



AMERICAN MOBILE HOME SALES

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## Retire to Florida and Join the FUN!!!!

Buy a home in a 55+ land lease community and you will enjoy spending your retirement years rather than your retirement savings. You've worked, saved, and sacrificed your whole life. The time is now for you to enjoy living. You will absolutely love living here in Florida!

Retire in Florida with American Mobile Home Sales of Florida! Several homes are sold fully furnished, with everything you'll need and more, so your transition to the Florida lifestyle you've dreamed of is now within your reach. If you don't need the furnishings, they can be donated to a local charity or veterans group.



If you like Central Florida & Sports, it's an easy drive to: Tampa Bay Buccaneers football, Tampa Bay Lightning hockey, Tampa Bay Rays baseball, and Orlando Magic basketball. In addition, several professional baseball teams have spring training facilities in Florida!

Florida is a golfer's dream come true! Golf, Golf, & more Golf close to home! Some of our communities even have a golf course on the property!

Florida has some of the finest medical facilities in the country, including several VA Hospitals.

After working, sacrificing, and saving your whole life, you deserve to find yourself living in Florida being comfortable in a 55+ active adult park. Inside many 55+ communities, the clubhouse and all the amenities located there are only a short walk, golf cart, or bicycle ride away from home. Living here is like being on vacation every day!



Don't spend another cold and miserable winter in the ice and snow. Make this the year you actually make the move to Florida you've been talking about all these years.

When you locate your dream home, don't let it get away! Schedule a visit to by calling the listing agent. If you are not in the area have a friend or family member view the home for you! We can also assist you with a site unseen purchase.

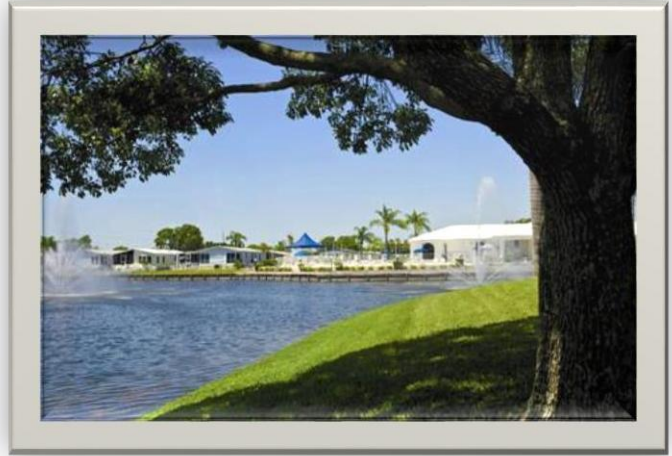


# Advantages of Living in a Land Lease Community

Living in a manufactured home community where home owners lease the lot where their home is located from the park owner is the right decision for many.

The land lease situation allows home owners to use their life savings as they wish, and to live in a community where standards are highly maintained.

Additionally, residents enjoy a plethora of social and recreational amenities, accompanied by a sense of community and kindness toward fellow residents.



## Advantages of Renting Your Mobile Home Lot

Leasing land involves low up-front costs and predictable costs thereafter when compared to land purchase. After saving, investing, and carefully preparing for the golden years, residents of land lease communities are able to use their available resources to enjoy life as they wish, rather than have them tied up in real estate. Having the freedom to travel, to continue to invest for the future, and unforeseen circumstances are priorities that often come before supporting real estate developers and paying ever increasing property taxes. **Remember-with leased land, the home owner pays no property taxes!**

Land lease communities are likely to be well managed and maintained. The owner is perpetually obliged to maintain high standards, in order to keep residents satisfied. Most new residents learn of the communities through referrals, and good news travels quickly. Security patrols, as well as reasonable noise and pet restrictions help keep residents safe and comfortable. Community owners limit the monthly lot rental fees to stay competitive in the area marketplace, while maintaining standards and services that the residents have learned to expect.

Residents of land lease communities are accustomed to a wide variety of social and recreational community amenities. Some of these are clubhouses with scheduled events, pools, spas, fitness centers, pool rooms, crafts rooms, golf courses, shuffleboard, tennis, bocce ball, horseshoes, RV storage, etc. Family parks offer more activities and facilities for younger residents, including playgrounds and basketball courts. Specific lists of amenities vary from park to park; check with your local agent for details.



# Renting Your Mobile Home Lot

Perhaps the most important advantage of residing in a land lease community is the sense of fellowship, care, and consideration residents extend toward one another. Whatever your specific needs: from a ride to the airport, assistance with home care, to a comforting hand to hold in the event of a family hardship, rest assured that your neighbors will be there for you at all times. Because most residents have shared needs, interests, and experiences, a sense of family is naturally created and new home owners are immediately welcomed.

For these reasons and more, consider joining the many people who have made the lifestyle choice of residing in a land lease community. This will allow you to utilize your savings as you wish, live in a well maintained and safe community, enjoy countless social and recreational activities, and finally, to live surrounded by friends and neighbors who truly care for each other.



Please feel free to contact any of our professional sales agents for more information about our listings and the communities served by American Mobile Home Sales. We will assist you through every step of the home buying process.

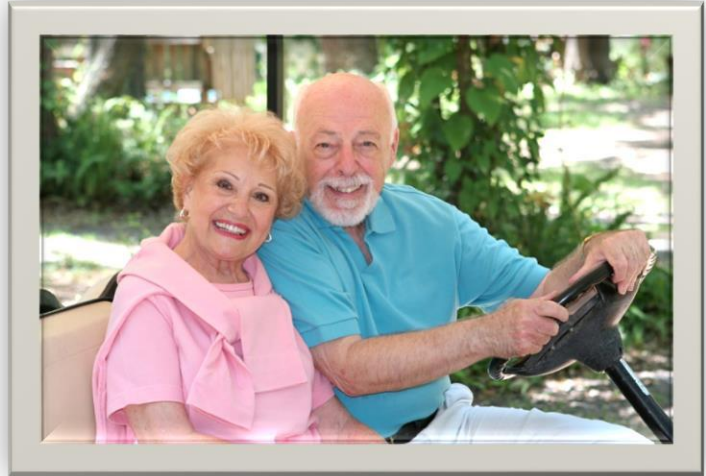


# Do you need financing?

We work with local lenders who specialize in land lease manufactured homes. Pre-Approval is quick and easy to determine rates & terms. Contact the listing agent to begin the pre-qualification process.

55+ retirement communities are a place where friends are neighbors and neighbors are considerate, generous, and kind. The homes are fantastic, affordable, and you'll instantly become part of the community. Your new neighbors will immediately welcome you. Imagine yourself enjoying a walk, a bike ride, tennis, or a swim in the pool, with a warm breeze in January! Come to Florida and say Goodbye to bone chilling Winter weather.

You will instantly feel right at home, whether as a snow bird or full time resident in a 55+ Florida Manufactured Home Community.



Most communities have a monthly calendar of activities which means there is something to do every day! Retire in Florida with American Mobile Home Sales of Florida! Pets (large & small) are welcome in most communities. Ask the listing agent for complete details about the pet policy. Certain breed restrictions apply.

The best of the Sunshine State's offerings are only a short drive away from our listings: Beaches, Walt Disney World, Tampa/Orlando attractions, casinos, golf, shopping, and more.

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