

Reference Number:
FL-O-MM-
2652RTJ-534

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
\$58,000	Condo	003	1	1	674 Sq.	\$4,092.59 p/a (after costs)	7.06%

AMENITIES

- Gated access
- Lushly landscaped
- Golf Course Views
- Newly renovated clubhouse
- Detached One & Two Car garages
- Business Center
- Billiards Room
- State-of-the-Art Fitness Center
- Sand Volleyball Court
- Barbeque & picnic area with Grills
- Resort style pool & spa
- Valet waste service

THE PROPERTY

- Location: Orlando
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 3rd
- Sq.Ft / m²: 674 / 62.62
- HOA: \$179,38 p/m
- Management Fees 8%: \$50 p/m
- Property Taxes 2010: \$54.57 p/m
- **Rental Income: \$625 p/m - \$7,500 p/a**
- **Gross Yield: 12.93% p/a**
- **Net Yield: 7.06% p/a**

AVERAGE
NET YIELD
8%



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THE NEIGHBOURHOOD

This is a 3rd floor unit with all appliances including washer and dryer. The condo has a living room/dining room combination. There is carpet in all living areas and tile in the kitchen-Pantry-Laundry Rm and vinyl in the bath. Madison at Metrowest is the ultimate in Orlando and is brimming with many amenities.

Reside in buildings defined by contemporary architectural detail and lush landscaping. Play golf, volleyball, swim, get in the hot tub or grill out, all without leaving the comforts of home.

The Madison at Metrowest offers a variety of spacious one bedroom homes designed for today's dynamic lifestyle. This bustling metropolis of Orlando is home to cultural centers, malls like the Mall of Millennia, and tons of recreational activities. The Madison at Metrowest allows you to enjoy all the city has to offer. It's Central Florida living at its finest and it is waiting for you. Go out and enjoy the nightlife at one of Orlando's hottest clubs. And, go out and see your favourite basketball team play at the new arena.

The Madison at Metrowest is located just minutes from Disney and Universal Studios. With its prime location, you will find your daily commute easy. The Madison at Metrowest is a few miles from all major Express ways and I-4. And, a short drive into Downtown Orlando. Come and see some of the best luxury town homes in Orlando.



Community Entrance



Condo Entrance



Clubhouse



Clubhouse & Pool



The Grounds



Gymnasium



Swimming Pool



Bathroom



living room

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 7.06% per annum after property taxes and costs

- **Selling Price:** **\$58,000**
- **Gross Rental Income:** \$625 p/m - \$7,500 p/a
- **Gross Rental Income %:** 12.93%
(Based on an income of \$7,500)
- **Management Cost 8%:** \$50 p/m
- **Property taxes 2010:** \$54.57 p/m
- **HOA:** \$179,38 p/m
- **Net Rental Income:** \$4,092.59 p/a
(after costs) \$341.05 p/m
- **Net Yield:** **7.06% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR **\$143,300**

NOW
AVAILABLE
FOR **\$58,000**

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	\$77,434 (47%)	\$84,874 (61%)
7 years 2018	\$90,319 (71%)	\$102,697 (95%)
10 years 2021	\$113,775 (116%)	\$136,690 (159%)

