 ft, partially cleared oversized corner at Swanson Dr and West Hampshire Blvd on paved roads! Excellent neighborhood for your home.

**\$19,900, \$0.00 Down**

**144 MONTHS-- \$226 PER MONTH**

**96 MONTHS-- \$299 PER MONTH**

**24 MONTHS-- \$829 PER MONTH**



## CT 2042

1890 W Delmane Dr, Citrus Springs, FL **CITY WATER - PAVED ROAD, \$259 mo**

This 85 x 125 ft prime building lot on paved road with city water is in a beautiful, quiet and peaceful neighborhood.



CT 2175B - **8688 North Sanfilippo Loop, Crystal River Fl.** This 0.23 acre property has 95 feet of road frontage and is situated back-to-back with a country ranch as shown below (this means no neighbors, and a view like a golf course). Crystal River is the closest community in Citrus County to the beautiful sand beaches of the Gulf of Mexico. **Only \$18,500, \$0.00 Down, \$219 per month.**



**CT 2109**

8743 N Buscetta Loop,

Crystal River

180 x 240 ft

0.44 acres

Electric available, ready to build!

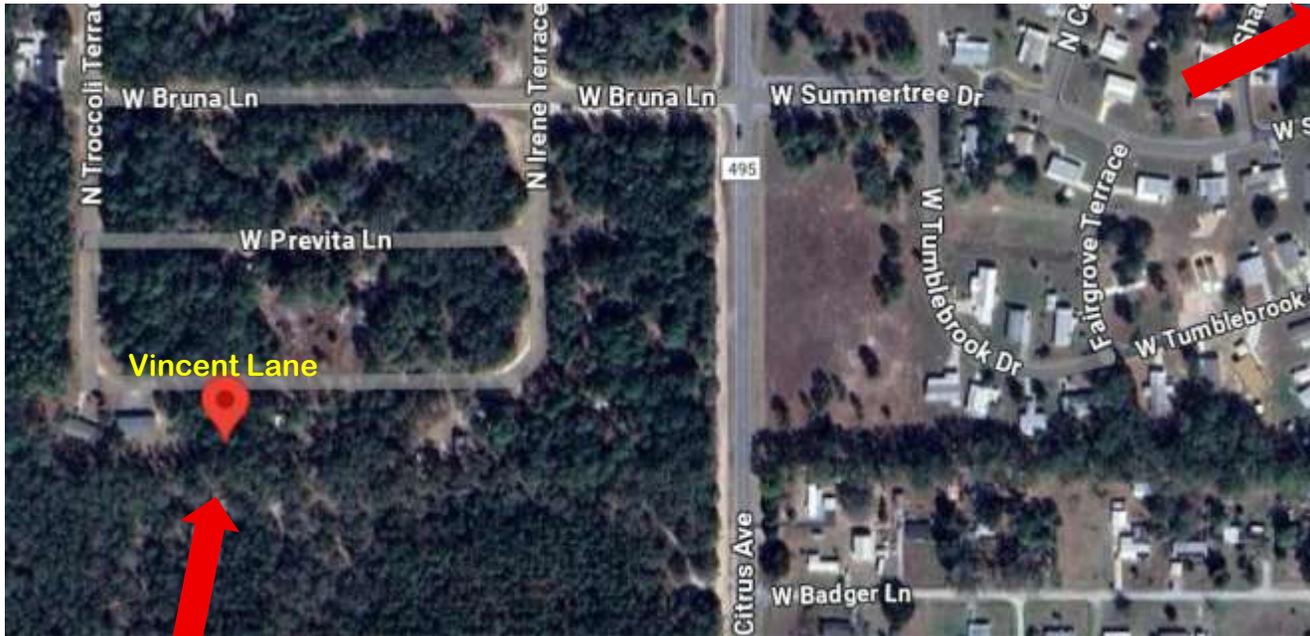
\$26,500, \$0.00 down, \$299 mo

Unit 3 Blk B Lot 15

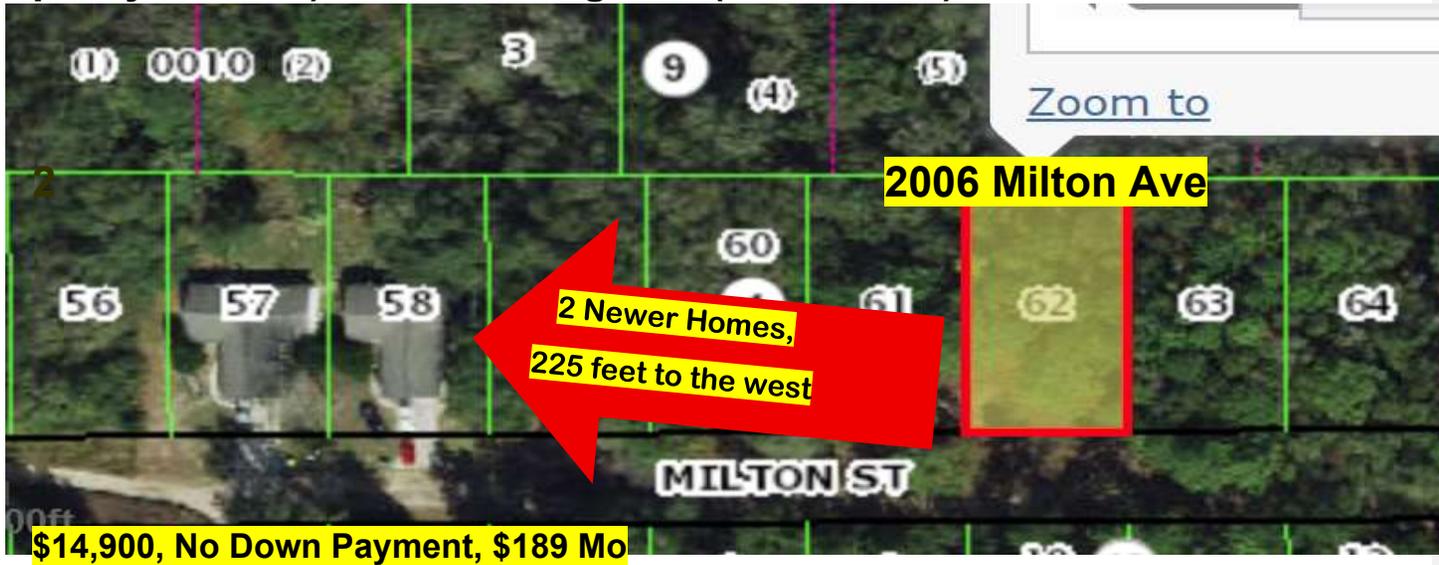


## CT 2111 - 8202 W. Vincent Lane, Crystal River, FL

This oversized (90 x 132 ft) lot in Sunshine Gulf Estates backs onto acres & acres of Florida wilderness! In a very quiet & secluded neighborhood at Citronelle, just off County Road 495 / N Citrus Avenue. **\$17,500, \$0.00 Down, \$219 Month**



**CT 106 -- 2006 Milton Avenue, Inverness Village, FL  
partly cleared) .24 Acre Bldg Lot (75' x 141 ft) Unit 2, Blk 1, Lot 62**



**SCROLL DOWN FOR OTHER WESTERN FLORIDA COUNTIES**

**Highlands County (Sebring), Dixie County (Old Town), Charlotte County (Port Charlotte),  
Hernando County (Brooksville) & Sarasota County (North Port)**

