



## 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: 6.51%

City: Tampa  
Bedrooms: 1  
Bathrooms: 1  
Property type: Condo/apartment  
Heated size: 730sqft. / 68m<sup>2</sup>  
Year built: 1999



Community:  
The Preserve at Temple  
Terrace

Property reference number:  
FL-T-TPATT-13245SC-201

## Extra Features

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

## Property Description

This well-presented condo is part of a tranquil community situated within attractive surroundings. Built in 1999 in a striking modern style, the complex comprises low-rise condo blocks of just three levels including the first floor garages. The two-tone façade has attractive latticed windows and terrace areas for all condos. This property is well maintained and offers spacious open concept living with a fully-equipped kitchen complete with breakfast bar. The bedroom and 3-piece bathroom are both generously sized and there is a separate laundry room with washer and dryer. Laminate floors, white window blinds and ceiling fans feature in all rooms.

## Resort Description

This secure gated complex is built around beautiful lakes and leafy gardens with walking paths in nature. It offers a superior range of facilities including two large pools with a hot tub, fitness center, children's play area, sports amenities such as basketball courts and sand volleyball, BBQ areas and laundry area. Located north of Tampa in one of the most attractive areas in this part of Florida, this development was originally founded as a golf course community in the 1920's. It was one of the first resorts in the country to combine golf and residential property. The city is famed for its Hillsborough River views and fine trees (an official Tree City USA), and is a popular destination for golf and bike trails. The city has recently embarked on an ambitious redevelopment scheme in the downtown district including the creation of large pedestrian areas. Excellent medical facilities, proximity to the University of South Florida (the second largest in the southeast) and excellent community amenities make this resort community a highly sought-after residential area. Families have a choice of good public schools in the vicinity. Convenient freeway connections to Tampa allow residents to enjoy a more tranquil community lifestyle with city attractions



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within easy reach.

## Property Features

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

## Community Features

- BBQ Area
- Cabana
- Fitness Centre
- Garage / Parking
- Gated Community
- Gym
- Internet Access
- Jacuzzi
- Laundry Facility Onsite
- Nearby Schools
- Play Area
- Swimming Pool
- Volleyball

## Investment Breakdown

Monthly Rental Income:	\$900.00
Property Taxes:	\$79.87 monthly
HOA:	\$183.13 monthly
NET Monthly Rental Income:	\$637 (\$7,644.00 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:





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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 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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