

Reference Number:
FL-O-CTPC-
5017CS-1926



LANDMARK
Developments

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
\$62,500	Condo	002	1	1	724 Sq.	\$3,660.09 p/a (after costs)	5.86%

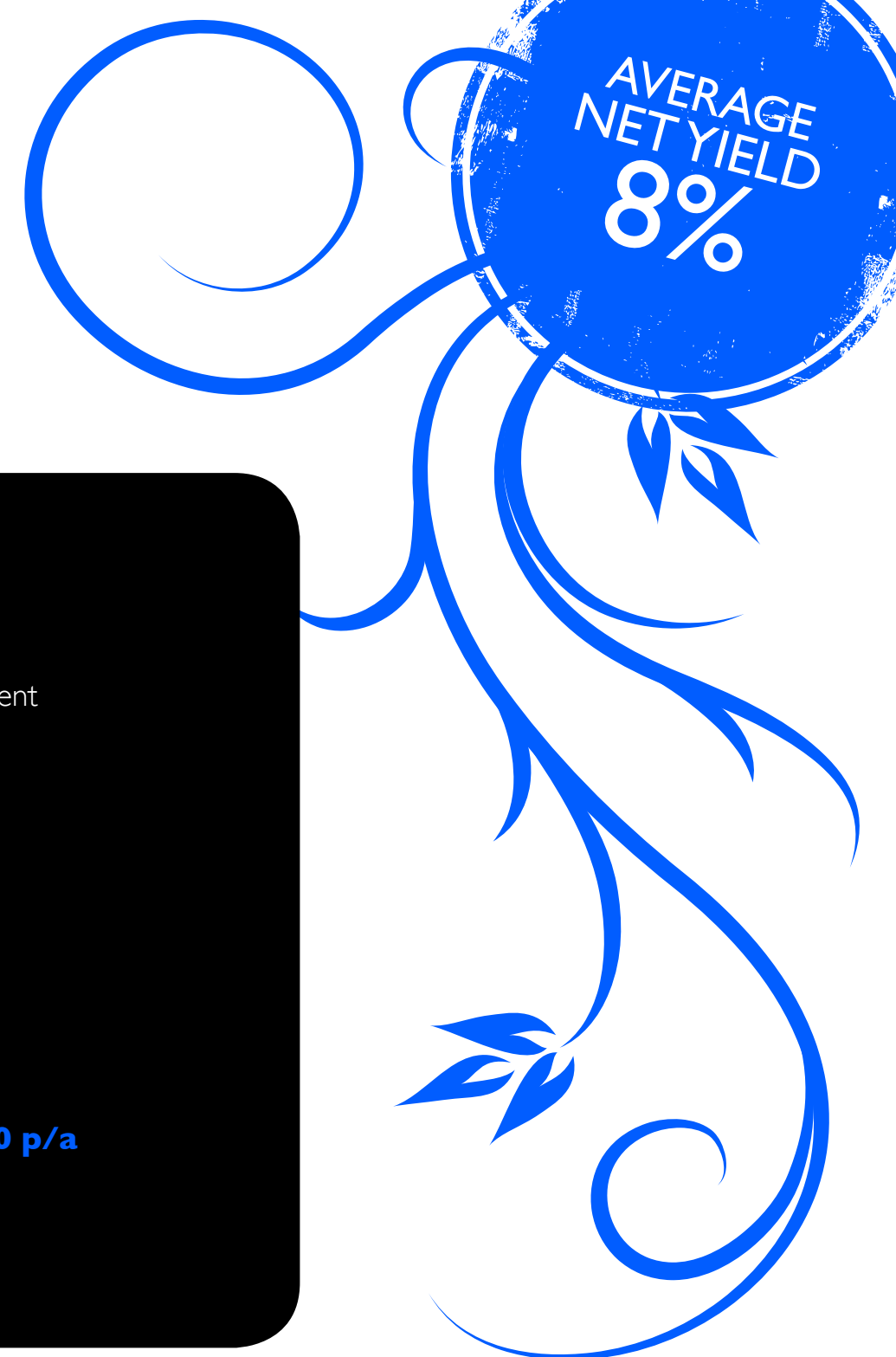
AMENITIES

- Business Center
- Clubhouse
- Gate, Access
- Gym
- Hot Tub
- Community Pools
- Fitness
- Tennis Court
- Yoga/Aerobics Room
- Sand Volleyball with Lights
- In-Door Full Basketball Court
- Sports Bar
- Full Service Restaurant with Plasma Screens
- Playground

THE PROPERTY

- Location: Orlando
- Type: Condo/Rental Investment
- Bedrooms: 1
- Bathrooms: 1
- Floor: 2nd
- Sq.Ft: / m²: 724 / 67
- HOA: \$280 p/m
- Management Fees 8%: \$56 p/m
- Property Taxes 2010: \$58.99 p/m
- **Rental Income: \$700 p/m - \$8,400 p/a**
- **Gross Yield: 13.44% p/a**
- **Net Yield: 5.86% p/a**

AVERAGE
NET YIELD
8%



THE NEIGHBOURHOOD

This stunning community of residential apartments offers a host of floorplans and designs filled with natural light. The community is essentially a small southern town within a city that boasts a friendly ambience that is family friendly.

