

Reference Number:  
FL-T-VOB-9  
529NW-101

## 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-VOB-9529NW-101

# The Property

## BUILDING INFORMATION

Price	Type	Floor	BEDROOMS	BATHROOMS	Sq. Feet	Net Rental Income (after costs)	Net Yield
<b>\$81,500</b>		1st	3	2	1152 Sq.	<b>\$6,887 p/a</b> (after costs)	<b>8.45%</b>

### AMENITIES

- Covered Parking
- Fitness Centre
- Gated Community
- Gym
- Internet Access
- Nearby Schools
- Pool

### THE PROPERTY

- Location: Florida Tampa Bay
- Type:
- Bedrooms: 3
- Bathrooms: 2
- Floor: 1st
- Sq.Ft / m2 1152 Sq. / 107.02 m2
- HOA: \$197 p/m
- Management Fee 8%: \$72
- Property Taxes 2010: \$685.04 p/m
- Rental Income: \$900 p/m
- Gross Yield: 13.25 p/a
- Net Yield: 8.45%

AVERAGE  
NET YIELD  
**8.45%**

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## THE NEIGHBOURHOOD

The Villages of Bloomingdale is a private neighborhood community comprised of individually gated villages and ideally located just minutes from Interstate I-75 and the Leroy Selmon Crosstown Expressway which makes travel to work, shopping, schools and entertainment venues, extremely convenient. Even Tampa is only 15 minutes away!

The Villages of Bloomingdale offers townhomes and garden condominiums with various floor-plans from which to choose. Many of these homes offer views to the wooded areas, conservations areas and the ponds. Residents are able to enjoy a maintenance free Florida lifestyle and have full use of the recreational areas, swimming pools, clubhouse and the fitness centre.

Villages of Bloomingdale is located in Riverview Florida. Riverview is in the south shore area of the Tampa Bay region.



Lounge



Kitchen



Bedroom



Bathroom



Bedroom 2



Master Bedroom



Ensuite



Master Bedroom

Financial Example of how investment on a 3 bedroom property can yield an average of 8.45% per annum after property taxes and costs.

- **Selling Price:** **\$81,500**
- Gross Rental Income: \$900 p/a
- Gross Rental Income %: 13.25 p/a  
(Based on an income of \$10800)
- Managed Cost : \$72
- Property taxes 2010: \$685.04 p/m
- HOA: \$197 p/m
- Net Rental Income: \$6,887 p/a  
(after costs) \$573.91 p/m
- **Net Yield:** **8.45% p/a**

THIS PROPERTY  
WAS PREVIOUSLY  
SOLD FOR **\$155,300**  
**NOW**  
**AVAILABLE**  
FOR **\$81,500**

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>\$119,750 (47%)</b>	<b>\$131,257 (61%)</b>
7 years 2018	<b>\$139,677 (71%)</b>	<b>\$174,702 (95%)</b>
10 years 2021	<b>\$175,952 (116%)</b>	<b>\$211,390 (159%)</b>

