



MONACO RESORT MOTEL



LEGEND

1. Introduction letter
2. Purchaser introduction
3. Condominium features and specification
4. Pre-Renovation unit prices
5. Estimated maintenance fees
6. Building layout
7. Building layout continued
8. Deposit procedure
9. Reservation agreement
10. Example for financed purchase

Please feel free to contact Di Domizio Investments, Inc. or your broker for more information on this project.

Thank you

The Management

DiDomizio Investments Inc.

648 Poinsettia Ave, North Clearwater Beach, Florida 33767

Phone: (727) 443-6954 Fax: (727) 442-5304



Come Live the Fantasy of Owning a Piece of the Gulf of Mexico



The Monaco Resort Motel!

You can own a luxury vacation home at a world class resort and receive rent revenue whenever you are not using it. In other words, live in it when you are there; rent it out when you are not.

The Monaco Resort Motel is the newest renovated condominium-motel located in Clearwater Beach, Florida. It offers 42 luxury suits. Some of them in size from a motel suit 250 sq. ft. up to the two bedroom suite with 900 sq. ft. and is priced from \$59,900.00 to \$199,900.00. This spectacular property offers you the best condominium buy, just 100 steps from Clearwater Beach.

At last European style living brought to Clearwater Beach, Florida.

Reserve your piece of Mind
Today!

DiDomizio Investments Inc.
648 Poinsettia Ave. North Clearwater Beach, FL 33767
Phone: (727) 443-6954 Fax: (727) 442-5304



MONACO RESORT MOTEL



PURCHASER INFORMATION

Purchaser Information: _____

Unit: _____

Date of Reservation: _____

Community Representative: _____

1. Have they held a reservation in a prior / current development on Clearwater Beach?

2. Is this for primary use, second home, or investment?

3. Where do they currently own homes?

4. Are they full or part time (seasonal) residents?

5. Was the purchaser a co -broke? If so, was the broker?

6. What product alternatives did they consider?

7. What factors influenced their decision to purchase?

8. Why did they select the desired floor plan?

9. What features or amenities do they desire?

10. What can DiDomizio Inv. Inc. do to influence their decision to purchase?

DiDomizio Investments Inc.

648 Poinsettia Ave. North Clearwater Beach, FL 33767

Phone: (727) 443-6954 Fax: (727) 442-5304



MONACO RESORT MOTEL



CONDOMINIUM FEATURES AND SPECIFICATION

COMMUNITY FEATURES

- On-Site Property Management
- Al Fresco Courtyards
- Pool With Expansive Deck Area
- Poolside Outdoor Grill

BUILDING FEATURES

- Reserved parking space for each suite
- Bicycle Storage
- Enclosed Fireproof Stairs
- Reinforced Concrete Block Construction

SUITE FEATURES

- 9' Ceiling Height Typical
- Tinted Laminated Glass Windows
- Tempered Sliding Glass Doors with Screens
- Quick Recovery Water Heater
- Wood Panel Cabinets In Kitchen's
- Ceramic Tile in Foyer, Kitchen, Utility Room and Baths
- General Stainless Steel Electric Appliances, including White Washer and Dryer
- Premium Bath Fixtures and Faucets
- High-Efficiency Heating/Cooling System with Variable Speed Air Handler
- High Speed Internet Available
- Telephone System Controlled from Front Desk
- Decora Light Switches and Outlets
- Cornice moldings in all suites
- Solid wood entry doors in all suites

Developer reserves the right to alter designs or substitute materials
As deemed advisable or necessary by builder or architect.

DiDomizio Investments Inc.

648 Poinsettia Ave, North Clearwater Beach, Florida 33767

Phone: (727) 443-6954 Fax: (727) 442-5304



Di Domizio



UNIT PRICES APRIL 2010

1.) Motel Suites		
	101, 109, 122, 124, 128	From \$59,000.00
2.) Small Efficiency		
	115	From \$89,000.00
3.) Large Efficiency		
	103, 107, 110, 118, 121, 130	From \$99,900.00
4.) One Bedroom		
	104, 105, 106, 114, 116, 119, 129	From \$109,900.00
5.) Large One Bedroom		
	102, 112, 126, 127	From \$129,900.00
6.) Two Bedroom		
	131 to 142	From \$189,900.00

These prices are subject to change at the discretion of the developer

DiDomizio Investments Inc.

648 Poinsettia Ave, North Clearwater Beach, Florida 33767

Phone: (727) 443-6954 Fax: (727) 442-5304



MONACO RESORT MOTEL



ESTIMATED MAINTENANCE FEES

As of January 2010

Motel	\$185
Small Efficiency	\$205
Large Efficiency	\$235
One Bedroom	\$285
Large One Bedroom	\$325
Two Bedroom	\$502

Maintenance Fees Include the Following Services:

- Water and Sewer
- Garbage Collection
- Electricity for all common suite area's
- Cable Television
- Association Administration and Management
- Fire, Flood, and Liability Insurance on Common Elements
- Maintenance of Building and Grounds
- Window Cleaning
- Reserves for Deferred Maintenance

DiDomizio Investments Inc.

