

# Featured Property - Fact Sheet

5526 PGA BLVD # 4911

GREENS CONDO

ORANGE COUNTY

**\$65,950**

Sold for: **\$450,000**  
in 2008

Income	Monthly	Yearly
Furnished Rent	\$ 1,150.00	\$ 13,800.00
Rent	\$ 950.00	\$ 11,400.00
HOA	\$290.00	\$3,480.00
Taxes	\$60.96	\$731.51
Prop. Mgmt	\$95.00	\$1,140.00
<b>Profit</b>	<b>\$504.04</b>	<b>\$ 6,048.49</b>
Investor Ratios		
Cash on Cash Return	<b>42%</b>	
Cost per Sq/Ft	<b>\$54.68</b>	
Mortgage Payments*	<b>\$354.03</b>	

3 Bedroom(s)

2 Bathroom(s)

Year Built: 2000

Approx. Sq/Ft: 1206

Call us for more information

**877-619-9711**

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

\*Interest Rate 5.00%

\*Term (years) 30

## Property Features

Beautiful, Move-in Ready, newly RENOVATED 3/2 condo with large rooms, new carpet beautiful countertops in kitchen & bathroom, maple cabinets, tile & paint throughout. Great location just minutes from the Millennia mall & easy access to hwy's. Fabulous Amenities offered at The Greens Condos include: pool, spa, golf, parks, lakes, and the surrounding community offers a clubhouse, basketball courts, car cleaning stations, fitness center, tennis and dock on the intra-coastal waterway. Beautiful condominium complex right alongside a golf course. Minutes away from Millennium Mall, Universal Studios and Sea World. Quick Access to all Major Routes (including access to Toll road



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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.

