

Reference Number:
FL-O-VM-FCN-
5160CR-1416



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	NetRental Income (after costs)	Net Yield
\$57,700	Condo	001	1	1	711 Sq.	\$4,414.14 p/a (after costs)	7.65%

AMENITIES

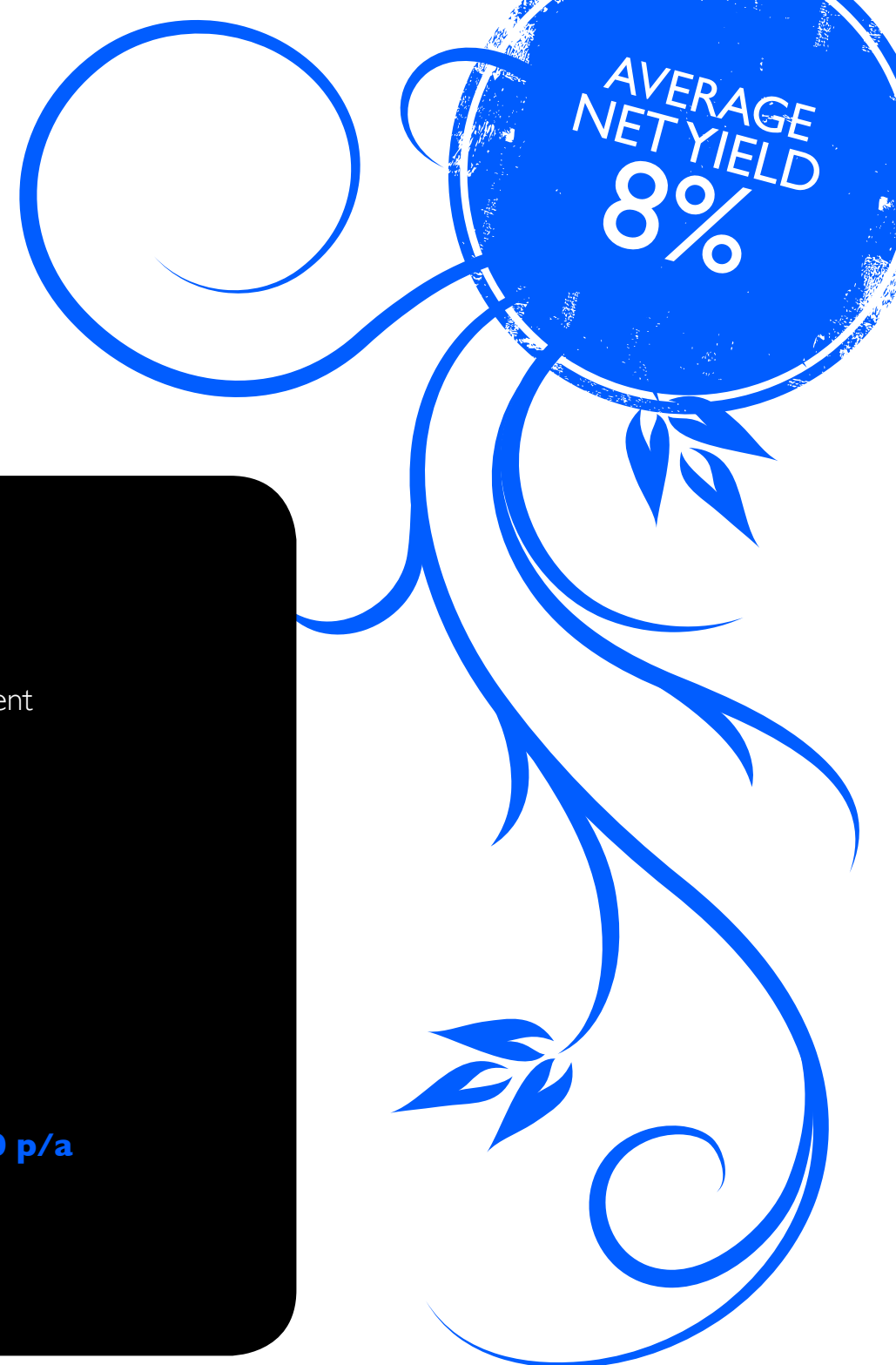
Mediterranean-inspired stucco faced residences with red clay tile roofs

- Fully-appointed clubhouse with catering kitchen
- Gated community access controlled by keycard or remote
- Fitness centre with cardio theatre and indoor racquetball court
- Surround-sound movie salon with plush leather stadium seating
- Two refreshing swimming pools
- Soothing hot tub
- Children's playground area
- Lighted tennis court
- Arbored BBQ and picnic area
- Dog walk areas and refuse stations conveniently located around the community
- Incredible water and conservation area views
- Adjacent to an area trail- perfect for jogging, biking, rollerblading and dog walks!