Each of the properties offer kitchens have open plans, beautiful cabinets and counters with built in appliances; walk-in wardrobes and spacious floorplans offer comfortable casual living in a great location.

A host of amenities include state of the art gym and aerobics centre, swimming pools, tennis courts, basketball, volleyball and racquetball courts. For those who prefer a more leisurely workout, there is access to the waterside boardwalk areas where you can enjoy a gentle walk with nature.

For residents that prefer to stay close to home there is a private restaurant within the resort that offers an excellent menu and an appealing atmosphere.



Condo Entrance



Waterfront Views



Swimming Pool



Lake Views



Kitchen



Living Room View 1



Living Room View 2



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 5.86% per annum after property taxes and costs

- **Selling Price:** **\$62,500**
- **Gross Rental Income:** \$700 p/m - \$8,400 p/a
- **Gross Rental Income %:** 13.44% p/a
(Based on an income of \$8,400)
- **Management Cost 8%:** \$56 p/m
- **Property taxes 2010:** \$58.99 p/m
- **HOA:** \$280 p/m
- **Net Rental Income:** \$3,660.09 p/a
(after costs) \$305.01 p/m
- **Net Yield:** **5.86% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$162,900

**NOW
AVAILABLE
FOR \$62,500**

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	\$91,833 (47%)	\$100,657 (61%)
7 years 2018	\$107,114 (71%)	\$121,795 (95%)
10 years 2021	\$134,933 (116%)	\$162,109 (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 Landmark Developments 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

- **SALES PRICE:** **\$62,500**
- Listing Price: \$46,756.17
- Brokers Fee: \$1,402.69
- Closing Cost 2%: \$935.12
- 3 month Property taxes 2010: \$176.98
- 3 month HOA: \$840.00
- Refurbishment: \$7,013.43
- Property Advertisement: \$700
- Finders Fee: \$4,675.62
- **Net Yield:** **5.86% p/a**

