

Featured Property - Fact Sheet

522 ORANGE DR #25

ROYAL ARMS

SEMINOLE COUNTY

\$35,950

Sold for: **\$65,000**
in 2004

Income	Monthly	Yearly
Furnished Rent	\$ 850.00	\$ 10,200.00
Rent	\$ 650.00	\$ 7,800.00
HOA	\$276.00	\$3,312.00
Taxes	\$68.67	\$824.00
Prop. Mgmt	\$65.00	\$780.00
Profit	\$240.33	\$ 2,884.00
Investor Ratios		
Cash on Cash Return	25%	
Cost per Sq/Ft	\$49.11	
Mortgage Payments*	\$192.99	

*Interest Rate 5.00%

*Term (years) 30

Property Features

This property perfectly combines the benefits of city living with the relaxed and laid back atmosphere of a resort. Residents benefit from numerous amenities such as: Heated pool, a luxury and beautifully designed great room that can be reserved for private functions, cable, Internet & tennis courts. It is conveniently located in the heart of Altamonte Springs near Uptown Altamonte Shopping Center, Altamonte Mall, I-4, Publix, Albertson's, and tons of restaurants and movie theatres. 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.

1 Bedroom(s)

1 Bathroom(s)

Year Built: 1972

Approx. Sq/Ft: 732

Call us for more information

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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

