

Reference Number:
FL-O-PW-D-437-EB



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
\$144,000	Villa	000	4	2.5	2,320 Sq.	\$10,267.95 p/a (after costs)	7.13%

AMENITIES

This quiet and private estate of luxury homes is located in this very popular area of Davenport on the outskirts of Orlando and just a short drive from the numerous theme parks. The community is mostly residential although there are a several properties here that are rented to the holiday market, which gives owners the possibility to use the properties themselves in future years.

Supermarkets are about 5 minutes away, as are a number of excellent golf courses. Schools, shopping malls, hospitals and less tourist associated employment centres are around a 20 minute drive away towards Orlando Downtown.

Families are at the heart of this community and homes here represent the Florida lifestyle to the max. The small town of Davenport is just a short drive away, where you will find most things required on a daily basis, for those not wishing to head into the city on a regular basis. Surrounded by nature and preserve areas, this community is the ideal place not only for rental but also for residential use or even retirement.

THE PROPERTY

- Location: Orlando
- Type: Villa
- Bedrooms: 4
- Bathrooms: 2.5
- Floor: Ground Floor 2 levels
- Sq.Ft. / m²: 2,320 / 215.53
- HOA: \$21 p/m
- Management Fees 8%: \$88 p/m
- Property Taxes 2010: \$135.34 p/m
- **Rental Income: \$1,100 p/m - \$13,200 p/a**
- **Gross Yield: 9.17% p/a**
- **Net Yield: 7.13% p/a**

AVERAGE
NET YIELD
8%

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THE NEIGHBOURHOOD

This quiet and peaceful community is located along one of the most popular strips for vacationers in the Orlando area. Only a short drive from the numerous theme parks, this mixed residential/vacation home community is ideally suited as a holiday home, a residential property or as an income producing long term rental property.

There are local convenience stores within a couple of minutes for the villa and shopping malls, schools, employment centres, hospitals and excellent restaurants are within a 20 minute drive. Located on the west side of Orlando, this gorgeous home allows for you or your tenants to be sat on the stunning Gulf Coast beaches within the hour.

The international airports of Orlando International and Sanford international are 30 minutes and 60 minutes away respectively; and Tampa International is also only an hour away to the west along Interstate 4.



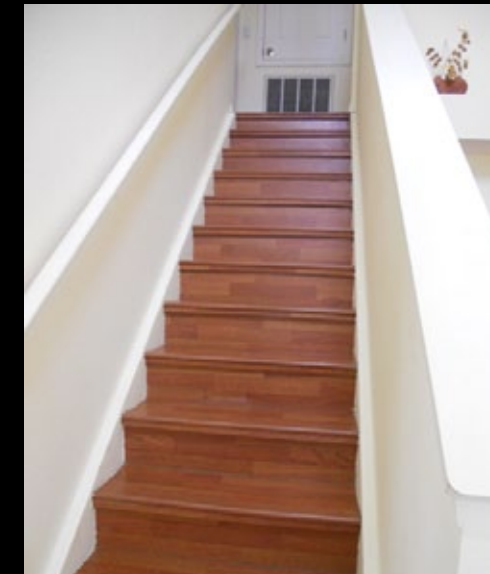
Side/Front View of the Property



Front View of the Property



Kitchen, Dining & Living Room



Stairway



Bathroom

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 4 bedroom property can yield an average of 7.13% per annum after property taxes and costs

- **Selling Price:** **\$144,000**
- **Gross Rental Income:** \$1,100 p/m - \$13,200 p/a
- **Gross Rental Income %:** 9.17%
(Based on an income of \$13,200)
- **Management Cost 8%:** \$88 p/m
- **Property taxes 2010:** \$135.34 p/m
- **HOA:** \$21 p/m
- **Net Rental Income:** \$10,267.95 p/a
(after costs) \$855.66 p/m
- **Net Yield:** **7.13% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR **\$250,000**

**NOW
AVAILABLE
FOR \$144,000**

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	\$175,198 (22%)	\$192,704 (34%)
7 years 2018	\$189,494 (32%)	\$216,523 (50%)
10 years 2021	\$213,155 (48%)	\$257,882 (79%)

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 appreciation.