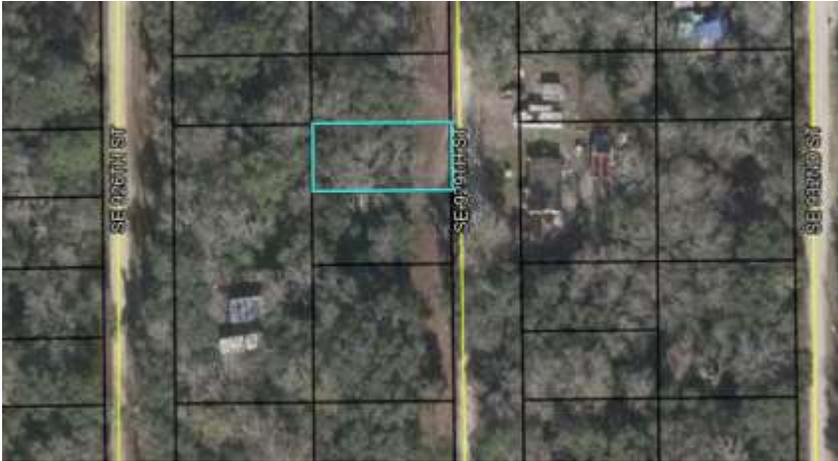
**Sebring, Old Town, Port Charlotte,**

**North Port, Spring Hill, Brooksville**



**2207 Dixie County, SE 929<sup>th</sup> St, Old Town (Suwannee Gardens, Block 16, Lot 34). 50 x 100 ft mobile home lot across the street from 187 SE 929<sup>th</sup> St, as shown on map below.**

**\$8,995, \$0.00 Down, \$119 Month**



**SCROLL DOWN** for Charlotte & Sarasota County properties:



**Charlotte  
County  
residential  
building lots  
\$0.00 Down  
Ownership!**

**The following building lots are located in  
PORT CHARLOTTE (Charlotte County, FL).  
Port Charlotte is located directly on the Gulf  
of Mexico, 75 miles south of Tampa Bay and  
75 miles north of Naples, FL. It joins Sarasota  
County on its north side and Punta Gorda &  
Fort Myers on the south side. GREAT AREA!**



CH 2501

**2465 Pellam Boulevard,  
Port Charlotte, FL 33948**

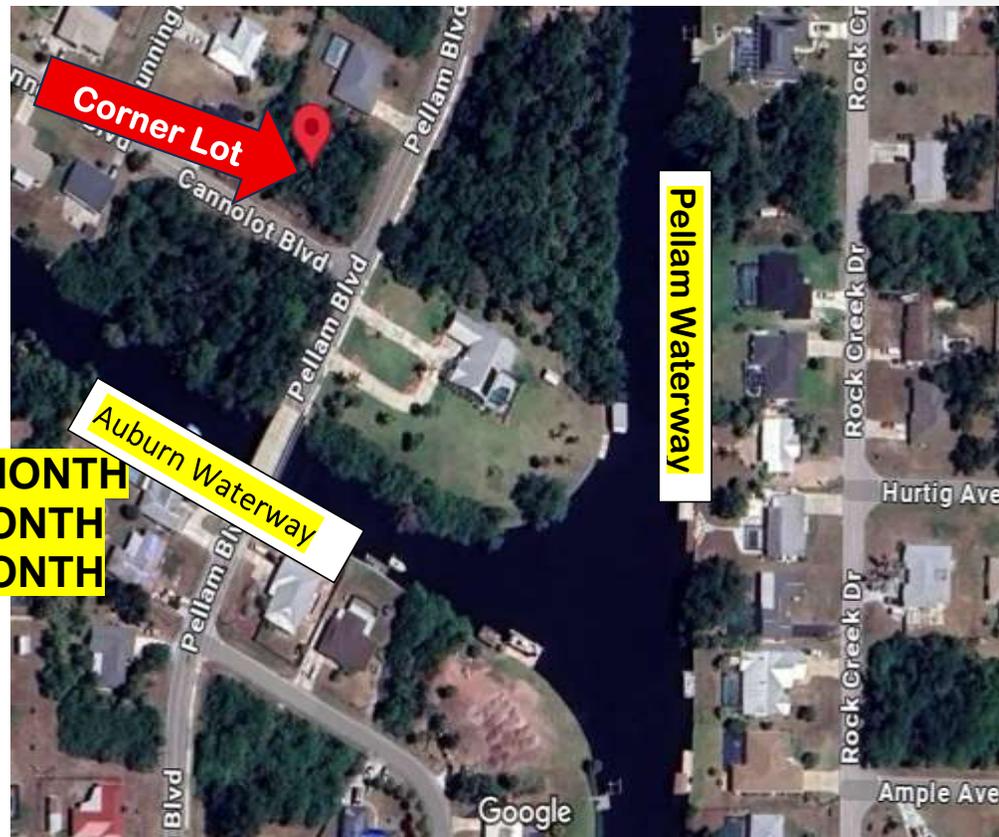
Exquisite .29 acre, oversized corner lot (complete with “100% positive” Development Suitability Assessment!)  
122 ft on Cannolot Blvd & 103 ft on Pellam Boulevard  
across the street from the junction of two navigable Canals (Auburn Waterway & Pellam Waterway) both leading to Myakka River & The Gulf of Mexico! Property is only 1 mile south of Port Charlotte Town Center on Murdock .



