

Reference Number:
FL-O-PP-
13015PP-1023



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
\$69,900	Condo	003	1	1	915 Sq.	\$3,862.92 p/a (after costs)	5.53%


AMENITIES

- Gym
- Tennis Courts
- Swimming Pool
- Heated Spa
- BBQ
- Racquet Court
- Children's Play Areas

THE PROPERTY

- Location: Orlando
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 3rd
- Sq.Ft / m²: 915 / 85
- HOA: \$311.62 p/m
- Management Fee 8%: \$60 p/m
- Property taxes 2010: \$56.47 p/m
- **Rental Income: \$750 p/m - \$9,000 p/a**
- **Gross Yield: 12.88% p/a**
- **Net Yield: 5.53% p/a**

AVERAGE
NET YIELD
8%



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THE NEIGHBOURHOOD

This great community is located in what is locally known as the Golden triangle which is formed by Disney World, SeaWorld and Universal Studios. Right on the doorstep residents will find entertainment venues, world class shopping, excellent restaurants, a plethora of golf courses, quality schools and medical facilities. Access to Interstate 4 is just minutes away and this main artery will whisk you to key employment centres, Downtown Orlando, two international airports and with the beaches of either the Gulf of Mexico or the Atlantic coastline.

This warm and welcoming community typifies the casual elegance of Florida living and boasts stylish 1,2,3 and 4 bedroom condos, spacious floorplans, clever layouts and screened lanai's. Singles, couples and families immediately feel at home here and all enjoy the host of amenities that are available to residents.

The community caters for a semi-active lifestyle and one with family and friends at its heart. Picnic and BBQ areas, a sparkling swimming pool, a heated spa, racquet and tennis courts, a children's play area and a state of the art fitness centre, all of which are utilised on a daily basis.



Condo Entrance



Tennis Courts



Pool



Playground



Clubhouse



Living & Dining



Kitchen



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 5.53% per annum after property taxes and costs

- **Selling Price:** **\$69,900**
- **Gross Rental Income:** \$750 p/m - \$9,000 p/a
- **Gross Rental Income %:** 12.88% p/a
(Based on an income of \$9,000)
- **Management Cost 8%:** \$60 p/m
- **Property taxes 2010:** \$56.47 p/m
- **HOA:** \$311.62 p/m
- **Net Rental Income:** \$3,862.92 p/a
(after costs) \$321.91 p/m
- **Net Yield:** **5.53% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$276,100

NOW
AVAILABLE
FOR **\$69,900**

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	\$102,706 (47%)	\$112,575 (61%)
7 years 2018	\$119,796 (71%)	\$136,215 (95%)
10 years 2021	\$150,909 (116%)	\$181,303 (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:** **\$69,900**
- Listing Price: \$52,342.87
- Brokers Fee: \$1,570.29
- Closing Cost 2%: \$1,046.86
- 3 month Property taxes 2010: \$169.41
- 3 month HOA: \$934.86
- Refurbishment: \$7,851.43
- Property Advertisement: \$750
- Finders Fee: \$5,234.29
- **Net Yield:** **5.53% p/a**

