

Reference Number:
FL-T-SAC-
1190EW-S705

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
\$200,000	Condo		1	1	780 Sq.	\$8,406.83 p/a (after costs)	4.20%

COMMUNITY AMENITIES

- Whirlpool Spa
- Clubroom
- Cyber Café
- Steam Baths
- Landscaped Courtyards
- Elegant Lobbies
- Swimming Pools
- Sun Deck
- 24 hour Security
- Retail Shopping on the Ground Floor
- Hurricane impact windows & doors
- 24 inch tile flooring
- Upscale designer carpet or hardwood floors
- Spacious floor plans

THE PROPERTY

- Location: Tampa
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor:
- Sq.Ft / m²: 780 / 72
- HOA: \$321.09 p/m
- Management Fees 8%: \$104.00 p/m
- Property Taxes 2010: \$174.34 p/m
- **Rental Income: \$1,300 p/m - \$15,600 p/a**
- **Gross Yield: 7.80% p/a**
- **Net Yield: 4.20% p/a**

AVERAGE
NET YIELD
8%



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THE NEIGHBOURHOOD

The Channelside District location allows owners and guests to walk, rollerblade, cycle or take the trolley to your destination regardless of whether it is Downtown Tampa, St. Pete Times Forum, the Museum of Art, the Florida Aquarium, Hyde Park or Ybor City.

Shopping, dining, relaxing, boating, professional baseball, football and hockey are all within minutes of this fantastic location. If you are looking for 'Location, location, location', in Tampa Bay then you have just found it.



Front of the Building



Pool



Fitness Centre



Deck



Kitchen



Bathroom



Living Room



Bedroom



Bedroom/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 1 bedroom property can yield an average of 4.20% per annum after property taxes and costs

- **Selling Price:** **\$200,000**
- Gross Rental Income: \$1,300 p/m - \$15,600 p/a
- Gross Rental Income %: 7.80%
(Based on an income of \$15,600)
- Management Cost 8%: \$104 p/m
- Property taxes 2010: \$174.34 p/m
- HOA: \$321.09 p/m
- Net Rental Income: \$8,406.83 p/a
(after costs) \$700.57 p/m
- **Net Yield:** **4.20% p/a**

**NOW
AVAILABLE
FOR \$200,000**

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	\$243,331 (22%)	\$267,645 (34%)
7 years 2018	\$263,186 (32%)	\$300,726 (50%)
10 years 2021	\$296,049 (48%)	\$358,170 (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 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

Incurred Costs

Initial Closing Costs
Title Insurance
Brokers Fees
Finders Fees
Property taxes
HOA Fees
Refurbishment
Property Advertisement
Property Management
Outstanding Utilities, Debts & HOA