**SEE MORE INFO AND PICTURES ON NEXT PAGE BELOW**

**Beach & boat ramp  
only minutes away!  
See more Pictures  
below: \$25,900,  
YOUR CHOICE:**

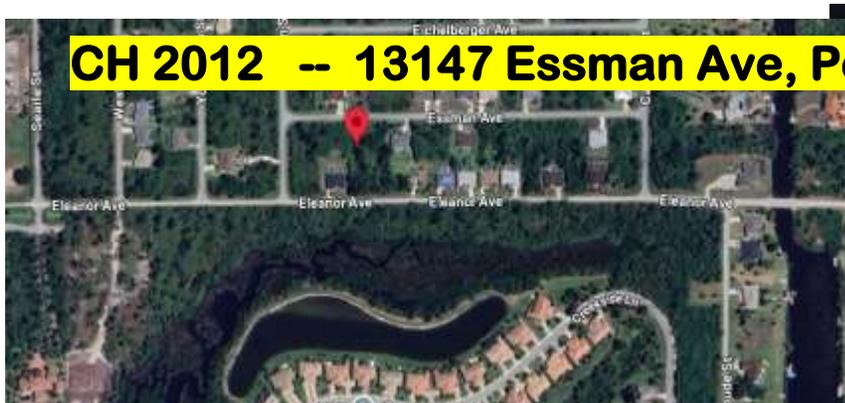
**144 MONTHS-- \$295 PER MONTH  
96 MONTHS-- \$379 PER MONTH  
36 MONTHS-- \$719 PER MONTH**



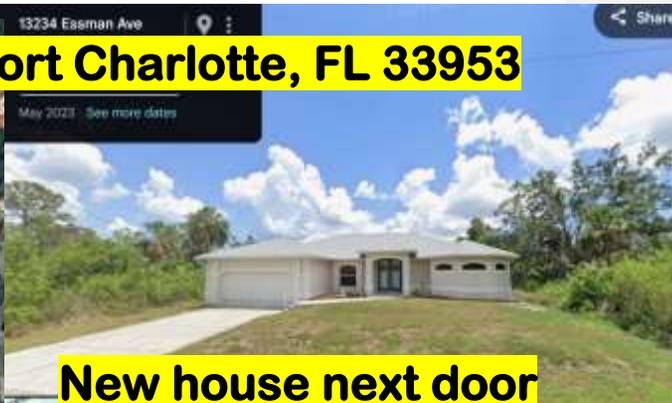
**See additional pictures below: A “One-of-a-Kind” property!**



**This is the property across the street from 2645 Pellam Blvd,  
Port Charlotte, FL**



**CH 2012 -- 13147 Essman Ave, Port Charlotte, FL 33953**



**New house next door**



**\$19,500, \$0.00 Down, \$229 Mo**

**CH 2012**



**House across the street**

## CH 2109

13172 Marathon Blvd, Port Charlotte, FL

.26 acre (89 x 125 ft) lot is in lovely neighborhood near the Myakka River & the Gulf, for fishing, boating and