Costs & Expenses

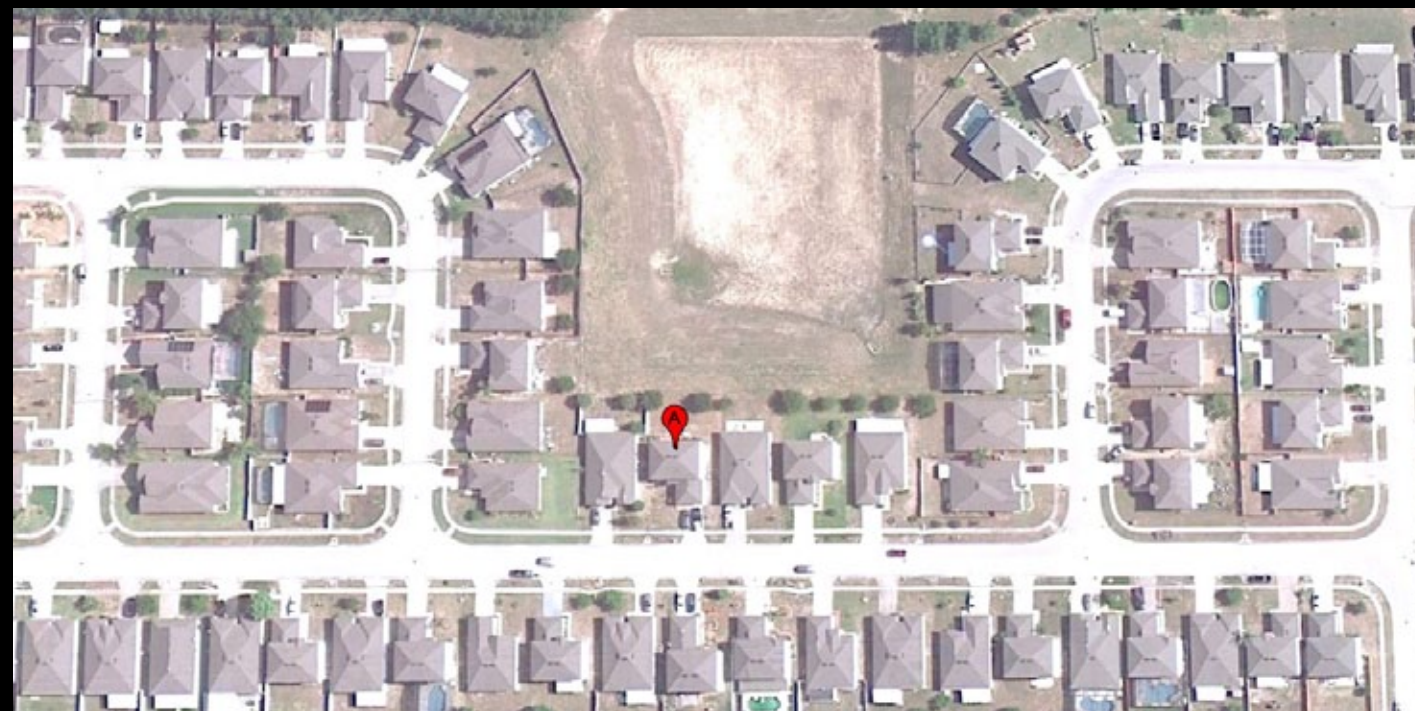
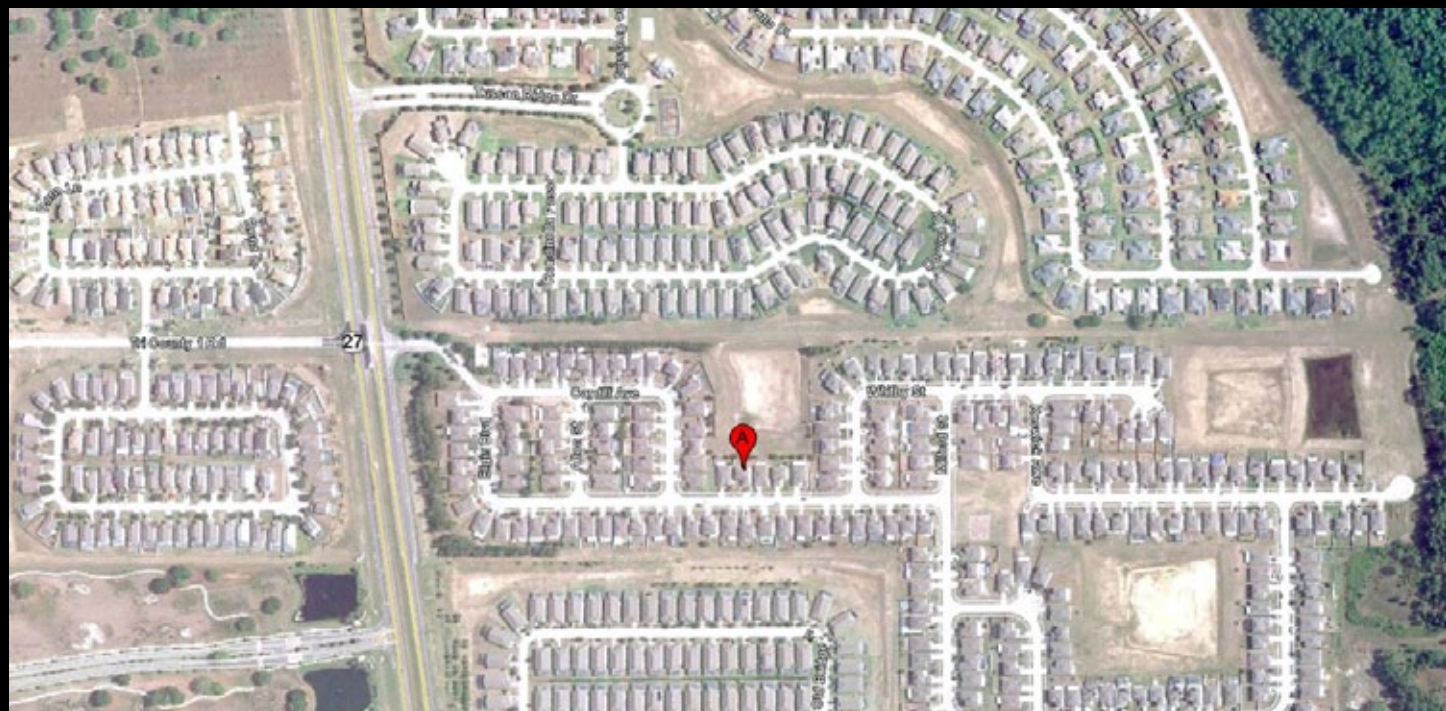
- **SALES PRICE:** **\$144,000**
- Listing Price: \$109,562.30
- Brokers Fee: \$3,286.87
- Closing Cost 2%: \$2,191.25
- 3 month Property taxes 2010: \$406.01
- 3 month HOA: \$63.00
- Refurbishment: \$16,434.34
- Property Advertisement: \$1,100
- Finders Fee: \$10,956.23
- **Net Yield:** **7.13% p/a**