THE PROPERTY

- Location: Orlando
- Type: Condo/Rental Investment
- Bedrooms: 1
- Bathrooms: 1
- Floor: 1st
- Sq.Ft: / m²: 711 / 66.05
- HOA: \$229 p/m
- Management Fees 8%: \$56 p/m
- Property Taxes 2010: \$47.16 p/m
- **Rental Income: \$700 p/m - \$8,400 p/a**
- **Gross Yield: 13.87%**
- **Net Yield: 7.65% p/a**

AVERAGE
NET YIELD
8%



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THE NEIGHBOURHOOD

Located less than 10 minutes southwest of bustling Downtown Orlando and Lake Eola. Our location offers unparalleled convenience to the upscale Mall at Millenia, home to luxury retailers Neiman Marcus, Bloomingdale's, Macy's, Tiffany's, Cartier, Gucci and more!

Moreover, our condominium community is just a 5 minute drive from Dr. Phillips' plethora of culinary delights along "Restaurant Row". Dine on Cuban fare at Samba Room or enjoy elegant dinner and cocktails at the modern supper club, Timpano.

The elegant, upscale steakhouse, Morton's, vies for supremacy over newcomer competitor, Fleming's. Or, dip into Polynesian delectables at Roy's, or feel a little better about your indulgences at Darden Restaurant's Seasons 52, which specializes in low-calorie eatables made from the week's freshest.



Entrance



Club House



Swimming Pool



Gymnasium



Kitchen



Living & Dining



Bedroom and Sunroom



Bathroom



Bedroom & Walk-in Closet

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 7.65% per annum after property taxes and costs

- **Selling Price:** **\$57,700**
- **Gross Rental Income:** \$700 p/m - \$8,400 p/a
- **Gross Rental Income %:** 13.87% p/a
(Based on an income of \$8,400)
- **Management Cost 8%:** \$60 p/m
- **Property taxes 2010:** \$47.15 p/m
- **HOA:** \$229 p/m
- **Net Rental Income:** \$4,414.14 p/a
(after costs) \$367.85 p/m
- **Net Yield:** **7.65% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$174,000

**NOW
AVAILABLE
FOR \$57,700**

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	\$84,780 (47%)	\$92,926 (61%)
7 years 2018	\$98,888 (71%)	\$112,441 (95%)
10 years 2021	\$124,570 (116%)	\$149,659 (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:** **\$57,700**
- Listing Price: \$43,208.87
- Brokers Fee: \$1,296.27
- Closing Cost 2%: \$864.18
- 3 month Property taxes 2010: \$141.47
- 3 month HOA: \$687.00
- Refurbishment: \$6,481.33
- Property Advertisement: \$700
- Finders Fee: \$4,320.89
- **Net Yield:** **7.65% p/a**