all water sports! **\$22,500 OBO, \$0.00 Down,**

Your choice **10 yr financing @ \$285 per month,**

**or 5 year financing @ \$469 per month,**

**or 2 year financing @ \$939 per month**

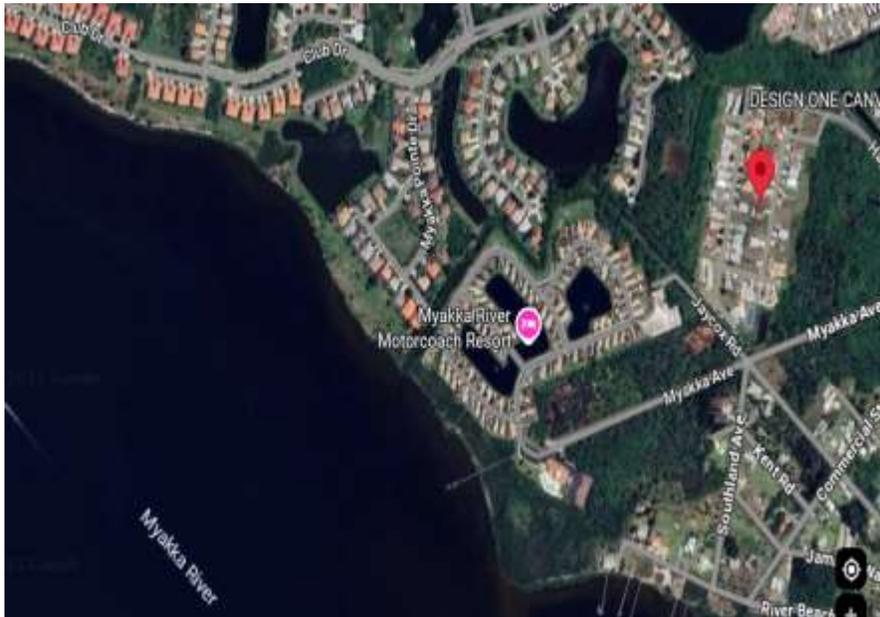


**13172 Marathon Blvd is cleared of trees and ready for construction!**



## CH 2036 4270 Oak Terrace Circle, Port Charlotte, FL **Sale Pending Kovaly**

(in The Tree Tops at Ranger Point, a 55+ community with City Water & Sewer)



Residents of The Tree Tops at Ranger Point have access to amenities including a clubhouse with a multipurpose room. Outdoors, residents can enjoy a heated pool and patio, a tennis court, a pickleball court, and shuffleboard courts. Residents enjoy a low-maintenance lifestyle thanks to a homeowners' association that takes care of the common area, pool, and landscaping maintenance. With more free time, homeowners at The Tree Tops at Ranger Point can enjoy spending time with family or lounging by the pool.

**Very convenient to Myakka River and The Gulf of Mexico / Gulf of America! \$19,900 \$0.00 Down**

**144 MONTHS-- \$226 PER MO  
96 MONTHS-- \$299 PER MO  
24 MONTHS-- \$829 PER MO**

**NO DEED RESTRICTIONS!**

A standout feature of this community is the absence of deed restrictions, allowing homeowners the freedom to personalize their properties to reflect their unique tastes and lifestyles. Whether you envision a vibrant garden, a cozy outdoor retreat, or a workshop

for your hobbies, the possibilities are endless here. This flexibility fosters a sense of individuality and creativity among residents, making each home truly one-of-a-kind. The Tree Tops at Ranger Point is surrounded by natural beauty, with nearby parks and recreational areas perfect for outdoor enthusiasts. Enjoy leisurely strolls, bike rides, or family picnics in the lush green spaces that characterize this idyllic neighborhood. Additionally, the community is just a short drive away from the stunning Gulf Coast beaches, shopping centers, and dining options, ensuring that you have easy access to everything you need. Experience the charm and warmth of The Tree Tops at Ranger Point, where community spirit thrives, and the possibilities for your dream home are limitless. Join us in this inviting neighborhood and start creating lasting memories in your very own piece of paradise!

**SCROLL DOWN FOR North Port, Sarasota County, Florida**

**SAR 2023 North Port, SARASOTA COUNTY KASKIN AVE Blk 548, Lot 5**



This property (80 X 125 ft) is located adjacent to east side, and adjoining Kaskin Avenue. **NEXT DOOR TO A BRAND NEW HOME ON A QUIET STREET** in an established neighborhood!

**125 ft DRIVEWAY ALREADY CLEARED! \$25,900, \$0.00 Down**

**144 MONTHS-- \$295 PER MO**

**96 MONTHS-- \$379 PER MO**

**36 MONTHS-- \$719 PER MO**



Data 37 of 44 3411 w

**SAR 2026 North Port, Sarasota County, FL** Oversized one-



third Acre (.35 ACRES) at southern corner of Pilgrim Road & Amish Circle in North Port. Located adj to new home at 6114 Amish Circle, North Port, FL 34288. Already partially cleared and with extra land on both sides (144 ft on Amish Circle & 111 Ft on Pilgrim Road), there is a lot more than 1/3 acre to mow!