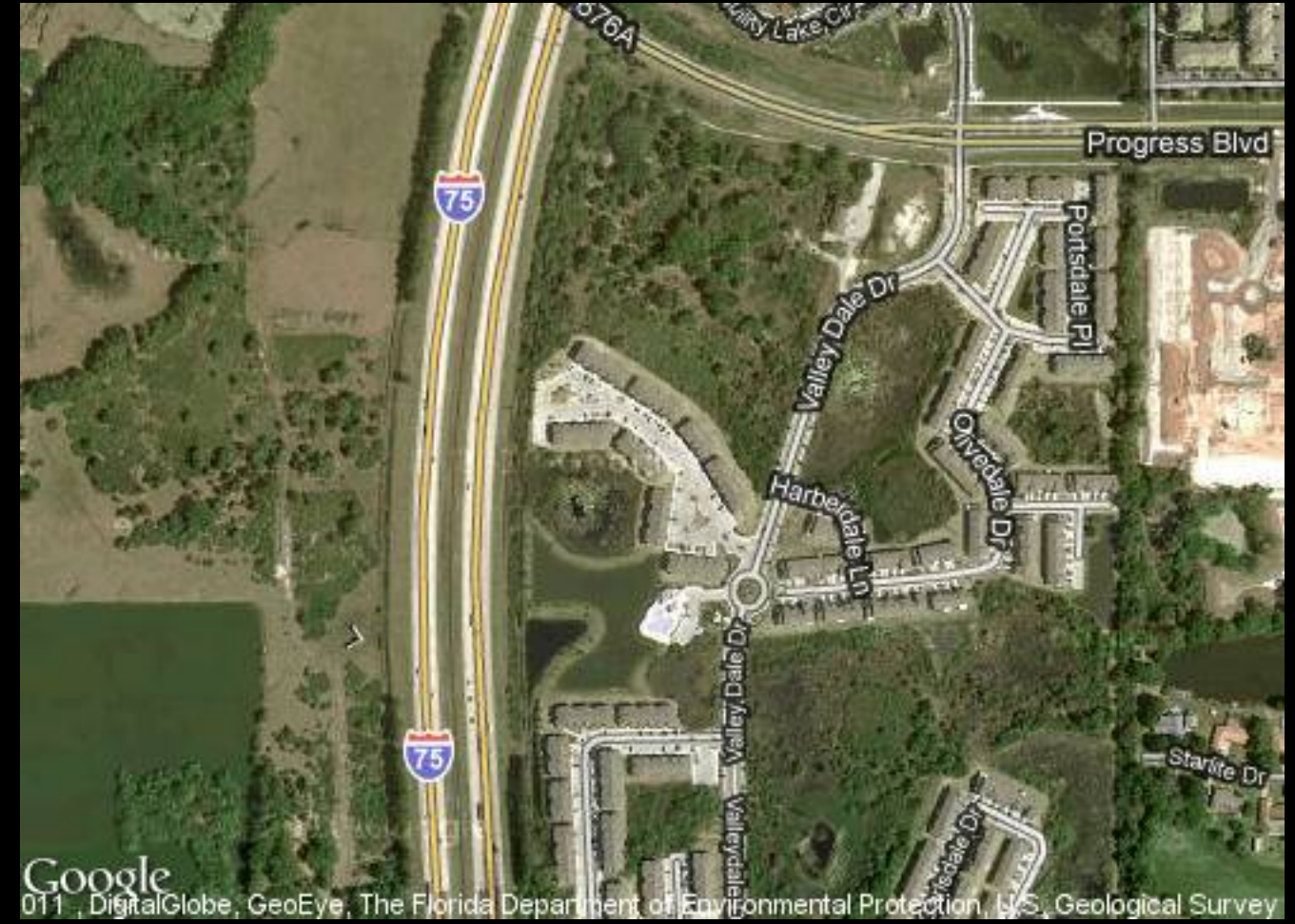
Investing in tenanted property is one of the best ways to build your portfolio and as an armchair investment with capital equity it really does not get any better than this.

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.

# Sitemap & Floorplan



# Sitemap & Floorplan



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# Features

## THE PROPERTY

This excellent 3 bedroom, 2 bathroom condo and is the ideal family home or rental property, given its spacious design, open floor plans and great location, just 15 minutes from Downtown Tampa.

There are good schools and shopping a stones throw away and the beaches are easily accessible.

The international airport in Tampa is just a short drive and Orlando airport is just over an hour away.

Bedrooms:	3
Bathrooms:	2
Square Footage:	1152
Street Address:	9529 Newdale Way 101,
City:	Riverview
State:	Florida Tampa Bay
Zip:	FL
Neighborhood:	33578
Elementary:	Village of Bloomingdale
Middle School:	Riverview
High:	Burns Riverview

## COMMUNITY FEATURES

- Covered Parking
- Fitness Centre
- Gated Community
- Gym
- Internet Access
- Nearby Schools
- Pool

## PROPERTY FEATURES

- Blinds
- Breakfast Bar
- Ceiling Fans
- Cooker
- Garage
- Garden
- Refrigerator
- Terrace
- Washer / Dryer



LANDMARK  
Developments