

Reference Number:
FL-O-MC-203 | DBD-
203 | P



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-O-MC-2031DBD-2031P

The Property

BUILDING INFORMATION

Price	Type	Floor	BEDROOMS	BATHROOMS	Sq. Feet	Net Rental Income (after costs)	Net Yield
\$64,500	Condo	002	1	1.5	830 Sq.	\$4,568.24 p/a (after costs)	7.08%


AMENITIES

- Community swimming pool(s)
- Community tennis court(s)
- Gated community

THE PROPERTY

- Location: Orlando
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1.5
- Floor: 2nd
- Sq.Ft / m²: 830 / 77.12
- HOA: \$200.52 p/m
- Management Fee 8%: \$56 p/m
- Property Taxes 2010: \$62.79 p/m
- **Rental Income: \$700 p/m - \$8,400 p/a**
- **Gross Yield: 13.02% p/a**
- **Net Yield: 7.08% p/a**

AVERAGE
NET YIELD
8%



THE NEIGHBOURHOOD

A great second floor 1 bedroom, 1 bathroom condo unit set in a stunning community just minutes from the hustle and bustle of Orlando's primary attractions. Employment centres, theme parks, shopping malls, hospitals, schools and just about everything else is within a short walk or drive; even the international airport is only 10 minutes away.

Lush landscaping surrounds the park areas in which you can enjoy an evening stroll and cabanas are also available in the pool area.. This family friendly community is ideal for residents looking for a village feel within the city. Miriada is a gated community with lots of amenities. Features a beautiful pool overlooking the tennis courts and other parks.

These apartments have been refurbished to a very high standard and represent ideal properties for armchair investors in search of immediate cash flow from rental incomes.



Entrance



pool



Clubhouse & Pool



Tennis Court



Area & Gardens

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 7.08% per annum after property taxes and costs

- **Selling Price:** **\$64,500**
- **Gross Rental Income:** \$700 p/m - \$8,400 p/a
- **Gross Rental Income %:** 13.02% p/a
(Based on an income of \$8,400)
- **Management Cost 8%:** \$56 p/m
- **Property taxes 2010:** \$62.79 p/m
- **HOA:** \$200.52 p/m
- **Net Rental Income:** \$4,568.24 p/a
(after costs) \$380.69 p/m
- **Net Yield:** **7.08% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$160,000

**NOW
AVAILABLE
FOR \$64,500**

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	\$94,772 (47%)	\$103,878 (61%)
7 years 2018	\$110,542 (71%)	\$125,692 (95%)
10 years 2021	\$139,251 (116%)	\$167,296 (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