**NEW HOME NEXT DOOR at 6114 Amish Cir**

Commented [MP1]:

A great buy for the discerning who want to eventually have a home in Sarasota County's best neighborhood!

**\$29,900, \$0.00 Down, \$329 Mo**



## SAR 11 - Heyward Street, North Port, FL. Sarasota County

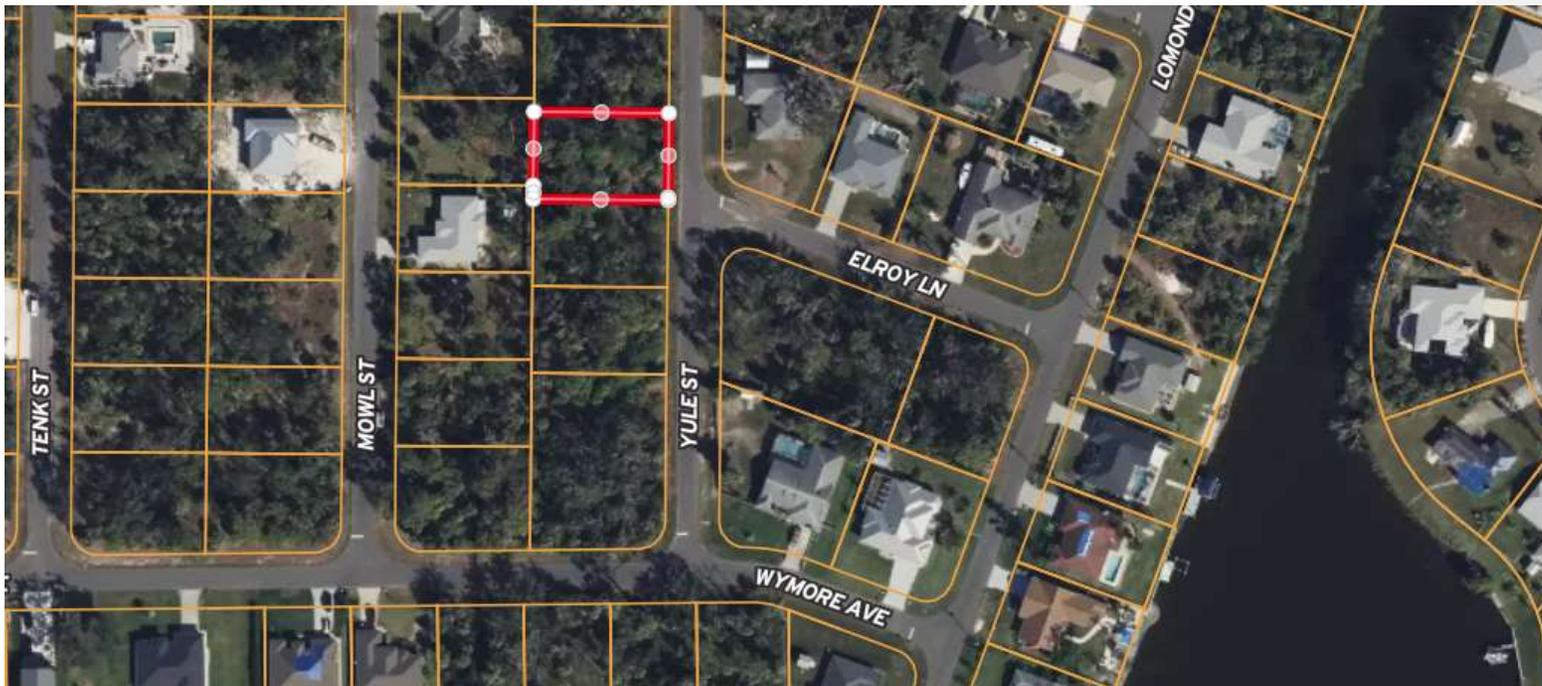
80 x 135 ft property is diagonally across the street from 4141 Heyward Street & 80 ft north of 4108 Heyward Street.



