

Reference Number:  
FL-T-GOAC-  
8628BBL-202

## RENOVATED AND TENANTED FLORIDA PROPERTIES IN ORLANDO



### INVESTMENT HIGHLIGHTS:

- ✓ Quality homes and condos
- ✓ Fully renovated to a high standard
- ✓ Properties sold with contracted tenant
- ✓ High rental demand from tenants
- ✓ Up to 70% discount from previous sold prices

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# The Property

## BUILDING INFORMATION

Price	Type	Floor	BEDROOMS	BATHROOMS	Sq. Feet	NetRental Income (after costs)	Net Yield
<b>\$52,500</b>	Condo	002	1	1	570 Sq.	<b>\$4,258.05</b> p/a (after costs)	<b>8.11%</b>

### AMENITIES

- Lighted Tennis Courts
- Three Swimming Pools with Sun Decks
- Two Fitness Centers
- Five Acre Natural Lake
- Canoe Racks and Boat Docks
- Lakefront Jogging Paths & Cardio Stations
- Lakefront Gazebos
- Clubhouse, Conference, and Business Centers
- Activity Center
- Party Room with Kitchen
- Vegetable & Herb Garden
- Barbeque Stations and Picnic Tables

### THE PROPERTY

- Location: Tampa
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 2nd
- Sq.Ft / m<sup>2</sup>: 570 / 53
- HOA: \$168.92 p/m
- Management Fees 8%: \$48 p/m
- Property Taxes 2010: \$28.24 p/m
- **Rental Income: \$600 p/m - \$7,200 p/a**
- **Gross Yield: 13.71% p/a**
- **Net Yield: 8.11% p/a**

AVERAGE  
NET YIELD  
**8%**



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## THE NEIGHBOURHOOD

Grande Oasis is located in northeast Tampa, just minutes away from the University Hospital, 5 minutes from Busch Gardens, A short drive from Downtown Tampa's main employment, shopping centre and only about 20 minutes from the stunning beaches of the Gulf of Mexico. The airport is within 10 minutes as is Tampa marina and bayside boardwalks where you will find boutiques, cafes and restaurants. Access to Orlando via I-4 is only minutes away as is I-75, which heads south towards Naples and further to Miami.

These newer condos are set in an idyllic location, just far enough away from the bright lights of Tampa city yet remains within only a very short commute.

This lovely 2nd floor 1 bedroom / 1 bathroom condo at Grande Oasis a perfect rental unit that offers a spacious floor-plan with plenty of natural light. With an attractive clubhouse and swimming pool plus a lovely lake area with fountains, Grande Oasis is a tranquil community within easy reach of all that Tampa offers.



Swimming Pool



Lake



Tennis Courts



Gym



Kitchen



Kitchen & Breakfast Bar



Living Room



Bathroom



Bedroom

# The Figures

Should you prefer to try to raise finance locally in the US, there is the advantage of the current low interest rates that the US Federal Reserve has introduced to stimulate the markets.

**Financial Example of how investment on a 1 bedroom property can yield an average of 8.11% per annum after property taxes and costs**

- **Selling Price:** **\$52,500**
- **Gross Rental Income:** \$600 p/m - \$7,200 p/a
- **Gross Rental Income %:** 13.71%  
(Based on an income of \$7,200)
- **Management Cost 8%:** \$48 p/m
- **Property taxes 2010:** \$28.24 p/m
- **HOA:** \$168.92 p/m
- **Net Rental Income:** \$4,258.05 p/a  
(after costs) \$354.84 p/m
- **Net Yield:** **8.11% p/a**

THIS PROPERTY  
WAS PREVIOUSLY  
SOLD FOR \$112,000

**NOW**  
**AVAILABLE**  
FOR **\$52,500**

**The Capital Growth figures below are representative of the percentage profit you will accrue IF the property increases in value to the market value stated below.**

Capital growth	Market Value A	Market Value B
5 Years 2016	<b>\$69,793 (47%)</b>	<b>\$76,499 (61%)</b>
7 years 2018	<b>\$81,407 (71%)</b>	<b>\$101,820 (95%)</b>
10 years 2021	<b>\$102,549 (116%)</b>	<b>\$123,203 (159%)</b>

Investing in tenanted property is one of the best ways to build your portfolio and as an armchair investment with capital equity it really does not get any better than this.

Our properties have been carefully chosen to appeal to tenants that require quality long term accommodation in great areas and at sensible prices.

As a cash buyer you can take advantage of this opportunity and see an immediate rental income. All tenants have been pre-qualified and screened by our management companies in order to provide you with a hassle free investment.

Become an armchair investor with BRIC Group and see an average of 8% net yield per annum on your Florida real estate investments without taking into consideration future capital growth.