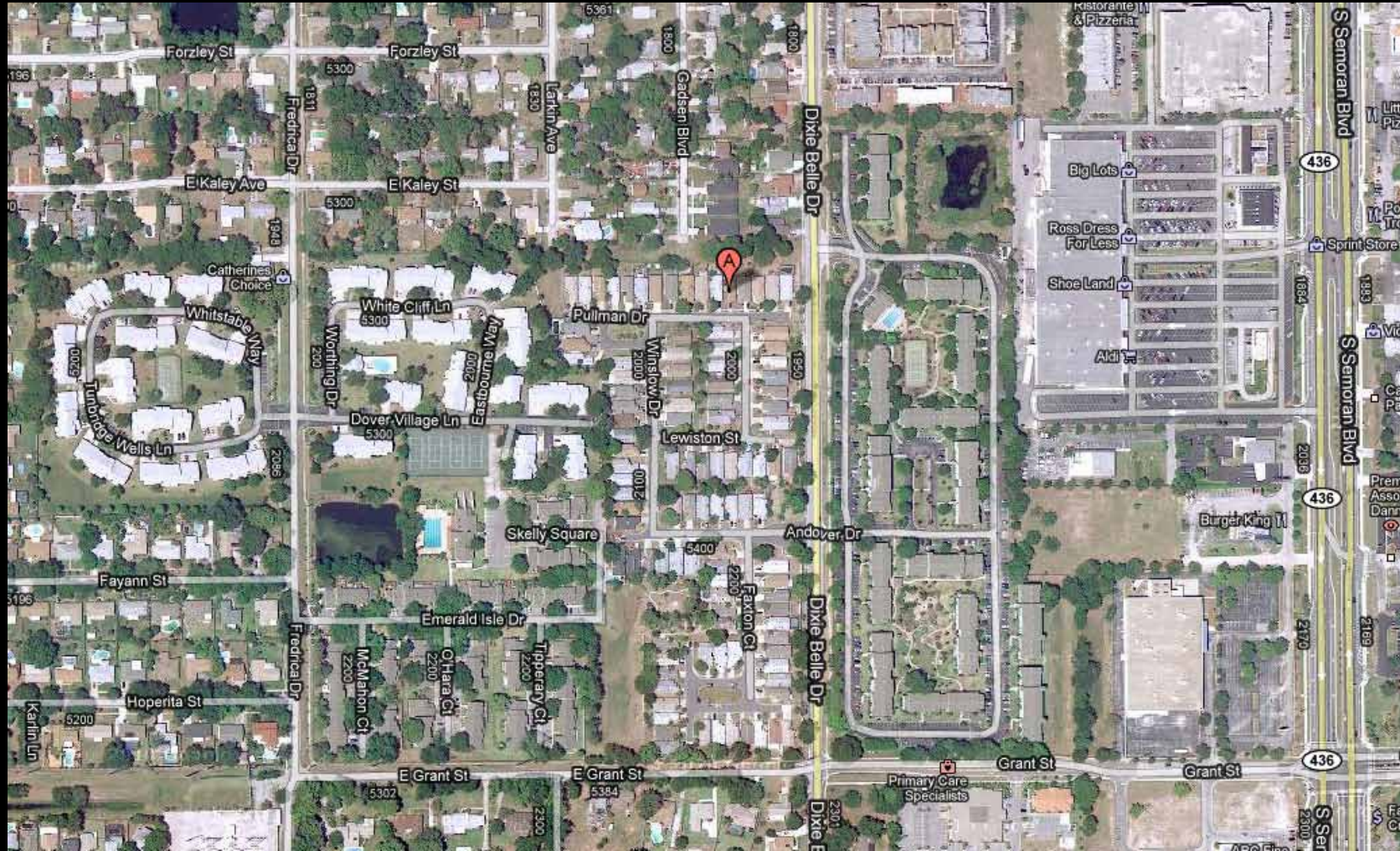
- **SALES PRICE:** **\$64,500**
- Listing Price: \$48,469.22
- Brokers Fee: \$1,454.08
- Closing Cost 2%: \$969.39
- 3 month Property taxes 2010: \$188.38
- 3 month HOA: \$601.56
- Refurbishment: \$7,270.39
- Property Advertisement: \$700
- Finders Fee: \$4,846.93
- **Net Yield:** **7.08% p/a**

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NOW
AVAILABLE
SALES
PRICE
FOR **\$64,500**

SALE SALE SALE
SALE SALE SALE

Sitemaps



Sitemap & Floorplan



Features

THE PROPERTY

- This great little condo in Miriada condo development in Orlando is located in a gated community.

It has been completely refurbished and is the ideal property for armchair investors.

There is a good choice of local schools with a few minutes of the property and employment centres, shopping malls and leisure facilities are just minutes away.

Bedrooms:	1
Bathrooms:	1.5
Square Footage:	830
Street Address:	2031 Dixie Belle DR # 2031P
City:	Orlando
State:	FL
Zip:	32812
Neighborhood:	Miriado Condo
Elementary School:	Dover Shores
Middle School:	Stonewall Jackson
High School:	Acceleration Academy

PROPERTY FEATURES

- **A/C**
- **Blinds**
- **Breakfast Bar**
- **Cable Available**
- **Carpet**
- **Ceiling Fan**
- **Dishwasher**
- **Heat**
- **Living/ Dining Room Combo**
- **Refrigerator**
- **Stove**
- **W/D**