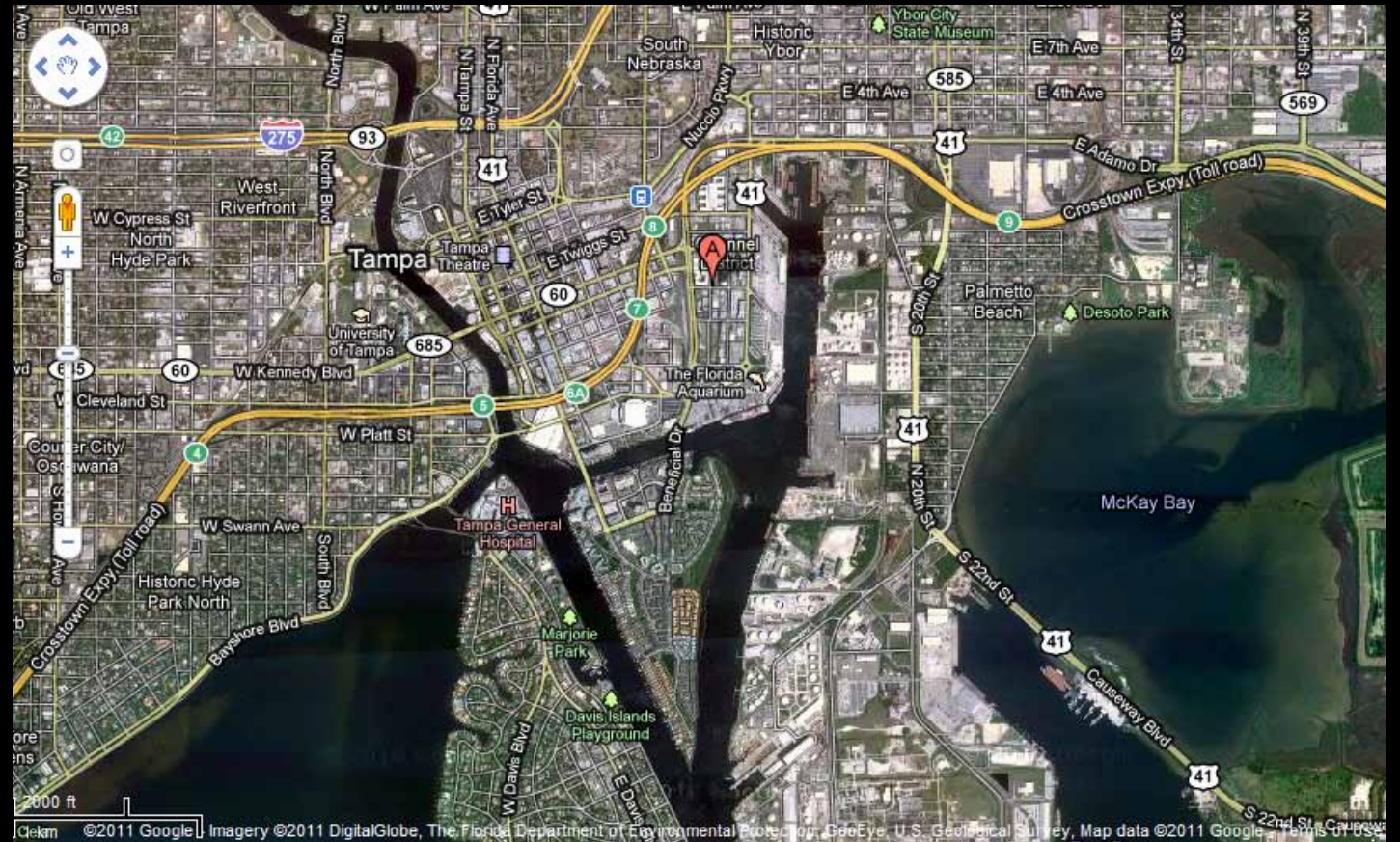
\$49,300

- **SALES PRICE:** **\$200,000**
- **Net Yield:** **4.20% p/a**

**NOW
AVAILABLE
SALES
PRICE
FOR \$200,000**

**SALE SALE SALE
SALE SALE SALE**

Sitemaps



Features

THE PROPERTY

This new condo is located in the 'pedestrian friendly' Channelside District of Tampa, one of the up and coming 'Places to be seen'. It is ideally located within a short trolley ride of Downtown Tampa, minutes to exciting Ybor City and is right in the heart of Channelside. Just about everything that you require is right on your doorstep including supermarkets, the local IMAX theatre, the Aquarium and not forgetting Tampa Port.

The Slade boasts a deluxe 2-level fitness centre, an infinity edge swimming pool plus a salt water pool, a rooftop sundeck, enclosed parking and 'Smart Building' technology and wi-fi internet. All units come with GE Profile stainless steel appliances, Italian cabinetry and floor to ceiling sliding glass doors which adorn the open floor plans with their 9ft ceilings in natural light. Oversized balconies, Granite work tops and marble vanity tops complete the luxury at The Slade

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **780**
Street Address: **1190 E Washington unit s705**
City: **Tampa**
State: **FL**
Zip: **33602**
Neighborhood: **Slade at Channelside**
Elementary School: **Rampello Elementary**
Middle School: **Rampello Middle**
Academy: **Carlton Day Academy**

COMMUNITY AMENITIES

- **Whirlpool Spa**
- **Clubroom**
- **Cyber Café**
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