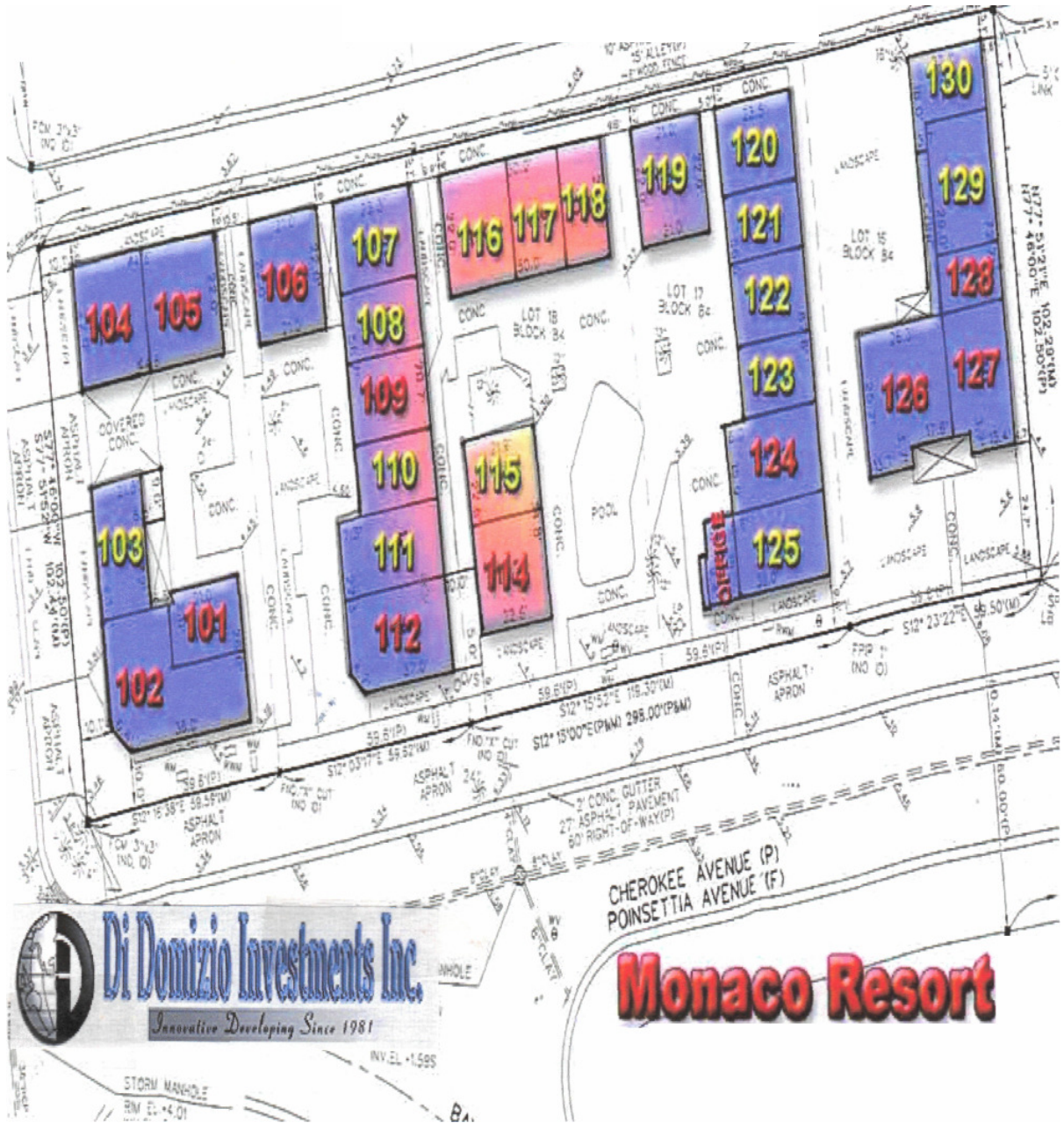
648 Poinsettia Ave, North Clearwater Beach, Florida 33767

Phone: (727) 443-6954 Fax: (727) 442-5304



Monaco Resort Motel Layout April 2010

Renovated Units for sale



N

Monaco Resort Motel Phase II

New Units for Sale

Monaco Resort Condominium Phase - II



ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATION, MAKE REFERENCE TO THE BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



MONACO RESORT MOTEL



DEPOSIT PROCEDURE

AN INITIAL DEPOSIT OF \$5,000.00 FOR YOUR UNIT AND THE DIFFERENCE IS REQUIRED TO RESERVE/HOLD THE SUITE. UPON SIGNING THE PURCHASE AGREEMENT THE STATUTORY FIFTEEN (15) DAY RECISION PERIOD BEGINS. DURING THIS TIME YOU MAY RECIND THE TRANSACTION BY PROVIDING WRITTEN NOTICE.

AFTER THE FIFTEEN (15) DAY RECISION PERIOD IS COMPLETE, AN ADDITIONAL DEPOSIT IS REQUIRED WHICH WOULD PROVIDE FOR A TOTAL OF 20% IN ESCROW. (THE 20% IS NCLUSIVE OF THE INTIAL \$10,000 DEPOSIT.)

