



## 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: \$157,500

Annual Net Yield: 7.32%

City: Orlando

Bedrooms: 1

Bathrooms: 1

Property type: Condo/apartment

Heated size: 856sqft. / 80m<sup>2</sup>



Community:

Courtney Landing

Property reference number:

FL-O-CL-6548SD-636

## Extra Features

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

## Property Description

A delightful 1 bedroom, 1 bathroom, 3rd floor condo near to the International Airport. This unit is located in one of the most popular areas of Orlando as it offers almost immediate access to Downtown Orlando, the theme parks, several employment centres, medical centres, plus shopping malls and schools. Properties in this development sell and rent very quickly and are ideal for out of state and international investors looking for a hassle free investment opportunity.

## Resort Description

This extremely popular community is located a few miles north of Orlando International Airport and within a few minutes of Downtown Orlando, along Interstate 4. the community consists of 276 one, two and three bedroom condos, which offer high ceilings and lots of natural light which shines through the spacious floorplans. Just a few miles away from the famous theme parks of Orlando, this community offers easy and quick access to major shopping malls,entertainment venues,quality schools and universities, employment centres and hospitals. Completed in 1999



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## Property Features

- A/C
- Blinds
- Breakfast Bar
- Ceiling Fans
- Lanai
- Refrigerator
- Terrace
- Washer / Dryer

## Community Features

- Business Centre
- Fitness Centre
- Gated Community
- Gym
- Jacuzzi
- Media Room / Cinema
- Pool
- Tot-lot

## Investment Breakdown

Monthly Rental Income:	\$1,275.00
Property Taxes:	\$108.96 monthly
HOA:	\$205.76 monthly
NET Monthly Rental Income:	\$960 (\$11,523.40 yearly)

## Capital Growth Projection

Market Value A	Market Value B
\$ 192,150 (22%)	\$ 201,600 (28%)
\$ 207,900 (32%)	\$ 222,075 (41%)
\$ 233,100 (48%)	\$ 256,725 (63%)

### 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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