## CH 2002 -- 327 Yule Street, Port Charlotte, FL

This 80 x 124 ft lot is a few steps away from the Bayshore Waterway, which is a navigable fresh water canal leading directly into the Myakka River and the Gulf of Mexico.

**\$21,950, \$0.00 Down, \$239 per month**





Bayshore Waterway



House across the street from 327 Yule Street

**SAR 1908 North Port, SARASOTA COUNTY.**

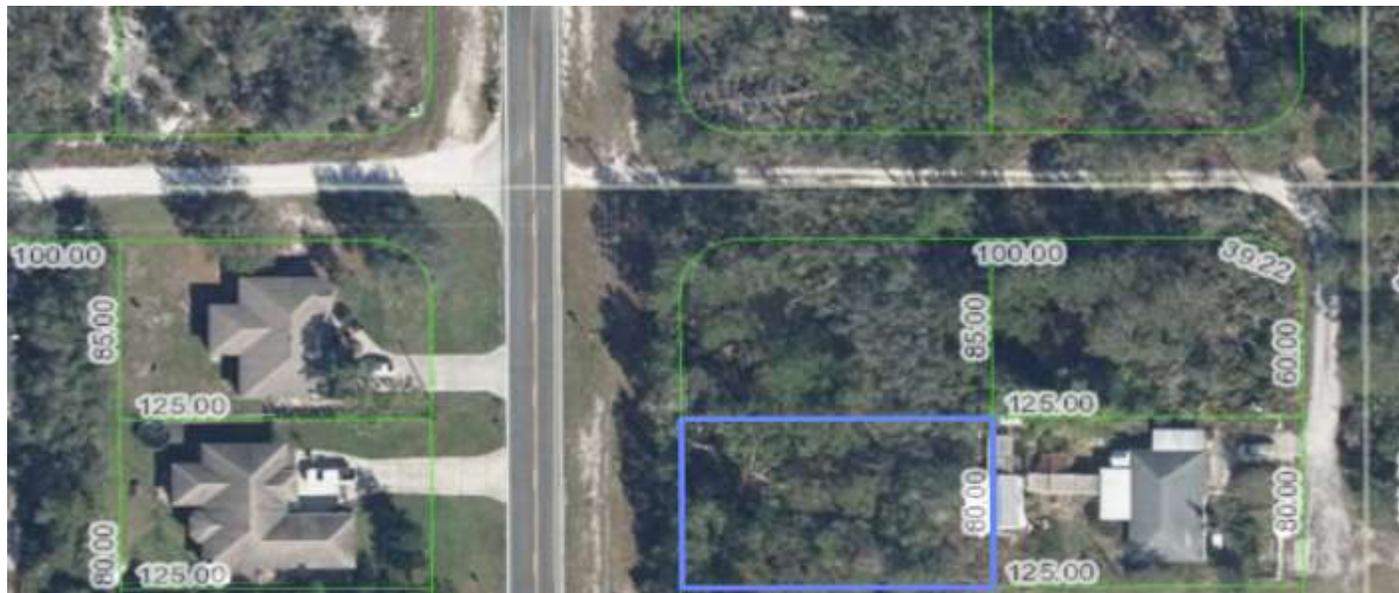
**This 82 x 125 ft building lot lies adjacent to and on the north side of 2139 Gascom Street**

**GASCOM STREET Blk1668, Lot 4. This property (82 X 125 ft) is located adjacent to north side, and adjoining GASCOM ST. NEXT DOOR TO A BRAND NEW HOME IN A QUIET NEIGHBORHOOD! \$23,500, \$0.00 Down, \$269 Month**



**HG 805 - 10508 S Orange Blossom Blvd, Sebring FL (Highlands County).** Located in Orange Blossom Estates on its main paved road. This 80 x 125 ft lot is in a neighborhood of fine homes, just minutes from Lake Jackson in the heart of Sebring FL.

**\$17,500, \$0.00 Down \$189 mo**



## OTHER FLORIDA COUNTIES

For Eastern Florida Counties & Florida Panhandle properties  
simply close this page

You are cordially invited to see our company  
video, hosted by Martin Price, the chairman of  
our company.

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

Watch video and get \$500 to \$2,500 discount  
off any property on this website!