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

\$14,900

- **SALES PRICE:** **\$58,000**
- **Net Yield:** **7.06% p/a**

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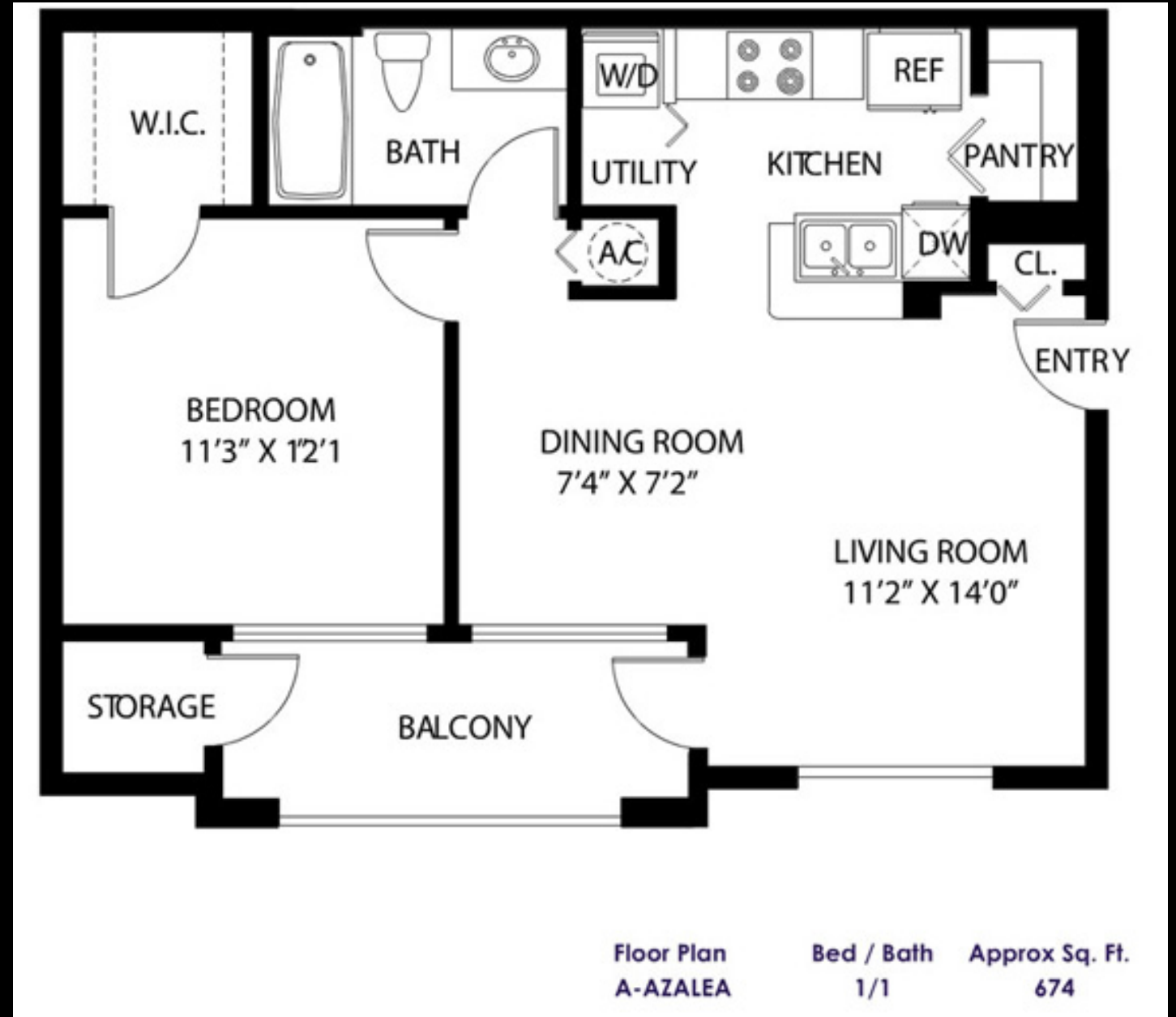
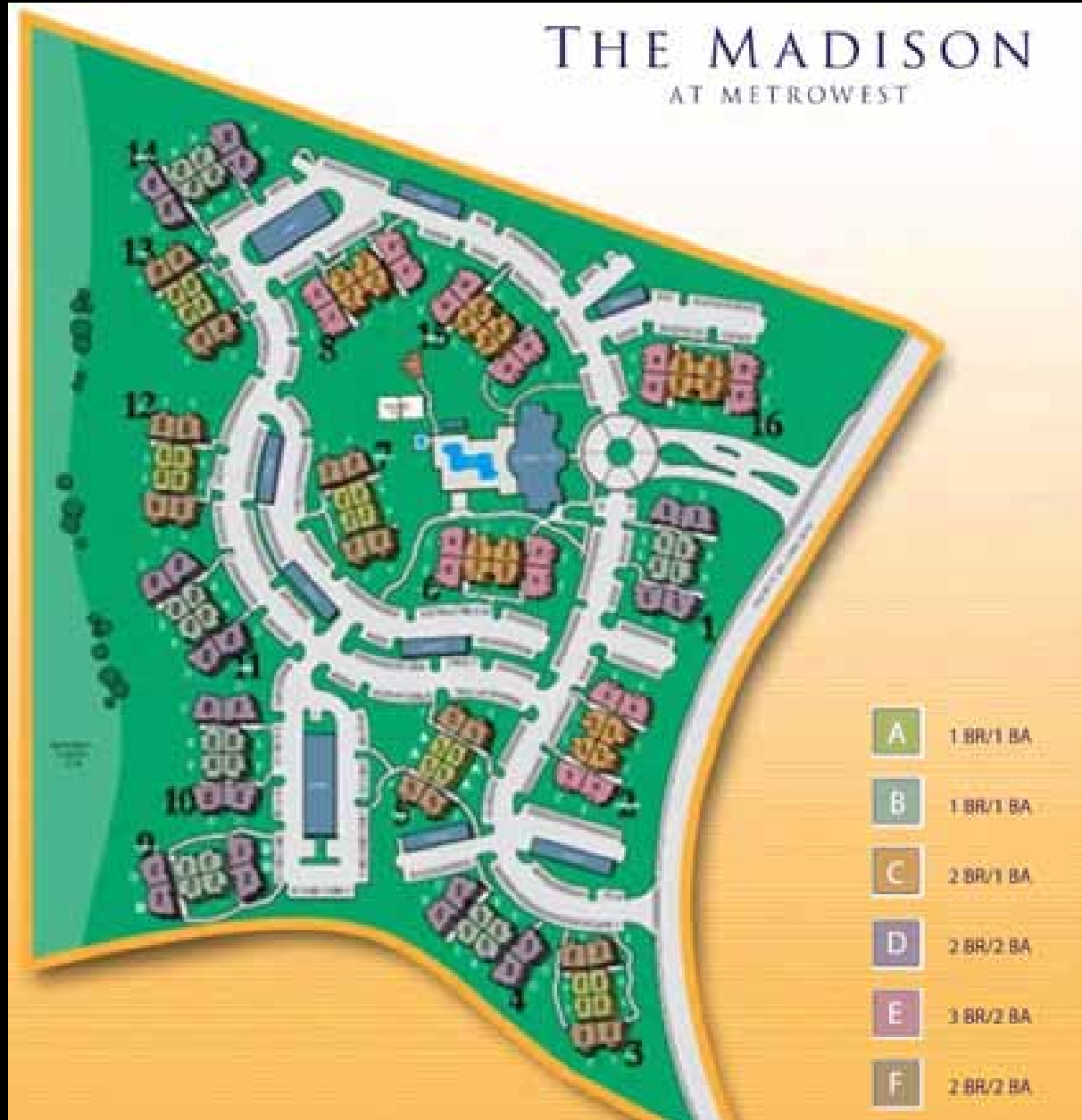
NOW
AVAILABLE
SALES
PRICE
FOR **\$58,000**