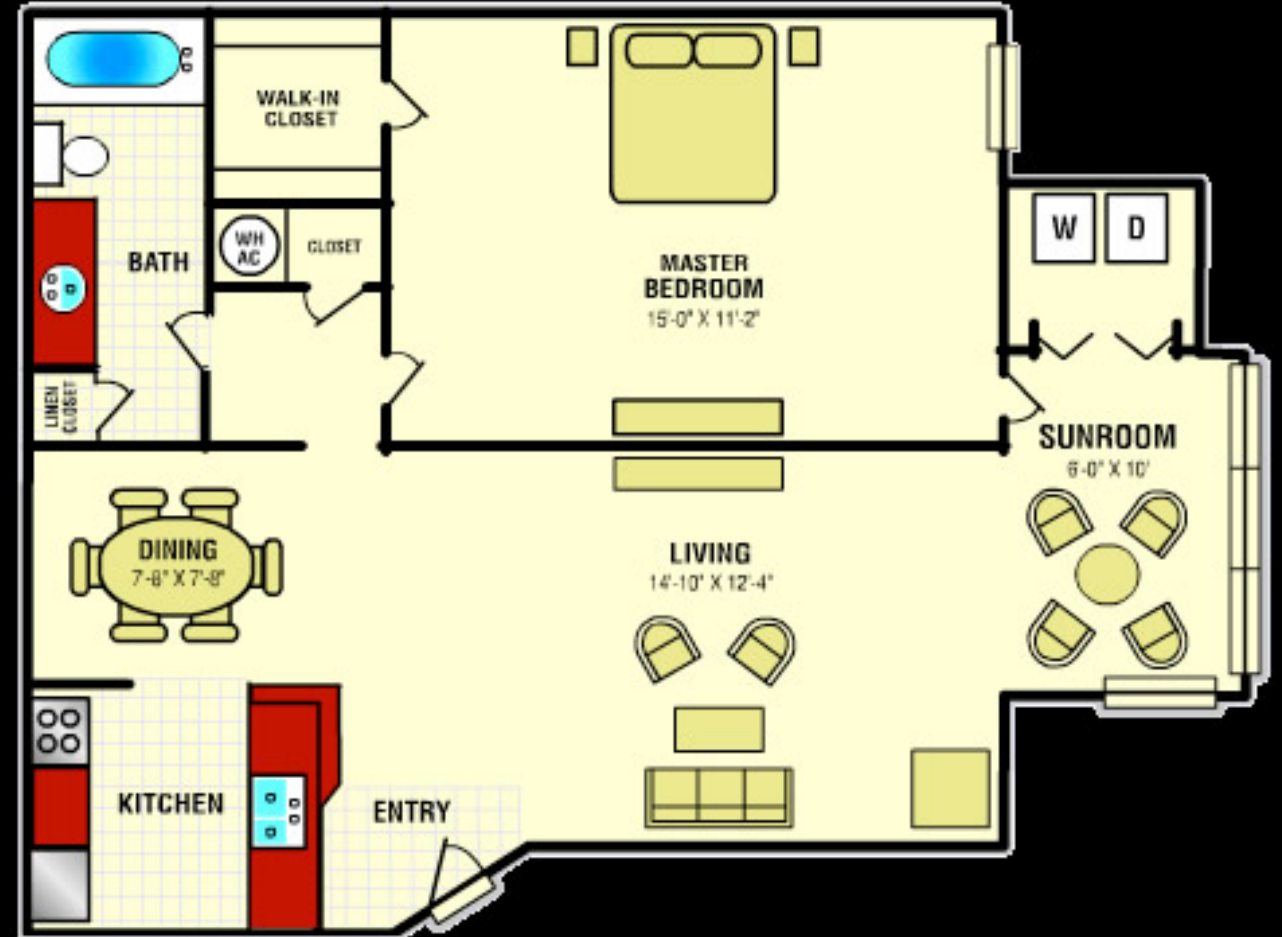
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Sitemap & Floorplan



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Features

THE PROPERTY

This is a 1 bedroom, 1 bath, 1st floor condo in a great location and is in a gated community.

It is very convenient to Orlando International Airport, Colonial Dr and the Florida Turnpike! And, it is not too far from downtown Orlando. There is 711sf of living space, a good size for a 1 bedroom.

There is tile in the kitchen and baths with wooden floors in the rest of the home. You will find plenty of cabinet space and a breakfast bar in the kitchen. You have a great view that is very relaxing!

The community offers a clubhouse, gym, tennis court, hot tub, playground and a pool.

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **711**
Street Address: **5160 Conroy Road -1416**
City: **Orlando**
State: **FL**
Zip: **32811**
Neighborhood: **Villa Medici**
Elementary School: **McCoy**
Middle School: **Liberty**
High School: **Colonial**

COMMUNITY FEATURES

- **Clubhouse**
- **Gate, Access**
- **Gym**
- **Pool**

PROPERTY FEATURES

- **A/C**
- **Breakfast Bar**
- **Cable Available**
- **Wooden Floors**
- **Ceiling Fan**
- **Heat**
- **Living/ Dining Room Combo**
- **Refrigerator**
- **Stove**
- **Playgrounds**
- **Tennis Court**
- **Vaulted Ceilings**
- **Washer Dryer Hookups**
- **Walk-in Closets**