

Reference Number:
FL-J-VB-95
95AC-5-3

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	Net Rental Income (after costs)	Net Yield
\$77,500	Condo	2nd	2	2	1118 Sq.	\$6,392 p/a (after costs)	8.25%

AMENITIES

- Clubhouse
- Community Room
- Garage/Secure Parking
- Gated Community
- Nearby Schools
- Play Area
- Pool
- Tot-lot

THE PROPERTY

- Location:
- Type: Condo
- Bedrooms: 2
- Bathrooms: 2
- Floor: 2nd
- Sq.Ft / m2: 1118 Sq. / 103.87 m2
- HOA: \$156 p/m
- Management Fee 8%: \$68
- Property Taxes 2010: \$93.37 p/m
- Rental Income: \$850 p/m
- Gross Yield: 13.16 p/a
- Net Yield: 8.25%

AVERAGE
NET YIELD
8.25%

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THE NEIGHBOURHOOD

Villa Beauclerc is a gated condominium community located on Sunbeam Rd. in the Mandarin

area of Jacksonville. The community was built out in 2005-2006 and features three different floor-plan layouts ranging from 940 sq.ft to 1,157 sq.ft and with a choice of 2 bed/2 bath and 3 bed/2 bath designs.

Residents in Villa Beauclerc enjoy a location convenient to The Avenues Shopping Mall as well as Interstate 95. A brand new 9-Hole golf course is being built just outside the community as well which is expected to be completed in 2008.



Financial Example of how investment on a 2 bedroom property can yield an average of 8.25% per annum after property taxes and costs.

- **Selling Price:** **\$77,500**
- Gross Rental Income: \$850 p/a
- Gross Rental Income %: 13.16 p/a
(Based on an income of \$10200)
- Managed Cost : \$68
- Property taxes 2010: \$93.37 p/m
- HOA: \$156 p/m
- Net Rental Income: \$6,392 p/a
(after costs) \$532.63 p/m
- **Net Yield:** **8.25% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR **\$120,700**

**NOW
AVAILABLE
FOR \$77,500**

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	\$108,698 (47%)	\$119,243 (61%)
7 years 2018	\$124,448 (71%)	\$141,673 (94%)
10 years 2021	\$152,454 (116%)	\$183,471 (159%)

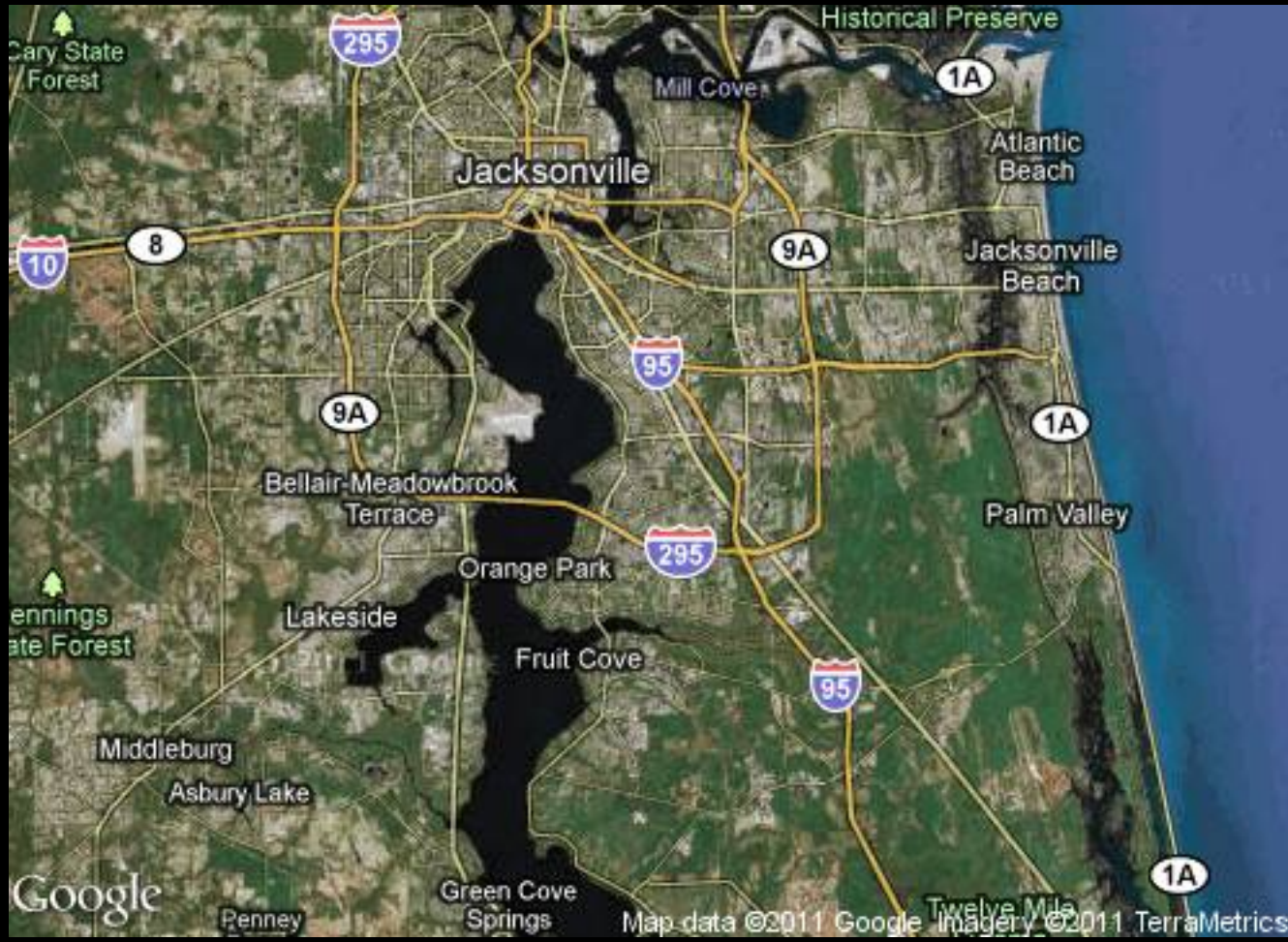
Investing in tenanted property is one of the best ways to build your portfolio and as an armchair investment with capital equity it really does not get any better than this.

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.

Sitemap & Floorplan



Sitemap & Floorplan



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Features

THE PROPERTY

This extremely spacious 2nd floor unit offers 2 bedrooms and 2 full bathrooms which are ideal for couple and small families who wish to be close to all necessary amenities including schools, employment and medical centres, some fantastic shopping and also be within a short drive of Jacksonville Downtown or the stunning Atlantic beaches.

The yields on this property make it extremely interesting for armchair investor looking for a hassle free investment with immediate cash flow.

Bedrooms:	2
Bathrooms:	2
Square Footage:	1118
Street Address:	9595 Amarante Cir 5-3
City:	
State:	FL
Zip:	32257
Neighborhood:	Mandarin, Jax
Elementary:	Crown Point
Middle School:	Mandarin
High:	Samuel W. Wolfson

COMMUNITY FEATURES

- Clubhouse
- Community Room
- Garage/Secure Parking
- Gated Community
- Nearby Schools
- Play Area
- Pool
- Tot-lot

PROPERTY FEATURES

- A/C
- Blinds
- Breakfast Bar
- Cable Hook-up
- Ceiling Fans
- Cooker
- Disposal
- En-suite
- Heating
- Lanai
- Refrigerator
- Terrace
- Washer / Dryer



LANDMARK
Developments