

Reference Number:
FL-T-PAC-
5616PHC-308

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

Reference Number:
FL-T-PAC-5616PHC-308

The Property

BUILDING INFORMATION

Price	Type	Floor	BEDROOMS	BATHROOMS	Sq. Feet	Net Rental Income (after costs)	Net Yield
\$67,500	Condo	003	2	1	868 Sq.	\$4,946.24 p/a (after costs)	7.33%

FEATURES & AMENITIES

- Roman tubs
- Island kitchen in two and three bedroom condominiums
- Custom oak cabinets
- Nine foot high ceilings with crown moulding
- Ceiling fan in living room
- Spacious walk in closets and outside storage
- Full size washer/dryer connections
- Frost-free refrigerators with ice makers
- Pre-wired for computers and modems
- Intrusion alarm system
- Beautiful clubhouse
- Private theater with surround sound
- State-of-the-art fitness center
- Air conditioned full-size basketball court with hardwood floor
- Executive business center
- Pool with sundeck
- Car service center
- Laundry center
- Laser controlled gated entry
- Party kitchen
- Library
- Billiards

THE PROPERTY

- Location: Tampa
- Type: Condo
- Bedrooms: 2
- Bathrooms: 1
- Floor: 3rd
- Sq.Ft: / m²: 868 / 81
- HOA: \$220 p/m
- Management Fees 8%: \$60 p/m
- Property Taxes 2010: \$57.81 p/m
- **Rental Income: \$750 p/m - \$9,000 p/a**
- **Gross Yield: 13.33% p/a**
- **Net Yield: 7.33% p/a**

AVERAGE
NET YIELD
8%



Reference Number:
FL-T-PAC-5616PHC-308

THE NEIGHBOURHOOD

Ideally located on Florida's West Coast, Tampa is everything you could imagine and so much more. The most populous and affluent metropolitan area in the state, Tampa is home to miles of glistening waterways and sun-drenched beaches, every professional sport imaginable plus countless shows, events and festivals.

This beautiful community of condo's is only a few years old and is situated within a very easy commute of major employment centres, schools, malls and major highways. With a host of excellent amenities on site, there is no doubt that it is in high demand from tenants

This gated community is surrounded by beautiful oak trees and nestled around two spacious lakes, which together create a stunning oasis of tranquillity. Located within a short drive of Downtown Tampa, the Sundome Arena, the University of Florida and the beaches, the community is the perfect addition to your portfolio.



The Resort



Swimming Pool



Lake Views



Gym



Kitchen



Bathroom



Living & Dining Room



Bedroom 1



Bedroom 2

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 2 bedroom property can yield an average of 7.33% per annum after property taxes and costs

- **Selling Price:** **\$67,500**
- **Gross Rental Income:** \$750 p/m - \$9,000 p/a
- **Gross Rental Income %:** 13.33% p/a
(Based on an income of \$9,000)
- **Management Cost 8%:** \$60 p/m
- **Property taxes 2010:** \$57.81 p/m
- **HOA:** \$220 p/m
- **Net Rental Income:** \$4,946.24 p/a
(after costs) \$412.19 p/m
- **Net Yield:** **7.33% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$161,500

**NOW
AVAILABLE
FOR \$67,500**

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	\$94,772 (47%)	\$103,878 (61%)
7 years 2018	\$110,542 (71%)	\$138,261 (95%)
10 years 2021	\$139,251 (116%)	\$167,296 (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

\$17,400

- **SALES PRICE:** **\$67,500**
- **Net Yield:** **7.33% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$161,500

NOW
AVAILABLE
SALES
PRICE
FOR **\$67,500**

SALE SALE SALE
SALE SALE SALE

Sitemaps



Sitemap & Floorplan



Reference Number:
FL-T-PAC-5616PHC-308

Features

THE PROPERTY

This spacious 868 sq.ft, 2 bedroom/ 1 bathroom condo on the 3rd floor is located in the Carrollwood area of Tampa within a short drive a good schools, shopping malls, employment centres and the stunning beaches of the gulf coast.

Demand for rentals in this community is continuously strong and makes this refurbished condo a superb property that will generate immediate cash flow for investors

Bedrooms: **2**
Bathrooms: **1**
Square Footage: **868**
Street Address: **5616 Pinnacle Heights Cir # 308**
City: **Tampa**
Zip: **33264**
Neighborhood: **Pinnacle At Carrollwood**
Elementary School: **Northwest Elementary**
Middle School: **Hill Middle School**
High School: **Gaither High School**

COMMUNITY FEATURES

- **Private gated community**
- **Fitness centre**
- **Swimming pool**
- **Basketball court**
- **Car wash**
- **Landscaped gardens**
- **Clubhouse**



LANDMARK
Developments