THE BALANCE OF 80% IS DUE UPON CLOSING/COMPLETION.

ALL DEPOSITS ARE MADE PAYABLE TO:

**Richards, Gilkeg, Fite, Slaughter,
Pratesi, and Ward. PA.**

Attention: Carlton Ward
1253 Park Street
Clearwater, Florida 33756
Phone: (727) 443-6954 Fax: (727) 442-5304

DiDomizio Investments Inc.

648 Poinsettia Ave, North Clearwater Beach, Florida 33767
Phone: (727) 443-6954 Fax: (727) 442-5304

RESERVATION AGREEMENT

MONACO RESORT, A CONDOMINIUM

THIS AGEEMENT is made and entered into this _____ day of _____, 2010 by and between DiDomizio, Investments, Inc., a Florida corporation, as Sell, or its successors and assigns whose address is 648 Poinsettia Avenue North, Clearwater, FL 33767 and _____, as Purchaser, whose address is _____, telephone number (home) _____ / _____; (office) _____ / _____ and tax identification number _____

W I T N E S S E T H

WHEREAS, Seller is developing a residential condominium development to be called **MONACO RESORT CONDOMINIUM**, located in Clearwater, Florida, but has not platted or prepared final Condominium plat or unit floor plans for said development; and

WHEREAS, Seller is desirous of giving Purchaser, and purchaser is desirous of receiving, the right to contract on a priority basis for the purchase of a residential unit in this proposed condominium development.

IT IS THEREFORE AGREED AS FOLLOWS:

1. For the deposit of \$_____, the receipt of which is hereby acknowledged (and if paid by check, subject to collection), Seller hereby reserves for Purchaser the right to purchase Unit_____ of the preliminary condominium plat of **MONACO RESORT CONDOMINIUM**, a proposed condominium. Seller reserves the right to make changes and variations to the plat.

2. When Seller completes final plans and specifications for the development and is prepared to enter into contracts for the purchase and sale of residential units in said development then Seller shall give Purchaser not less than (7) days' written notification of the opportunity to enter into contract under the terms and procedures indicated in said notice and determined by Seller, and for a purchase price of \$_____. This price is subject to change by Seller until the plans and specifications of the development have been finalized and no assurance is given that the sale price in the contract for purchase will not be greater than the amount specified above. This reservation shall expire eight (8) days after the above notice is given, and should Purchaser not enter into a Purchase Agreement within said time, the reservation shall terminate and all deposits paid shall be refunded.

1. The deposit paid hereunder shall be paid to and held by HARPER, KYNES, GELLER AND BUFORD, P.A., as escrow Agent, whose address is 2560 Gulf To Bay Boulevard, Clearwater, FL 33765. A receipt from the Escrow Agent shall be sent to the purchaser at the address above specified.

4. Purchaser has the right to an immediate, unqualified refund of any reservation deposit monies paid upon written request to the Escrow Agent by the Purchaser or Seller. Purchaser acknowledges that there may be unforeseen events and circumstances that cause the development of this project to be impossible or infeasible, and that therefore Seller may not develop this project, in which event Seller Agreement shall be cancelled. In the event Purchaser and Seller do not enter into binding agreement for the purchase and sale of a specific residence within the development, then the deposit paid by Purchaser shall be refunded to Purchaser by Seller.

5. This Agreement may not be assigned by Purchaser without the Prior written consent of Seller.

6. Any notice required under this Agreement shall be sent Certified Mail, Return Receipt Requested, to the address previously listed.

7. The Seller, as developer, is obligated to file condominium documents with the division of Florida Land Sales, Condominiums and Mobile Homes prior to entering into a binding contract for the purchase and sale of a condominium unit. The purchaser is entitled to a copy of all condominium documents required under Florida Statutes Chapter 718 and any formal purchase agreement is voidable by purchaser until 15 days such documents are provided to purchaser.

IN WITNESS WHEREOF, THE Seller has executed this Reservation Form as of the day and year first above written.

Witnesses:

SELLER:

DIDOMIZIO INVESTMENTS, INC.

a Florida corporation

By: _____

Name: _____

Title: _____

PURCHASER:

EXAMPLE FOR FINANCED PURCHASE AND OPERATION OF MOTEL UNIT

SALE PRICE \$69,900.00

20% DOWN PAYMENT \$13,98.00

80% FINANCED \$55,920.00 @6.5% / 15 YEARS / 5YR
BALLOON

PAYMENT OF	\$487.17
MONTHLY PORTION OF PROPERTY TAX	\$115.00
MONTHLY MAINTANCE FEE	\$139.00

MONTHLY TOTAL	\$749.83
---------------	----------

TIMES 12 MONTHS	\$8997.84
-----------------	-----------

ESTIMATED 80% OCCUPANCY (292 DAYS) \$12,848.00
@ 60% OF ADVERAGED DAILY INCOME OF
\$73.00 WOULD BE \$44.00 DAILY OWNERS SHARE.

**Payment is made bi-monthly on income earned on
Individual owned units starting January 1 of each year.**

**This is an estimate on property performance and in no way is
intended to accurately state the current or projected income
generated by this or any of the offered units at the resort.**