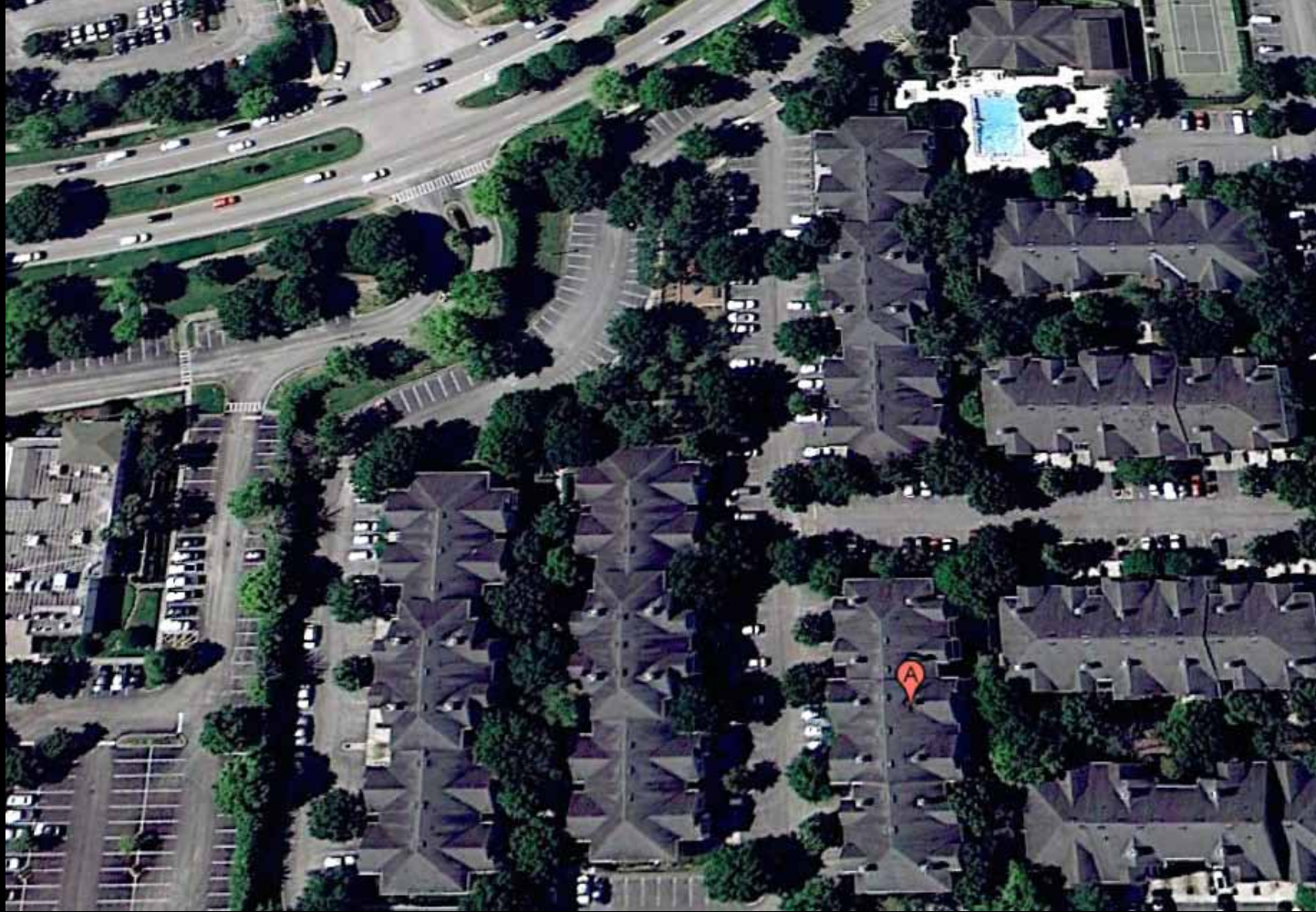
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Sitemaps



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Sitemap & Floorplan



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Features

THE PROPERTY

Plantation Park is a great community with the location being in the Golden Triangle of Universal Studios,

Disney World and Sea World! You are only a few short minutes from them all! There are fantastic golf courses all around this community.

Also, you can walk to the Premium Outlet Mall, which features high-end retailers at a fraction of their cost! I-4 is only about 5 minutes away so you can get to anywhere you need quickly. You can get to the Mall at Millenia, IKEA and so much more in about 20 minutes!

Fabulous dining and shopping!! The gated community is beautifully landscaped with large magnolia and oak trees. The condo is a 1 bedroom, 1 bath-3rd floor that is a good size of 915sf!

The kitchen is open to the living room/ dining room and has a breakfast bar.. The bedroom is a generous size. There is carpet in the living areas with tile in the kitchen and bathroom. You have a screened porch to relax on.

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **915**
Street Address: **13015 Plantation-1023**
City: **Orlando**
State: **FL**
Zip: **32821**
Neighborhood: **Plantation Park**
Elementary School: **Tangelo Park**
Middle School: **Freedom**
High School: **Freedom**
Available Date: **Immediate**

COMMUNITY FEATURES

- **Clubhouse**
- **Swimming Pool**
- **Heated Spa**
- **Tennis/Racket Courts**
- **Fitness Centre**
- **Play ground**
- **BBQ Area**

PROPERTY FEATURES

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