

Reference Number:
FL-O-LM-RPLM-
2549GPD-309



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
\$55,000	Condo	003	1	1	648 Sq.	\$4,436.28 p/a (after costs)	8.07%

AMENITIES

- Clubhouse
- Gate, Access
- Gym
- Playground
- Pool

THE PROPERTY

- Location: Orlando
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 3rd
- Sq.Ft / m²: 648 /60.20
- HOA: \$150.06 p/m
- Management Fee 8%: \$48 p/m
- Property Taxes 2010: \$32.25 p/m
- **Rental Income: \$600 p/m - \$7,200 p/a**
- **Gross Yield: 13.09% p/a**
- **Net Yield: 8.07% p/a**

AVERAGE
NET YIELD
8%



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THE NEIGHBOURHOOD

This condo is located in the much desired city of Lake Mary! It is a 1 bedroom, 1 bath in a gated community on the 3rd floor, but is an end unit! The home has stairs to all one-level living. You will find the home inviting when you open the door.

It has a living room and dining room combination with the kitchen off of it. The condo has its' own full-size washer/dryer, so you can do laundry at your leisure and be ready to go out and have some fun anytime. The community has a pool, playground, fitness and clubhouse! And, the community is just down the street from banking, shipping facilities, shopping, dining and entertainment.

You can drive about 8 minutes more and get to a mall in two directions. I-4 is about 5 minutes away and The 417 is about 15 minutes.



Condo Entrance



Swimming Pool



Clubhouse



Gym



Kitchen & Dining



Bathroom



Living Room



Bedroom



Balcony

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 8.07% per annum after property taxes and costs

- **Selling Price:** **\$55,000**
- **Gross Rental Income:** \$600 p/m - \$7,200 p/a
- **Gross Rental Income %:** 13.09% p/a
(Based on an income of \$7,200)
- **Management Cost 8%:** \$48 p/m
- **Property taxes 2010:** \$32.25 p/m
- **HOA:** \$150.06 p/m
- **Net Rental Income:** \$4,436.28 p/a
(after costs) \$369.69 p/m
- **Net Yield:** **8.07% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$115,000

**NOW
AVAILABLE
FOR \$55,000**

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	\$73,602 (34%)	\$80,813 (47%)
7 years 2018	\$82,700 (50%)	\$94,260 (71%)
10 years 2021	\$98,479 (79%)	\$118,741 (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 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

