

Reference Number:
FL-O-RMP-
550EMS-3226



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
\$67,500	Condo	003	1	1	846 Sq.	\$3,590.37 p/a (after costs)	5.32%

AMENITIES

- Business Center
- Clubhouse
- Gate, Access
- Gym
- Hot Tub
- Pool

THE PROPERTY

- Location: Orlando
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 3rd
- Sq.Ft / m²: 846/78.6
- HOA: \$287 p/m
- Management Fees 8%: \$56 p/m
- Property Taxes 2010: \$693.63 p/m
- **Rental Income: \$700 p/m - \$8,400 p/a**
- **Gross Yield: 12.44% p/a**
- **Net Yield: 5.32% p/a**

AVERAGE
NET YIELD
8%



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THE NEIGHBOURHOOD

The community is The Registry at Michigan Park. This community offers everything... location-close to downtown, International Airport and the Attractions!

The community offers condo living in a resort style atmosphere. All the condos have inside, private entrances. You will enjoy 2-heated pools, a spa, wading pool, executive style conference room, great room-can reserve for private functions, state of the art fitness center, valet garbage pick-up, wireless internet in common areas, community surveillance 24/7 and basic internet/cable included with rent.



Clubhouse



Heated Spa



Pool



Gym



Kitchen



Bathroom



Living & Dining room



Living & Dining 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 5.32% per annum after property taxes and costs

- **Selling Price:** **\$67,500**
- **Gross Rental Income:** \$700 p/m - \$8,400 p/a
- **Gross Rental Income %:** 12.44%
(Based on an income of \$8,400)
- **Management Cost 8%:** \$56 p/m
- **Property taxes 2010:** \$57.80 p/m
- **HOA:** \$287 p/m
- **Net Rental Income:** \$3,590.37 p/a
(after costs) \$299.20 p/m
- **Net Yield:** **5.32% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR **\$150,900**

NOW
AVAILABLE
FOR **\$67,500**

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	\$99,180 (47%)	\$108,709 (61%)
7 years 2018	\$115,683 (71%)	\$131,538 (95%)
10 years 2021	\$145,727 (116%)	\$175,078 (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