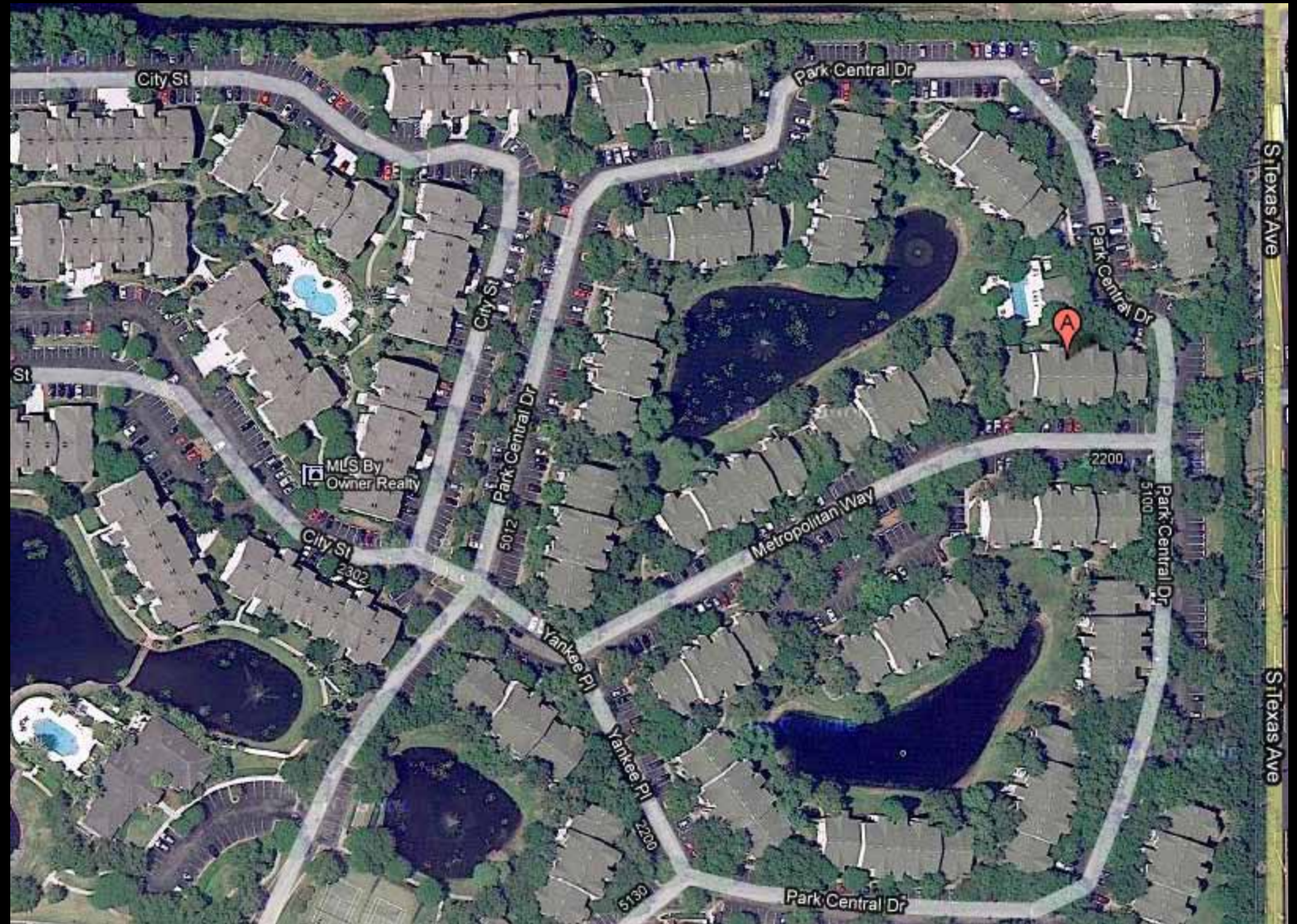
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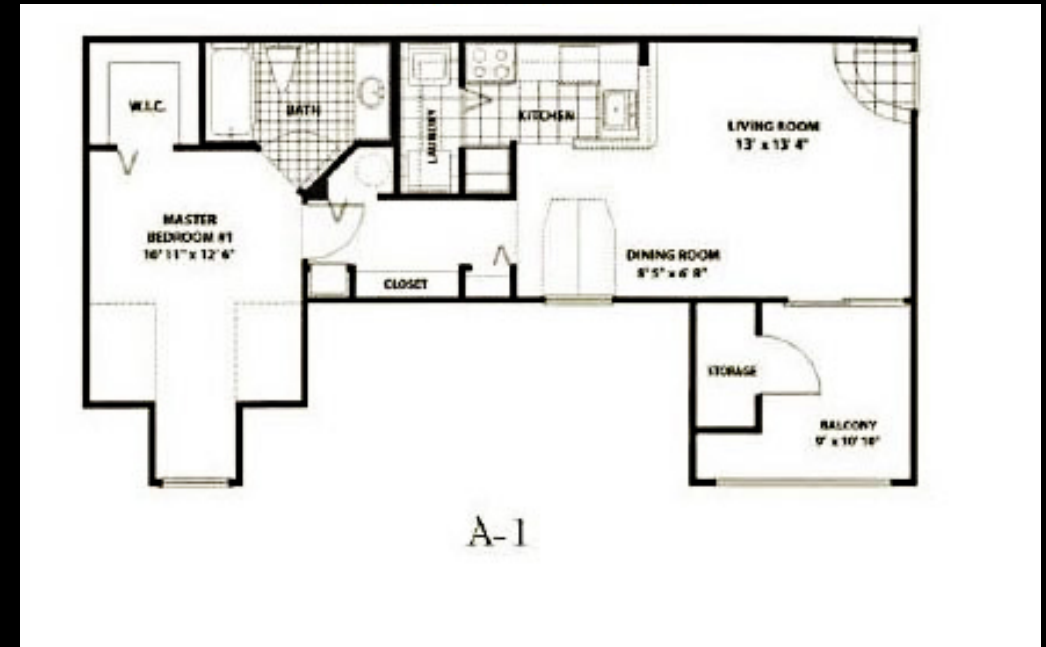
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Sitemaps



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Sitemap & Floorplan



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Features

THE PROPERTY

This 1 bedroom, 1 bath is located in Charles Town at Park Central, a gated community.

The condo is on the 2nd floor with a screened balcony. There is a washer/dryer, stove, dishwasher, refrigerator and alarm system.

The home has a living room/dining room combination. You will have a beautiful view of the courtyard and the pool.

This community has so many amenities: state of the art fitness, yoga/aerobics rm, in-door basketball-full court, volleyball court w/light, tennis courts, 5 pools and sports bar, full service restaurant w/ plasma screens!

Not enough-you are close to the Millenia Mall and Universal Studios!

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **724**
Street Address: **5017 City ST # 1926**
City: **Orlando**
State: **FL**
Zip: **32839**
Neighborhood: **Charles Towne at Park Central**
Elementary School: **Palmetto**
Middle School: **Westridge**
High School: **Oak Ridge**
Available Date: **Immediate**

COMMUNITY FEATURES

- **Business Center**
- **Clubhouse**
- **Gate, Access**
- **Gym**
- **Hot Tub**
- **Community Pools**
- **Fitness**
- **Tennis Court**
- **Yoga/Aerobics Room**
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PROPERTY FEATURES

- **A/C**
- **Carpet/Vynil**
- **Ceiling Fan**
- **Ceramic Tile**
- **Dishwasher**
- **Heat**
- **Intrusion Alarm**
- **Living/ Dining Room Combo**
- **Refrigerator**
- **Stove**
- **Vinyl**
- **Washer Dryer**
- **Manned Guard Gate**
- **Screened Balcony**
- **Pets Allowed-35lbs/Under**