

Featured Property - Fact Sheet

528 ORANGE DR #23

ROYAL ARMS

SEMINOLE COUNTY

\$59,950

Sold for: **\$34,500**

in 1988

1 Bedroom(s)

1 Bathroom(s)

Year Built: 1972

Approx. Sq/Ft: 732

Income	Monthly	Yearly
Rent	\$ 600.00	\$ 7,200.00
Investor Ratios		
Return on gross income	12.01%	
Cost per Sq/Ft	\$81.90	
Monthly expenses (\$)		
HOA	276.00	
Taxes	46.20	
Property Manager	75.00	
Total	397.20	

Call us for more information

877-619-9711

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Property Features

This property perfectly combines the benefits of city living with the relaxed and laid back atmosphere of a resort. Freshly rehabbed one bedroom, one bath condo with new bathroom and kitchen tile floor, fresh paint everywhere, this beautiful condo is ready to go. Residents benefit from numerous amenities such as: Private boat ramp and boat parking, 3 pools, 2 clubhouses, and tennis Courts, new plumbing and roofs. Just a short walk to Altamonte Mall, Florida Altamonte Hospital, and restaurants, 18 screen movie theatre with I-Max, close to I-4, SR 436, and Uptown Altamonte, Cranes Roost park. Set among majestic oaks, and located in prestigious Preston Hollow. Sense of community, luxury, location and services; The Royal Arms Altamonte Springs has it all.



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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, subject to errors, omissions, change or price or other terms, prior sale or withdrawal without notice.