



## BRIC Investment

Website: [www.bric-investment.com](http://www.bric-investment.com)

Email: [info@bric-investment.com](mailto:info@bric-investment.com)

Phone: +(34) 952 810-711

## Property information:

BRIC Sales Price:	\$117,500
Annual Net Yield:	6.59%
City:	Jacksonville
Bedrooms:	2
Bathrooms:	2
Property type:	Condo/apartment
Heated size:	1,118sqft. / 104m <sup>2</sup>
Year built:	2006



Community:  
Merrill Pines Condos

Property reference number:  
FL-J-MPC-7920MR-1406

## Extra Features

- ✔ 2 years Management Fee
- ✔ 2 years Gross Rental Guarantee
- ✔ 1 year Appliance Guarantee

## Property Description

This fully-renovated 2-bedroom apartment offers the best of both worlds: a quiet lifestyle on a pleasant residential complex that is just 15 minutes' drive from the centre of Jacksonville. The modern design has ochre façades with large windows over just two storeys. The apartment makes an ideal home for a young family or professional couple. Inside, the property offers generous space with an open concept living area. The kitchen comes with light oak cabinets and black appliances with a handy breakfast bar. Both bedrooms are a good size and have built-in closets. The two bathrooms are 3-piece.

## Resort Description

Onsite amenities at the complex include a pool, club house and mature gardens. The property is located in the Arlington district to the east of Jacksonville and not far from the waterfront. Historic Arlington has excellent amenities including shopping malls, sports facilities and schools, and is one of the most popular residential areas in the city. It's also home to Jacksonville University. Convenient highway access across the waterways means downtown Jacksonville lies just 15 minutes' drive away from the apartment while Jacksonville International Airport takes 20 minutes to reach. The stunning east coast beaches are only nearby taking 20 minutes by car.



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## Property Features

- A/C
- Blinds
- Breakfast Bar
- Ceiling Fans
- Cooker
- Dining Room
- Dishwasher
- Heating
- Refrigerator
- Washer / Dryer

## Community Features

- Clubhouse
- Community
- Garage / Parking
- Gated Community
- Nearby Schools
- Play Area
- Swimming Pool

## Investment Breakdown

Monthly Rental Income:	\$925.00
Property Taxes:	\$84.32 monthly
HOA:	\$195 monthly
NET Monthly Rental Income:	\$646 (\$7,748.16 yearly)

## Capital Growth Projection

Market Value A	Market Value B
\$ 143,350 (22%)	\$ 157,450 (34%)
\$ 155,100 (32%)	\$ 176,250 (50%)
\$ 173,900 (48%)	\$ 210,325 (79%)

### Disclaimer:

The figures in this brochure are only indicators of what % gains could be achieved. They are not statements of fact and do not represent in any way guarantees of any profits to investors. Past performance is no guarantee of future result, and current performance may be lower or higher than the performance data quoted. Buying property is a major decision and one that should not be taken lightly. It is vital to ensure you have researched all aspects thoroughly and are in possession of all the relevant facts. Individual circumstances will vary widely so it is essential to obtain professional advice and guidance tailored to your particular situation, especially in areas such as property purchase, potential rental returns, taxation and mortgages. As these properties are not new construction, the floorplans and siteplans shown are only indicative and may not be completely accurate especially when plans are not available from the original developers. The appliance guarantee doesn't include the air conditioning unit. The one year appliance guarantee includes the white goods in the kitchen, washer and dryer.



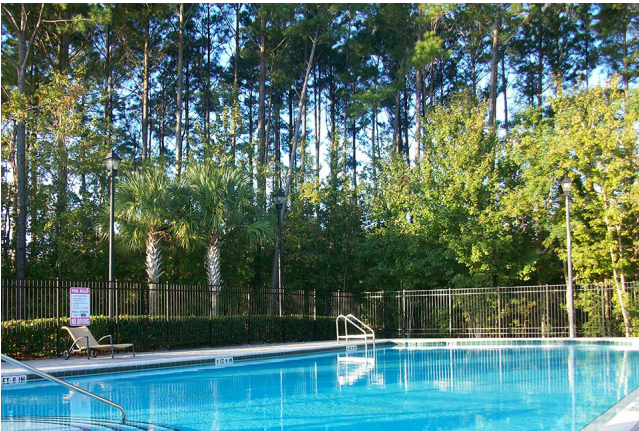


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