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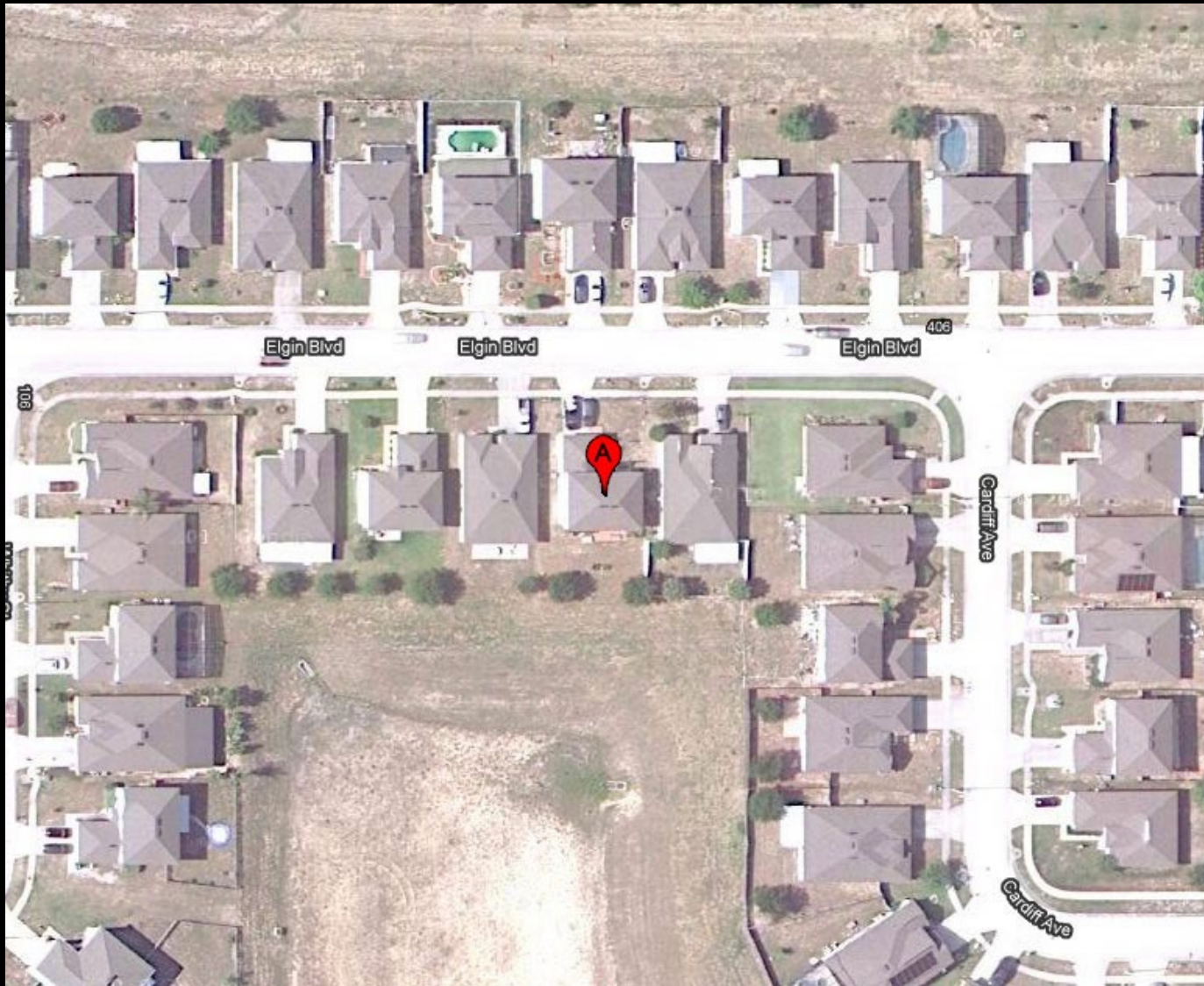
SALE SALE SALE
SALE SALE SALE

Sitemaps



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Sitemap & Floorplan



LANDMARK
Developments

To reserve your property or to make any further enquiries please contact us on:

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