

USA Property Investments

“The big money in property is found in unbalanced markets”

“Turn-key” investment requiring little input from the investor... full rental management included, no hassle, hands off property investment. There’s no better place to buy great value investment property at the moment than America.

Our US foreclosure properties offer **returns of around 20% gross (10-14% net)** – they are low cost investment opportunities with tenants in situ and huge capital gains to be experienced over the next few years. We are the experts in selecting the right property. We only offer exceptional investment products, like this excellent modern condo in Orlando, Florida. Offered with a tenant with rental management.

US181 – Carrington Park, Orlando, Florida



Sale Price = 62,900 USD

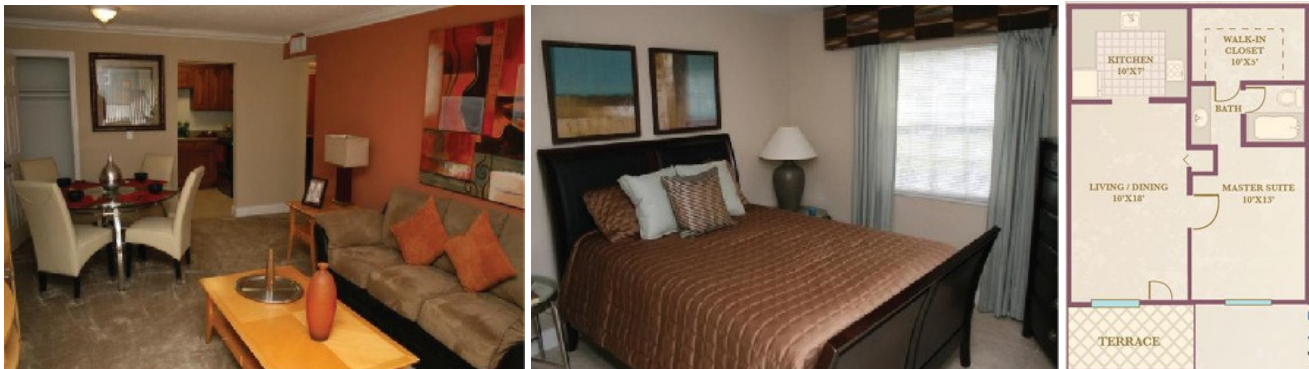
- 2 Bed, 1 Bath Condo / Apartment
- Centrally located Orlando development
- 13 Miles to Orlando International Airport
- Size = 1151 sq.ft
- 2 years Property Tax = Paid
- 2 years HOA = Paid
- Unit already Tenanted
- Excellent Capital Growth Investment
- Rental return = 784 USD/month
- **13.76% NET RETURN!! (years 1 and 2)**

We are pleased to offer a lovely 2 bedroom, 1 bathroom Condo / Apartment in Carrington Park, Orlando, Florida. Apartments in this complex were previously selling for 200,000 USD but we now have a few units available for a fraction of the original price. This development is located centrally in Orlando, minutes from shops, restaurants and the Disney theme parks.

This unit offered is 1151 sq.ft and is offered guaranteed with a tenant already in place. The rent is currently 784 USD per month and the Developer has offered to pay the first 2 years HOA fee and the first 2 years Property Tax thus giving a great NET return of 13.76%! This is a performing development and the condo is an amazing price for the area.

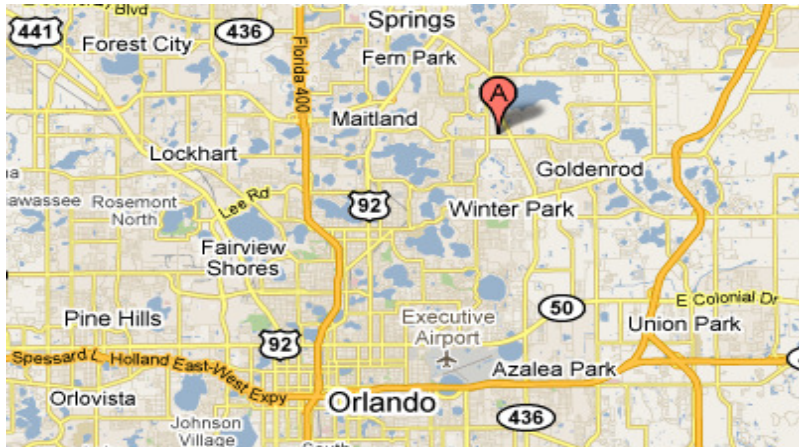
Private entrances create a single family home appeal while designer touches create the idyllic atmosphere for anyone with a taste for the luxurious. Enjoy the "Oxford Club", a private members-only club featuring a state-of-the-art fitness centre, entertainment and media lounge, a fully equipped kitchen for catering, Children's Play Haven and a resort-style pool with a magnificent tanning deck.

Each unit offers Designer Kitchens & Baths, Private Entrances Oversized Walk-In Closets, Lavish Floor Plans, Spacious Bedrooms, Social Terraces and the complex is only 13 miles from Orlando International Airport, and 18 miles to Universal Studios.



US181 Income Expenses (2 bed Condo)	USD
Price (inc renovation & occupancy fees)	62,900.00
Admin Fee	3,000.00
Notary/Legal Fee (approx 2-3% of purchase price)	1,587.00
Total Purchase Costs	57,487.00
Income vs. Expense	USD
Rental Return per year	9,408.00
HOA inc Insurance (free for first 2 years)	-
Rental Management Fee (10% of income)	752.64
Property Tax per year (free for first 2 years)	-

Annual Cash Profit	8,655.36
Return Net (Annual Cash profit / Price)	13.76%



Buying process

1. Reserve with **\$3000** Admin Fee & pay **\$5000** towards the purchase price (payable via a credit card or a bank transfer to Title Company Escrow Account).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Pay **57,900 USD** plus Closing Costs (approx 2-3%) to Escrow Account 2 weeks later.
4. Title Deeds will be signed and transferred into your name and registered in the US.

Disclaimer: All information provided by the Fresh Invest Ltd is provided in good faith and based on real research and experience of property being sold. Comments in description are our opinion only and do not constitute formal investment advice. We do not accept responsibility for any future liability for property sold. Property sold as seen, or renovated to 'code'. **Total costs do not include income tax or building insurance as this is client / property specific.

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