SALE SALE SALE
SALE SALE SALE

Sitemaps



Sitemap & Floorplan



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Features

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With its prime location, you will find your daily commute easy. The Madison at Metrowest is a few miles from all major Express ways and I-4. And, a short drive into Downtown Orlando

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **674**
Street Address: **2652 Robert Trent Jones Dr #534**
City: **Orlando**
State: **FL**
Zip: **32835**
Neighborhood: **Madison at Metrowest**
Elementary School: **Metrowest**
Middle School: **Chain of Lakes**
High School: **Olympia**

COMMUNITY FEATURES

- **Business Center**
- **Clubhouse**
- **Gate, Access**
- **Gym**
- **Hot Tub**
- **Pool**
- **VolleyBall**

EXTERIOR FEATURES

- **Balcony, Screened**
- **Parking, Dedicated Space(s)**

PROPERTY FEATURES

- **A/C**
- **Blinds**
- **Breakfast Bar**
- **Cable Available**
- **Carpet**
- **Ceiling Fan**
- **Dishwasher**
- **Heat**
- **Intrusion Alarm**
- **Living/ Dining Room Combo**
- **Microwave**
- **Refrigerator**
- **Stove**
- **Tile**
- **Walk-in Closets**
- **Washer & Dryer**



LANDMARK
Developments