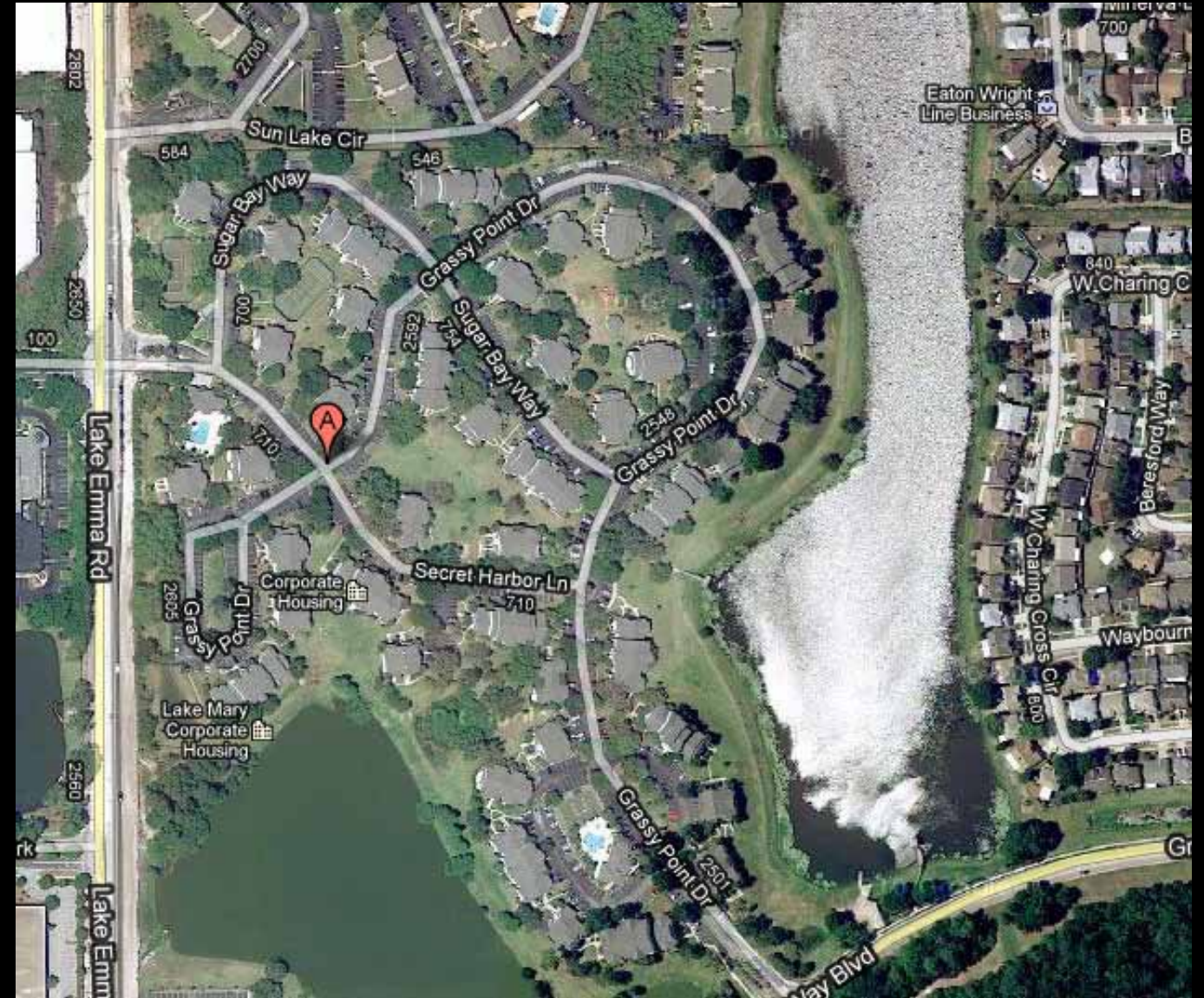
- **SALES PRICE:** **\$55,000**
- Listing Price: \$41,425.44
- Brokers Fee: \$1,242.77
- Closing Cost 2%: \$828.51
- 3 month Property taxes 2010: \$96.75
- 3 month HOA: \$450.18
- Refurbishment: \$6,213.82
- Property Advertisement: \$600
- Finders Fee: \$4,142.54
- **Net Yield:** **8.07% p/a**

