

Reference Number:
FL-O-CPLL-AS-
873GRP-207



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	NetRental Income (after costs)	Net Yield
\$59,900	Condo	002	1	1	708 Sq.	\$5,032.27 p/a (after costs)	8.40%

AMENITIES

- Community Swimming Pool
- Heated Spa
- Clubhouse
- Tennis Court
- Volleyball Court
- Picnic area
- Fitness centre
- Children's Playground
- Conference Room
- Business Centre

THE PROPERTY

- Location: Orlando
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 1st
- Sq.Ft: / m²: 708 / 65.77
- HOA: \$157.68 p/m
- Management Fees 8%: \$54 p/m
- Property Taxes 2010: \$43.96 p/m
- **Rental Income: \$675 p/m - \$8,100 p/a**
- **Gross Yield: 13.52% p/a**
- **Net Yield: 8.40% p/a**

AVERAGE
NET YIELD
8%

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THE NEIGHBOURHOOD

This stunning Altamonte Springs community of condos and townhomes sits alongside a wonderful natural lake, replete with its own beach area. Set amongst lush landscaped gardens and many of the properties overlooking the lake, this gated neighbourhood is the perfect place to call home for couples and families that work in Altamonte Springs or just a short drive away in Orlando.

A resort style swimming pool with private gazebos is ideal for residents to take the sun, should they not fancy diving into the crystal waters of the lake. Those who are a little more active maybe prefer to make use of the fitness centre and gym, the tennis court, the volleyball court or simply enjoy a quiet hour or so in the clubhouse, or maybe even a dip in the covered and heated spa.

There are some great school within a short drive and local shopping malls, theme parks, employment centres and hospitals are just down the road.



Club house



Childrens Area



Tennis Court



Swimming Pool & Cabanas



Heated Spa



Kitchen



Bathroom



Kitchen & 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 8.40% per annum after property taxes and costs

- **Selling Price:** **\$59,900**
- **Gross Rental Income:** \$675 p/m - \$8,100 p/a
- **Gross Rental Income %:** 13.52%
(Based on an income of \$8,100)
- **Management Cost 8%:** \$54 p/m
- **Property taxes 2010:** \$43.96 p/m
- **HOA:** \$157.68 p/m
- **Net Rental Income:** \$5,032.27 p/a
(after costs) \$419.36 p/m
- **Net Yield:** **8.40% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR **\$124,900**

NOW
AVAILABLE
FOR **\$59,900**

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	\$80,160 (34%)	\$88,013 (47%)
7 years 2018	\$90,067 (50%)	\$102,658 (71%)
10 years 2021	\$107,272 (79%)	\$129,320 (116%)

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:** **\$59,900**
- Listing Price: \$45,092.36
- Brokers Fee: \$1,352.77
- Closing Cost 2%: \$901.85
- 3 month Property taxes 2010: \$131.89
- 3 month HOA: \$473.04
- Refurbishment: \$6,763.85
- Property Advertisement: \$675.00
- Finders Fee: \$4,509.24
- **Net Yield:** **8.40% p/a**

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FOR **\$59,900**

SALE SALE SALE
SALE SALE SALE

Sitemap & Floorplan



A-3 Manor Row - 972 sqft.



A-3

Features

THE PROPERTY

At Crescent Place Condominiums in Altamonte Springs Florida the crystal water is cool and refreshing as you dive in. A tropical oasis located in Altamonte Springs featuring superior amenities and unparalleled architecture that create the lifestyle you deserve. The community itself features gated access, sparkling pool with tropical, lush landscaping, spa, tanning booth, tennis courts, tot lots, fitness center, business center, car care center and sand volleyball.

The condominiums have private entries, full size washer/dryers, vaulted ceilings on the second floor and volume ceilings on the first floor, walk-in closets, intrusion alarms, enclosed stairwells on the second floor condominiums and interior upgrades such as panel doors and cabinets, ceiling fans and much more.

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **708**
Street Address: **873 Grand Regency 207**
City: **Orlando**
State: **FL**
Zip: **32714**
Neighborhood: **Crest Place at Lake Lotus**
Elementary School: **Altamonte**
Middle School: **Teague**
High School: **Lake Brantley**

COMMUNITY FEATURES

- **Clubhouse**
- **Emergency Maint.**
- **Storage**
- **Fitness Center**
- **Playground**
- **Tennis Courts**
- **Gated Access w/ Video Monitor**
- **Sparkling Pool with Spa**
- **Lighted Tennis / Playground**
- **Sand Volleyball**
- **Optional Garages with Remote**

PROPERTY FEATURES

- **Air Conditioning**
- **Alarm System**
- **Balcony/Patio**
- **Dishwasher**
- **Garage Parking**
- **Microwave**
- **Pet - Friendly**
- **View**
- **Washer Dryer in unit**
- **Walk-in Closets**



LANDMARK
Developments