



## 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: \$132,500

Annual Net Yield: 6.83%

City: Jacksonville

Bedrooms: 1

Bathrooms: 1

Property type: Condo/apartment

Heated size: 908sqft. / 84m<sup>2</sup>



Community:

Williams Walk

Property reference number:

FL-J-WW-12700BPB-1029

## Extra Features

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

## Property Description

This one bedroom, one bathroom condo offers a spacious, open-plan living area with american-style kitchen that is fully equipped with black appliances, a long breakfast bar and finished to a quality standard. The living area benefits from a computer alcove ideal for separating a work area. The condo is carpeted throughout, has ceiling fans and air conditioning to keep interiors cool and enjoys an outdoor patio.

## Resort Description

The condo is located in a spectacular gated community set in a pristine natural environment with a six-acre lake and walking trails ideal to enjoy the outdoors. Outdoor grill and dining areas are available to enjoy the natural setting. The community offers facilities that include a communal swimming pool with hot spa and a poolside hammock cabin, fitness centre, children's playground, clubhouse with business centre and catering kitchen, billiards room, pet park and car care facilities. Main highways, shopping, dining and entertainment are all within close proximity.

## Property Features

## Community Features



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- A/C
- Blinds
- Breakfast Bar
- Cable Hook-up
- Ceiling Fans
- Disposal
- En-suite
- Heating
- Lanai
- Refrigerator
- Terrace
- Washer / Dryer
- BBQ Area
- Billiards
- Cabana
- Car Center
- Clubhouse
- Community Room
- Covered Parking
- Fitness Centre
- Games Room
- Gated Community
- Gym
- Internet Access
- Nearby Schools
- Play Area
- Pool
- Walking / Jogging Trails

## Investment Breakdown

|                            |                           |
|----------------------------|---------------------------|
| Monthly Rental Income:     | \$1,075.00                |
| Property Taxes:            | \$95.26 monthly           |
| HOA:                       | \$226.08 monthly          |
| NET Monthly Rental Income: | \$754 (\$9,043.92 yearly) |

## Capital Growth Projection

| Market Value A   | Market Value B   |
|------------------|------------------|
| \$ 203,500 (10%) | \$ 214,600 (16%) |
| \$ 212,750 (15%) | \$ 227,550 (23%) |
| \$ 225,700 (22%) | \$ 247,900 (34%) |

### 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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