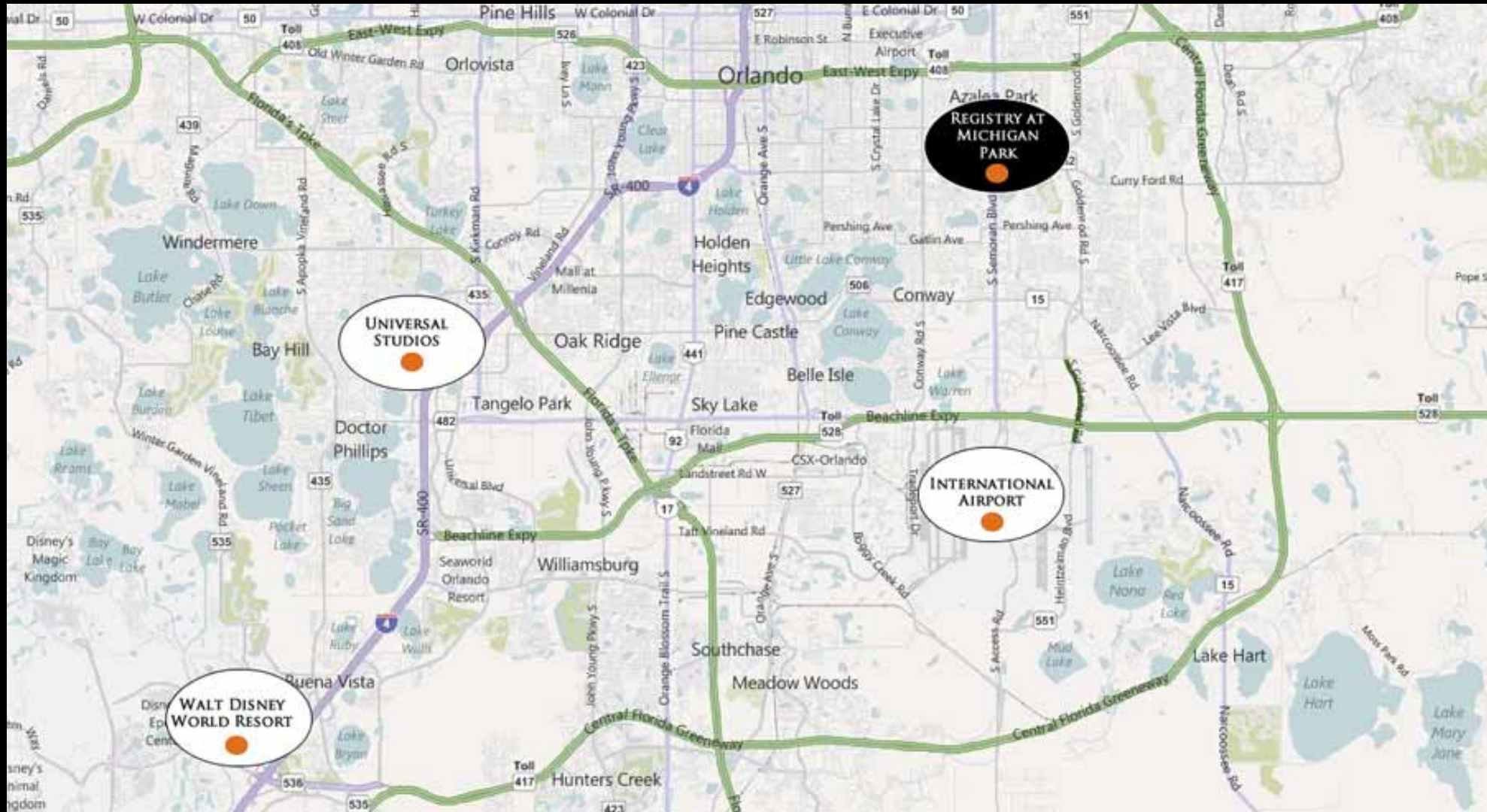
- **SALES PRICE:** **\$67,500**
- Listing Price: \$50,588.92
- Brokers Fee: \$1,517.67
- Closing Cost 2%: \$1,011.78
- 3 month Property taxes 2010: \$173.41
- 3 month HOA: \$861
- Refurbishment: \$7,588.34
- Property Advertisement: \$700
- Finders Fee: \$5,058.89
- **Net Yield:** **5.32% p/a**

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SALE SALE SALE
SALE SALE SALE

Sitemaps



Sitemap



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Features

THE PROPERTY

This is a 2nd floor condo in a beautiful gated community! The community is The Registry at Michigan Park.

The condo is a very large 1 bedroom, 1 bath with 846sf of living space! You will find all the appliance, including a washer and dryer. The kitchen has a breakfast bar and is just off of the living room. The living room and dining room are open to each other.

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **846**
Street Address: **5550 E Michigan Street # 3226**
City: **Orlando**
State: **FL**
Zip: **32822**
Neighborhood: **Registry at Michigan Park Condo**
Elementary School: **Lake George**
Middle School: **Conway**
High School: **Boone**

COMMUNITY FEATURES

- **Business Center**
- **Clubhouse**
- **Gate, Access**
- **Gym**
- **Hot Tub**
- **Pool Barbeque grills**
- **Cabana**
- **Tot lot.**

PROPERTY FEATURES

- **Interior Features**
- **A/C**
- **Blinds**
- **Breakfast Bar**
- **Cable Available**
- **Carpet**
- **Ceiling Fan**
- **Ceramic Tile**
- **Dishwasher**
- **arbage Disposal**
- **Heat**
- **Intrusion Alarm**
- **Living/ Dining Room Combo**
- **Microwave**
- **Refrigerator**
- **Stove**
- **W/D**