# Costs & Expenses

## • Incurred Costs

Initial Closing Costs  
Title Insurance  
Brokers Fees  
Finders Fees  
Property taxes  
HOA Fees  
Refurbishment  
Property Advertisement  
Property Management  
Outstanding Utilities, Debts & HOA

**\$13,500**

• **SALES PRICE:** **\$52,500**

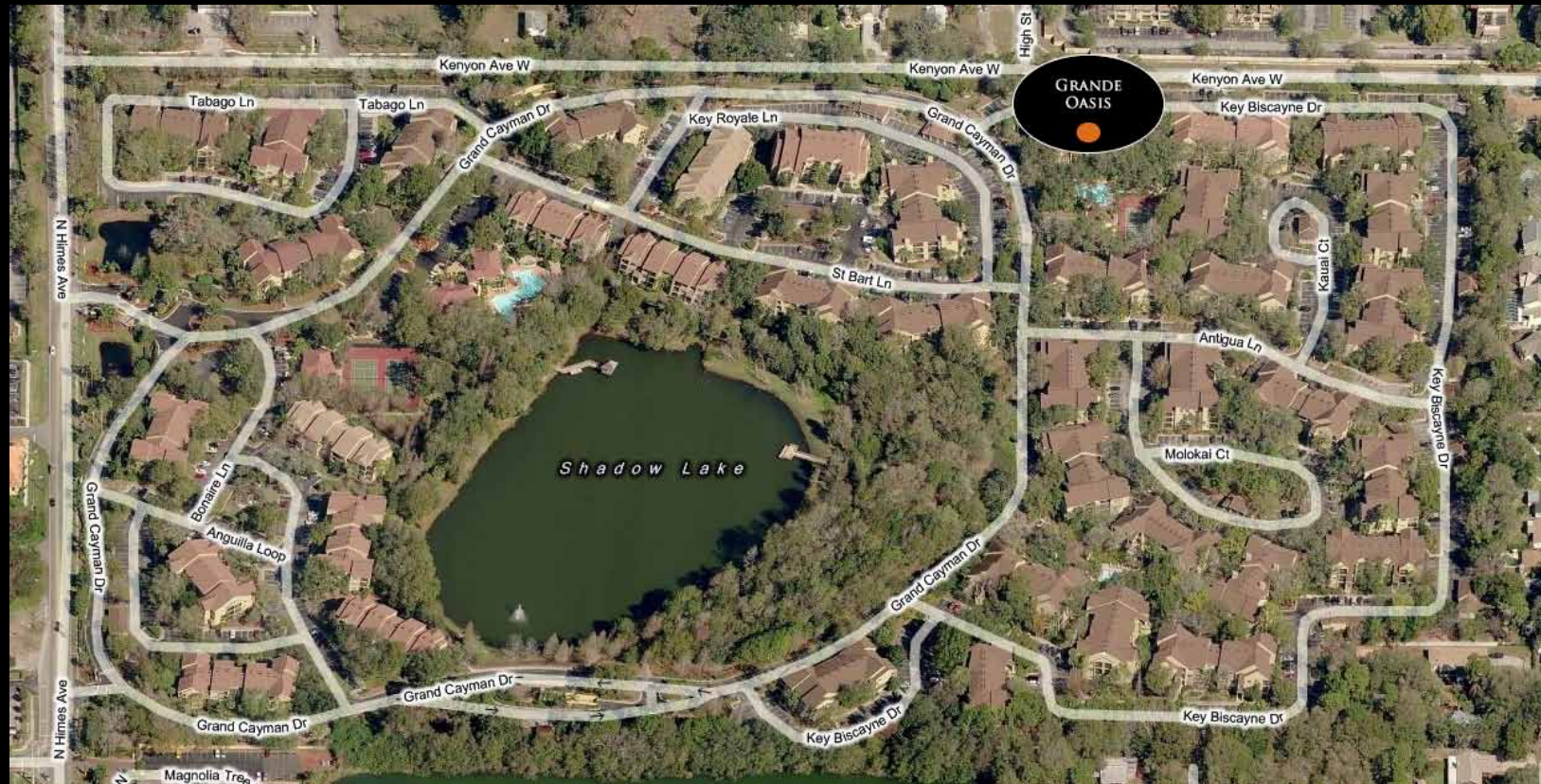
• **Net Yield:** **8.11% p/a**

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SALE SALE SALE  
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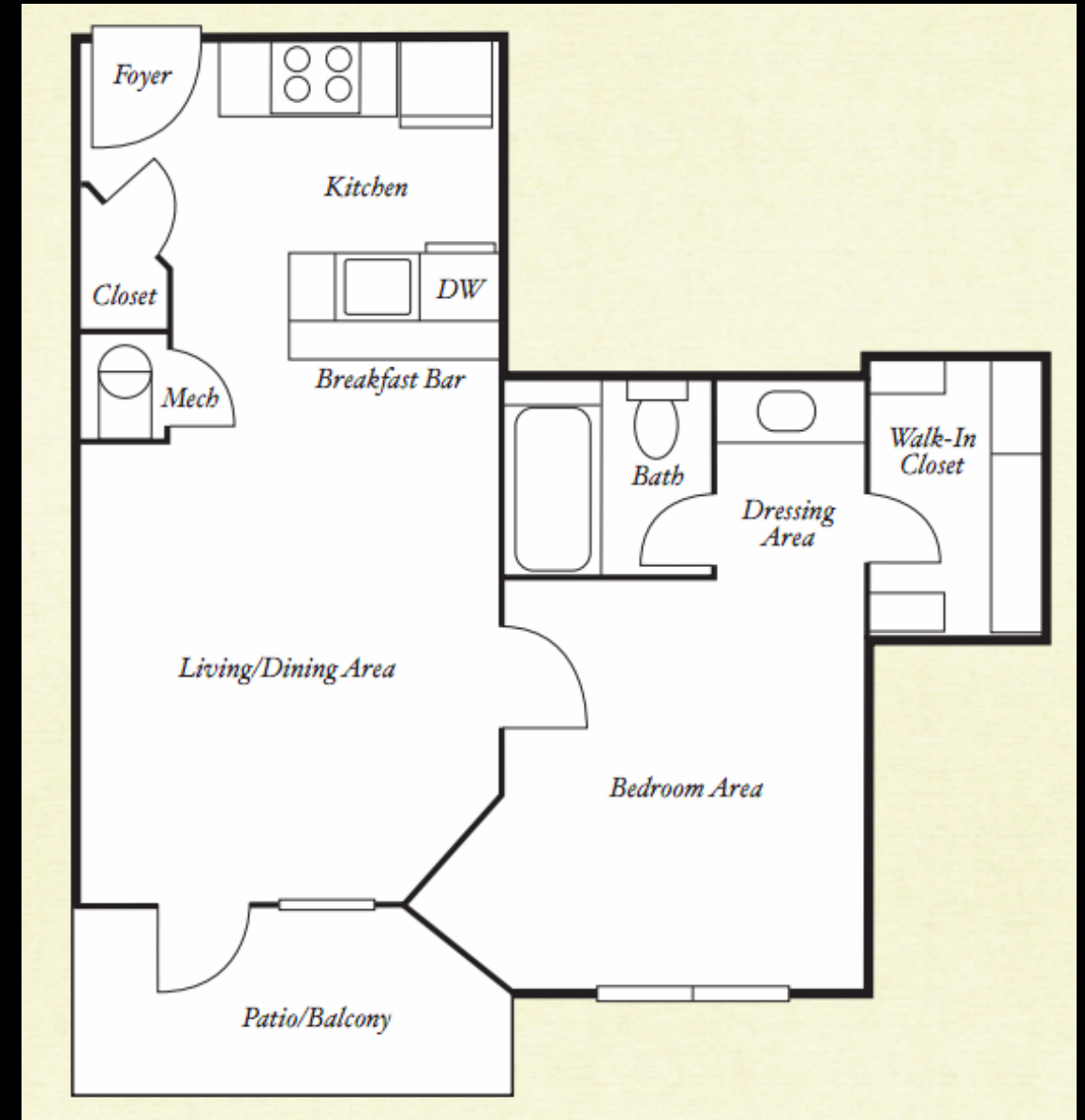
# Sitemaps



# Sitemaps



8628 Bonaire Bay 202  
Faces the parking lot



# Features

## THE PROPERTY

Grande Oasis is located in the Carrollwood neighbourhood of Tampa, just minutes away from the University Hospital, 5 minutes from Busch Gardens. These newer condos are set in an idyllic location, just far enough away from the bright lights of Tampa city yet remains within only a very short commute.

A short drive from Downtown Tampa's main employment and shopping centre and only about 20 minutes from the stunning beaches of the Gulf of Mexico. The airport is within 10 minutes as is Tampa marina and bayside boardwalks where you will find boutiques, cafes and restaurants.

Access to Orlando via I-4 is only minutes away as is I-75, which heads south towards Naples and further to Miami.

Grand Oasis boasts 495 studios, 1, 2 and 3 bedroom floor plans set amongst lush landscaping and a stunning lake. Rental prices range from \$600 to over \$1,300 per month and offer excellent value for money for tenants considering the amenities onsite.

Bedrooms: **1**  
Bathrooms: **1**  
Square Footage: **570**  
Street Address: **8628 Bonaire Bay Ln # 202**  
City: **Tampa**  
State: **FL**  
Zip: **33615**  
Neighborhood: **Grande Oasis at Carrollwood**  
Elementary School: **Carrollwood Elementary**  
Middle School: **Gaither High School**  
High School: **Smith Middle School**

## COMMUNITY FEATURES

- **Lighted Tennis Courts**
- **Three Swimming Pools with Sun Decks**
- **Two Fitness Centers**
- **Five Acre Natural Lake**
- **Canoe Racks and Boat Docks**
- **Lakefront Jogging Paths & Cardio Stations**
- **Lakefront Gazebos**
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**LANDMARK**  
Developments