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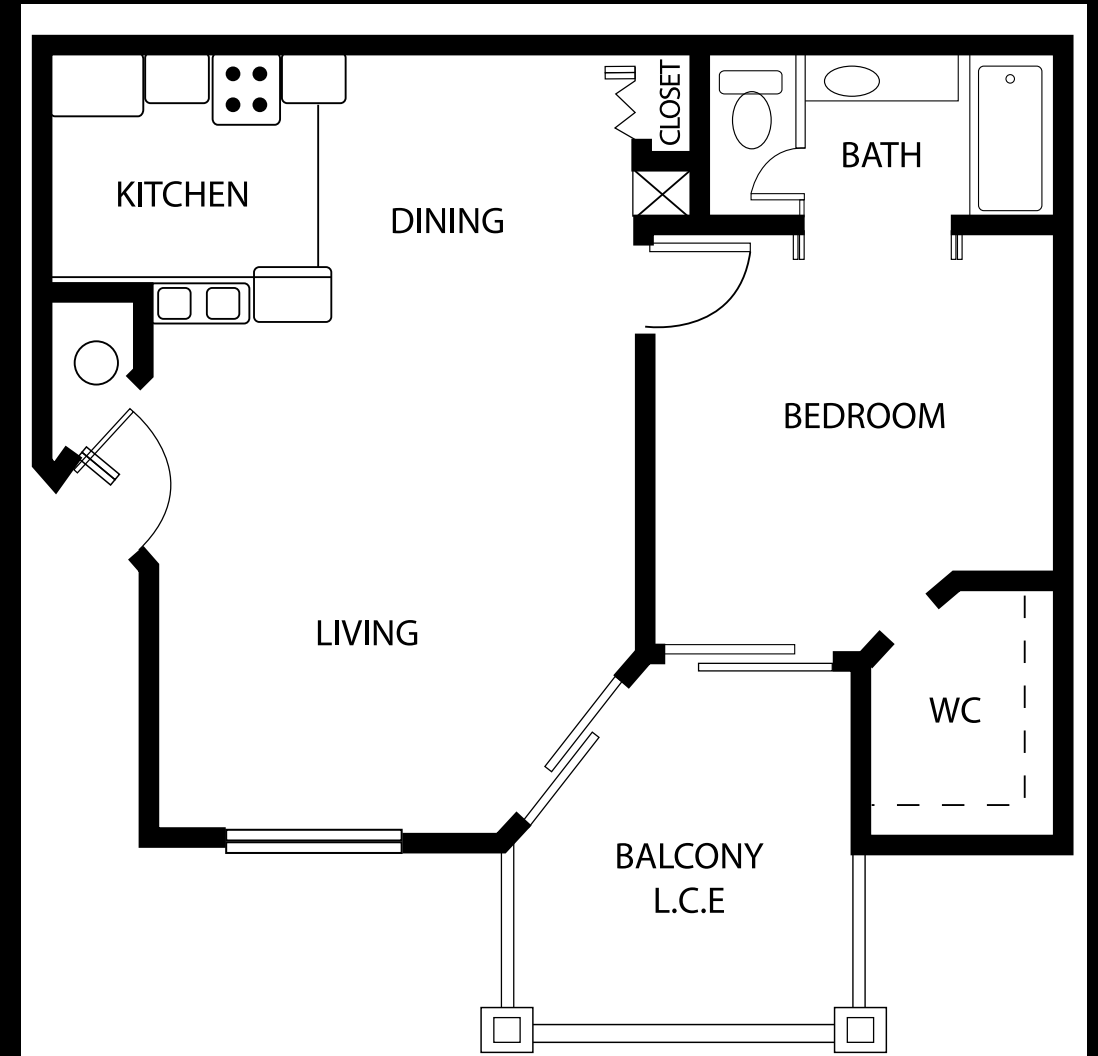
SALE SALE SALE
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Sitemaps



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Sitemap & Floorplan



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Features

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Bedrooms: **1**
Bathrooms: **1**
Square Footage: **648**
Street Address: **2549 Grassy Point Drive #309**
City: **Orlando**
State: **FL**
Zip: **32746**
Neighborhood: **Regency Park at Lake Mary**
Elementary School: **Lake Mary**
Middle School: **Greenwood Lakes**
High School: **Lake Mary**

COMMUNITY FEATURES

- **Clubhouse**
- **Gate, Access**
- **Gym**
- **Playground**
- **Swimming Pools**
- **Decks**
- **Laundry Facilities**

PROPERTY FEATURES

- **A/C**
- **Blinds**
- **Breakfast Bar**
- **Cable Available**
- **Carpet**
- **Ceiling Fan**
- **Dishwasher**
- **Garbage Disposal**
- **Heat**
- **Living/ Dining Room Combo**
- **Refrigerator**
- **Scenic View**
- **Stove**
- **W/D**
- **Balcony**
- **Parking, Open**