



BRIC Investment

Website: www.bric-investment.com

Email: info@bric-investment.com

Phone: +(34) 952 810-711

Property information:

BRIC Sales Price: \$112,500

Annual Net Yield: 6.17%

City: Orlando

Bedrooms: 1

Bathrooms: 1

Property type: Condo/apartment

Heated size: 735sqft. / 68m²



Community:

Venetian Place

Property reference number:

FL-O-VP-4518CD-1933

Extra Features

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

Property Description

This superb 1 bedroom, 1 bathroom condo is situated in a popular residential community in Orlando. Distributed over 735 sqft, the property benefits from an open plan living space with the living area flowing into the kitchen and dining area, and stylish tiled flooring throughout. The bedroom and bathroom are generously sized. All rooms feature ceiling fans and there is also a separate laundry area. With great access to just about everything in Orlando thanks to the convenience of Interstate just down the road, units in this established community are always in demand and represent a great investment for clients in search of immediate cash flow.

Resort Description

This resort style community offers residents a host of amenities, spacious floorplans and a relaxing ambience. Centrally located in Orlando, this development boasts easy access to world class shopping, entertainment venues, golf courses, excellent restaurants, quality schools and universities, employment centres and hospitals. The International Airport is within a ten-minute drive and the world-famous theme parks are less than half an hour away. Everything is right on your doorstep or within a very short drive along the conveniently accessible Interstate 4. This family friendly community offers an eclectic mix of singles, couple and families who together make this one of the most sought after addresses in the area. The properties are much sought after by tenants due to its idyllic setting, excellent amenities and fantastic location. Onsite features include a lake in lovely natural woodland scenery, landscaped gardens, swimming pool, tennis courts, outdoor eating area and fitness centre.



BRIC Investment

Website: www.bric-investment.com

Email: info@bric-investment.com

Phone: +(34) 952 810-711

Property Features

- A/C
- Blinds
- Breakfast Bar
- Cable Hook-up
- Ceiling Fans
- Cooker
- Dishwasher
- Heating
- Lanai
- Refrigerator
- Washer / Dryer

Community Features

- BBQ Area
- Clubhouse
- Community Room
- Fitness Centre
- Garage / Parking
- Gated Community
- Gym
- Lake
- Nearby Schools
- Play Area
- Pool
- Tennis Court

Investment Breakdown

Monthly Rental Income:	\$900.00
Property Taxes:	\$71.73 monthly
HOA:	\$249.62 monthly
NET Monthly Rental Income:	\$579 (\$6,943.80 yearly)

Capital Growth Projection

Market Value A	Market Value B
\$ 137,250 (22%)	\$ 150,750 (34%)
\$ 148,500 (32%)	\$ 168,750 (50%)
\$ 166,500 (48%)	\$ 201,375 (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.



BRIC Investment

Website: www.bric-investment.com

Email: info@bric-investment.com

Phone: +(34) 952 810-711





BRIC Investment

Website: www.bric-investment.com

Email: info@bric-investment.com

Phone: +(34) 952 810-711





BRIC Investment

Website: www.bric-investment.com

Email: info@bric-investment.com

Phone: +(34) 952 810-711

