

# Featured Property - Fact Sheet

**1908 LAKE ATRIUMS CIR #24**  
**PLAZA AT MILLENIUM CONDOMINIUM**  
*ORANGE COUNTY*

**\$33,950**

Sold for: **\$107,500**  
 in 2006

Income	Monthly	Yearly
Furnished Rent	\$ 800.00	\$ 9,600.00
Rent	\$ 600.00	\$ 7,200.00
HOA	\$195.00	\$2,340.00
Taxes	\$50.00	\$600.00
Prop. Mgmt	\$60.00	\$720.00
<b>Profit</b>	<b>\$295.00</b>	<b>\$ 3,540.00</b>
Investor Ratios		
Cash on Cash Return	<b>62%</b>	
Cost per Sq/F	<b>\$51.44</b>	
Mortgage Payments*	<b>\$182.25</b>	

1 Bedroom(s)

1 Bathroom(s)

Year Built: 1986

Approx. Sq/Ft: 660

Call us for more information

**877-619-9711**

[Jason@bsdrealestate.com](mailto:Jason@bsdrealestate.com)

\*Interest Rate 5.00%

\*Term (years) 30

## Property Features

Great Condition! Very close to Milenium mall. Location is perfect. Swimming Pool and Clubhouse. On a lake. Gated community.



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The projections in this pro-forma are based on facts and assumptions which are considered reasonable and realistic individually in relation to each other, and taken together, but are inherently subject to uncertainty and variation depending largely on evolving events. The aforementioned investment herein has been structured primarily to provide an excellent return and monthly cash flow with potential for future appreciation. There is absolutely no representation that these projections will be realized in whole or in part. Some totals may not add exactly due to rounding. All information furnished regarding this property is from sources deemed reliable, but no warranty or representations are made as to the accuracy thereof and same is submitted,