**NO DOWN PAYMENT - NO CREDIT CHECK - NO QUALIFYING**

Since you are probably wondering “how”, we want to share with you 2 easy steps to buying land from us at the Realty  
Connexion

### **SCROLL DOWN**

#### **Step 1.**

##### **Choose your property**

Choosing your property is the first step in the buying process. We suggest that you put the address into Google Maps or Google Earth and go down to street level and look around. (If the property in question does not specifically have a street address, please call us so that we can assist you in locating the property by Google Maps and GPS).

Call us to ask any questions, and, if inconvenient to physically inspect the property, or if you live in another state or out of the country . .

DON'T WORRY **Our Guarantee\*** is that you have 3 full years to swap for any other property in our inventory!

**Step 2.**

**Buy now before the property you have selected is gone.**

Ask for the "Buyer's Package" (plat map, pictures & **Warranty Deed Agreement**). Until you sign the Agreement and return it with the 1<sup>st</sup> monthly payment, you are under no obligation to purchase.

**There are 3 ways to buy:**

**1. CASH SALE** -- Pay 10% deposit plus \$425 closing costs with your initial contract. We do the paperwork and present you with the **Title Search showing that the property is FREE & CLEAR** (no liens or mortgages and that taxes are paid currently) and we provide you with a copy of your Warranty Deed (title). The balance of the purchase price is then due at closing about 10 to 14 days later.

**2. DEED & MORTGAGE CLOSING WITH 25% DOWN PAYMENT** -- Same procedure as above, except that instead of paying 100% of the purchase price, you pay only 25% and we, as the Sellers, take back a mortgage for 75% of the purchase price. Because there is a mortgage involved (with additional documents and recording costs), the Buyer's closing costs are \$105.00 more, and are simply added to your mortgage amount. After the closing and recordation of your Warranty Deed, your monthly installment payments are as indicated on our website listing (usually \$119 - \$169).

**3. 100% SELLER-FINANCING** -- Seller-financed properties are paid for in easy monthly installments. There is no credit check and you are automatically approved. For properties under \$10,000, **NO DOWN PAYMENT REQUIRED**, just remit the first monthly payment to us with your contract. For properties priced at \$10,000 and higher, a \$500 or \$1,000 deposit is required (depending on total price).. Your **Warranty Deed Agreement** entitles you to immediate ownership and occupancy of the property. You are entitled to receive your recorded Warranty Deed when you have paid in 50% principal of the purchase price.

**Monthly installment payments can be made in any of 7 different ways:**

1. By mailing us a personal check or money order (or having the auto-pay program of your bank do it.
2. Setting up auto-pay with us using your bank account or credit card.
3. Calling in a credit card payment.
4. Paying online at [www.MonthlyLandPayment.com](http://www.MonthlyLandPayment.com) and get an instant E-mail receipt.
5. PayPal;
6. Zelle,
7. Or you can even take a picture of your personal check with your smart phone and text it or E-mail it to us – we can use it to do an ACH bank debit. But, please, if you are e-mailing or texting, be sure to advise us of such by telephone call and tell us so that we can properly locate it and post it to your account and confirm payment to you!

## QUESTIONS? Call us at (305) 333-7551

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You can swap for any other property, then currently, in our inventory for sale. It matters not whether you are selecting a more expensive property or a less expensive property, whatever principal amount(s) are paid in - you get to trade “dollar-for-dollar” and get credit for the amount paid in. The only things that are required is that you be a timely payer of all amounts specified to be paid, if you are on installment payments, and that your account be current. If you are a cash payer and have already received your deed, you will only pay, again, the specified \$385.00 closing cost.

Martin I. Price, CEO (*Realty-Pro*) – Florida Lic # SL331963

Serving Florida Investors for over 45 Years!

## OTHER FLORIDA COUNTIES

For Eastern Florida Counties & Florida Panhandle properties  
simply close this page

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5. PayPal;
6. Zelle,
7. Or you can even take a picture of your personal check with your smart phone and text it or E-mail it to us – we can use it to do an ACH bank debit. But, please, if you are e-mailing or texting, be sure to advise us of such by telephone call and tell us so that we can properly locate it and post it to your account and confirm payment to you!

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