

# Cocoa Beach Club & Marina Fractional Ownership



## Exceptional Vacation Living

The Residences at Cocoa Beach Club & Marina represent the perfect vacation home made even better. Offering the comfort of a traditional vacation home plus the luxurious service and amenities of a first-class resort, Cocoa Beach Club & Marina affords the best of both worlds – at a fraction of the price you might expect.

Once a privilege reserved for the ultra-wealthy, fractional ownership is today among the most popular and attractive ways to enjoy a second “vacation” home. Fractional resorts have found tremendous success in popular vacation destinations such as Park City, Utah, Monterey, California, New York City, Jackson Hole, Wyoming and now Cocoa Beach, Florida. Encompassing 28 luxurious waterfront condominium residences

(each 3 bedroom, 3½ bath), Cocoa Beach Club & Marina offers a carefree vacation lifestyle, endless resort amenities and convenient access to a world of attractions in nearby Orlando, Florida. Listed below are just a few of the benefits of fractional ownership:

- Ownership of a 1/8th Fractional Deed – Just like any other real estate asset, your fractional deed can be sold, willed, transferred or placed in a trust or corporation.
- Ocean-to-River Views – Members enjoy panoramic views of the Banana River Lagoon and the Atlantic Ocean.
- Resort Amenities – Members enjoy first-class amenities, services and privileges not typically found in a traditional vacation home.
- Reduced Operating Cost – Members share annual operating expenses such as insurance, property taxes and maintenance.
- Carefree Ownership – During your stay at the resort, a full-time concierge service promptly attends to your every need. While you are away, the resort’s professional staff ensures that maintenance and upkeep is cared for.
- Maximum Flexibility – Should you be unable to make full use of your Membership in a given year, the resort’s rental program allows you to lease your vacation time to other Members. Likewise, should you wish to add a week or two to your stay, the rental program provides you the ability to extend your luxury getaway – the choice is all yours.

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## Discover the Benefits of Fractional Ownership

Cocoa Beach Club & Marina offers an unsurpassed vacation lifestyle – a refuge where Members are free to enjoy luxurious accommodations, million-dollar views and first-class amenities, all within an incredibly convenient and professionally managed resort. Because many of our potential Members have limited time to spend in Florida, the purchase of a new, luxury waterfront home may be a financially unappealing prospect. In contrast, the purchase of a 1/8th fractional deed affords Members the opportunity to spend a full, uninterrupted month each year in their residence of choice – at a fraction of the cost of a traditional vacation home.

Members select the month of their preference during either the Winter Season (January, February, March or April) or the Summer Season (May, June, July and August). During the months of September, October, November and December, Members enjoy an additional two weeks (may be consecutive) of luxury vacationing, for a total annual tally of 6½ weeks of carefree resort living.

Members who prefer a longer stay may purchase an additional 1/8th fraction, thus affording them the enjoyment of three months (13 weeks) of annual vacation time. Perhaps a more flexible vacation plan is more to your liking – Members may



lease out all or a portion of their annual resort time, or they may choose to lease more time for themselves (leased time is offered in weekly increments). In essence, Cocoa Beach Club & Marina affords Members the flexibility to enjoy their residence each year for as much or as little time as they wish. What's more, Members enjoy a convenient way to generate rental revenue by leasing out part of their time – just as traditional vacation homeowners often rent their property while they are away.

With ownership opportunities starting as low as \$95,000 per fraction, Cocoa Beach Club & Marina offers an unsurpassed value to those searching for privacy, relaxation and a full array of luxury amenities. Contact us today to embark of the vacation experience of a lifetime.