

Reference Number:  
FL-O-CL-  
6530SD-1134



**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    |
|-----------------|-------|-------|----------|-----------|----------|-------------------------------------|--------------|
| <b>\$54,500</b> | Condo | 003   | 1        | 1         | 856 Sq.  | <b>\$4,358.77</b> p/a (after costs) | <b>8.00%</b> |

### AMENITIES

- Swimming pool with spa and sun deck
- State of the art fitness centre
- Exquisite Clubhouse
- Executive business centre
- Children's playground
- Gated community
- Library
- Social areas
- Theatre

### THE PROPERTY

- Location: Orlando
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 3rd
- Sq.Ft / m<sup>2</sup>: 856 / 79.52
- HOA: \$255.73 p/m
- Management Fee 8%: \$58 p/m
- Property Taxes 2010: \$48.04 p/m
- **Rental Income: \$725 p/m - \$8,700 p/a**
- **Gross Yield: 15.96% p/a**
- **Net Yield: 8.00% p/a**

AVERAGE  
NET YIELD  
**8%**



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## THE NEIGHBOURHOOD

This extremely popular community is located a few miles north of Orlando International Airport and within a few minutes of Downtown Orlando, along Interstate 4. The community consists of 276 one, two and three bedroom condos, which offer high ceilings and lots of natural light which shines through the spacious floorplans.

Just a few miles away from the famous theme parks of Orlando, this community offers easy and quick access to major shopping malls, entertainment venues, quality schools and universities, employment centres and hospitals.



Condo Entrance



Walkway Gardens



Pool



Fitness Centre



Entrance Hallway



Bathroom



Kitchen



Kitchen/Dining & Living room



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 8.00% per annum after property taxes and costs**

- **Selling Price:** **\$54,500**
- **Gross Rental Income:** \$725 p/m - \$8,700 p/a
- **Gross Rental Income %:** 15.69% p/a  
(Based on an income of \$8,700)
- **Management Cost 8%:** \$58 p/m
- **Property taxes 2010:** \$48.04 p/m
- **HOA:** \$255.73 p/m
- **Net Rental Income:** \$4,358.77 p/a  
(after costs) \$363.23 p/m
- **Net Yield:** **8.00% p/a**

THIS PROPERTY  
WAS PREVIOUSLY  
SOLD FOR \$153,000

**NOW  
AVAILABLE  
FOR \$54,500**

**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>\$80,078 (47%)</b>   | <b>\$87,773 (61%)</b>   |
| 7 years 2018   | <b>\$93,403 (71%)</b>   | <b>\$106,205 (95%)</b>  |
| 10 years 2021  | <b>\$117,661 (116%)</b> | <b>\$141,359 (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.

# Costs & Expenses

- **SALES PRICE:** **\$54,500**
- Listing Price: \$40,664.38
- Brokers Fee: \$1,219.93
- Closing Cost 2%: \$813.29
- 3 month Property taxes 2010: \$144.12
- 3 month HOA: \$767.19
- Refurbishment: \$6,099.66
- Property Advertisement: \$725
- Finders Fee: \$4,066.44
- **Net Yield:** **8.00% p/a**

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PRICE  
FOR **\$54,500**

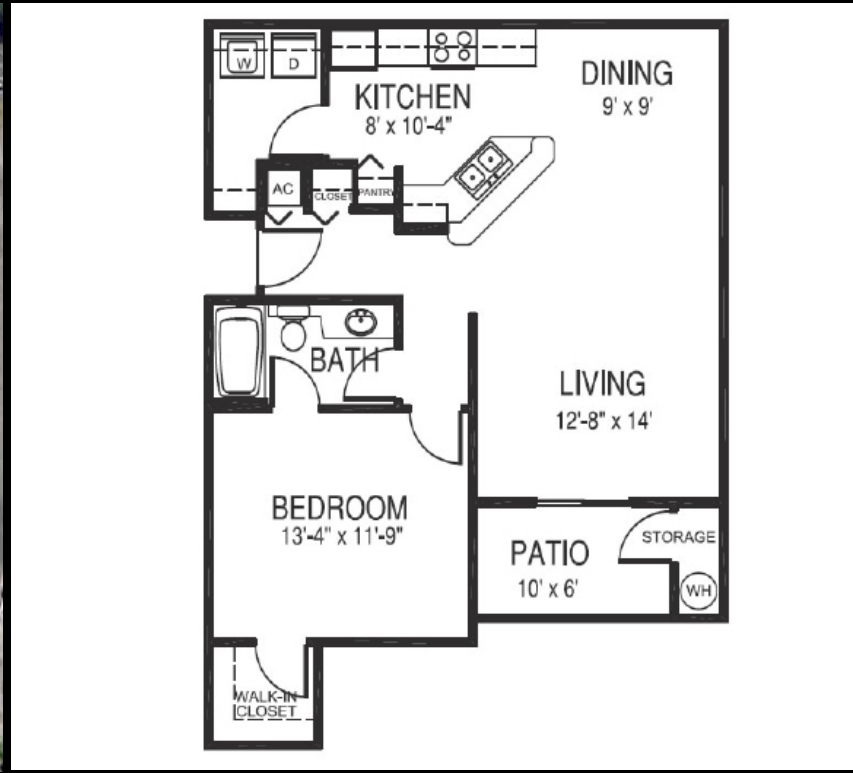
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# Sitemaps



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# Sitemap & Floorplan



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# Features

## THE PROPERTY

This is a 3rd floor 1 bedroom, 1 bath condo with 856sf of living space...wow! It is in a gated community.

The condo is very spacious. The kitchen and bath have vinyl with all other areas having carpet. There are ceiling fans in the home along with plenty of cabinet space in the kitchen.

The laundry is a separate area just off of the kitchen. The community offers not only a pool and hot tub, but state of the art fitness center, clubhouse, business center, playground, library, theater and social areas!

And, if that is not enough...you are close to all the attractions! This condo is conveniently located to SR436, The 528(Toll), Goldenrod and Orlando International Airport.

Bedrooms: **1**  
Bathrooms: **1**  
Square Footage: **856**  
Street Address: **6566 Swissco Dr #435**  
City: **Orlando**  
State: **FL**  
Zip: **32822**  
Neighborhood: **Courtney Landing**  
Elementary School: **Northlake Park Community**  
Middle School: **Lake Nona**  
High School: **Lake Nona**  
Available Date: **Immediate**

## COMMUNITY FEATURES

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

## PROPERTY FEATURES

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



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