



Mandalay on 4th

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Overview

Imagine investing in a tenanted apartment in one of the best locations in Tampa Bay, Florida, with no fear about managing a property so far away, because first class management is in place.

With prices over 70% below 2008 prices, Mandalay on 4th investors are getting in at the bottom of the market, giving them the best opportunity to maximise growth and returns over the medium to long term.



Not only that, tenants are already in place and the rents they are currently paying gives investors a yield of 6-8% net depending on apartment size.

Just imagine investing in a tenanted apartment surrounded by water, gardens and preserve areas, **Mandalay On 4th** offers a luxurious tropical backdrop. There are numerous lake front sun decks, extensive landscaped gardens, and a full range of onsite leisure activities, including one of the area's largest swimming pools.

What Makes Mandalay On 4th So Special:

- Prices from \$45,375 / £28,000
- A reduction of more than \$180k from peak prices
- Tenants in Place
- Net yields in the region of 6% to 8%
- Fully Managed
- Refurbished in 2006
- Top Location

Deal Summary - Actual Examples

Mandalay On 4 th							
Unit	5309	11302	1103	10206	8107	3202	2108
Size	485 sq ft	500 sq ft	616 sq ft	665 sq ft	857 sq ft	1,034 sq ft	1,182 sq ft
Unit Name	A1	A2	A3	A4	B1	B2	B3
View	Lake	Lake	Preserve View	Lake	Preserve View	Lake	Partial Lake
Bedrooms / Bathrooms	Studio / One	Studio / One	One / One	One / One	Two / One	Two / Two	Two / Two
Finishes	Standard Finish	Standard Finish	Standard Finish	Upgraded Finish	Standard Finish	Standard Finish	Upgraded Finish
Purchase Costs							
Purchase Price	\$45,375 / £28,000	\$46,500 / £29,000	\$59,824 / £37,000	\$76,845 / £48,000	\$86,415 / £54,000	\$103,230 / £64,000	\$135,290 / £84,000
Management Setup	FREE	FREE	FREE	FREE	FREE	FREE	FREE
Closing Costs (title insurance, recording fees, search fees etc)	\$2,000	\$2,000	\$2,400	\$2,400	\$2,800	\$2,800	\$2,800
Total Estimated Costs	\$2,000	\$2,000	\$2,400	\$2,400	\$2,800	\$2,800	\$2,800
Monthly Income							
Monthly Rental Income	\$559	\$599	\$659	\$850	\$900	\$975	\$1,209
Gross Rental Yield	15%	15%	13%	13%	12%	11%	11%
Monthly Running Costs							
Management @ 10%	\$56.00	\$60.00	\$66.00	\$85.00	\$90.00	\$97.00	\$120.00
Estimated Council Tax	\$55	\$55	\$59	\$64	\$90	\$105	\$120
Community Fees	\$116	\$120	\$146	\$156	\$200	\$245	\$277
Insurance	\$35	\$35	\$35	\$35	\$35	\$35	\$35

Monthly Profit							
Monthly Net Cash Flow (Cash In Your Pocket)	\$297	\$329	\$353	\$510	\$485	\$493	\$657
Net Rental Yield	8%	8%	7%	8%	7%	6%	6%

If you are looking for a hassle free property with income from day one and priced lower than a bank repo - this is it.

With an instant income flow and prices in Florida at the bottom of the market - the lowest they have been since 1986 - you have the potential to double your money in the medium to long-term.

“Property prices at the bottom of the market benefit the well informed buyer of today” (a sentiment echoed by Billionaire Warren Buffet in his annual letter to shareholders last month).

Sales of Florida property are rising every month

Supply is falling every month

With these market forces colliding, prices are set to rise...

If you want to capitalise on the unrivalled opportunities in this market now is the time for action!!!

Create wealth by investing in a tenanted Florida apartment that pays for itself.

The Development

Mandalay On 4th is an outstanding residential community in Tampa, Florida. What makes Mandalay particularly noteworthy is its location, choice of properties, demand from the rental market and excellent value.

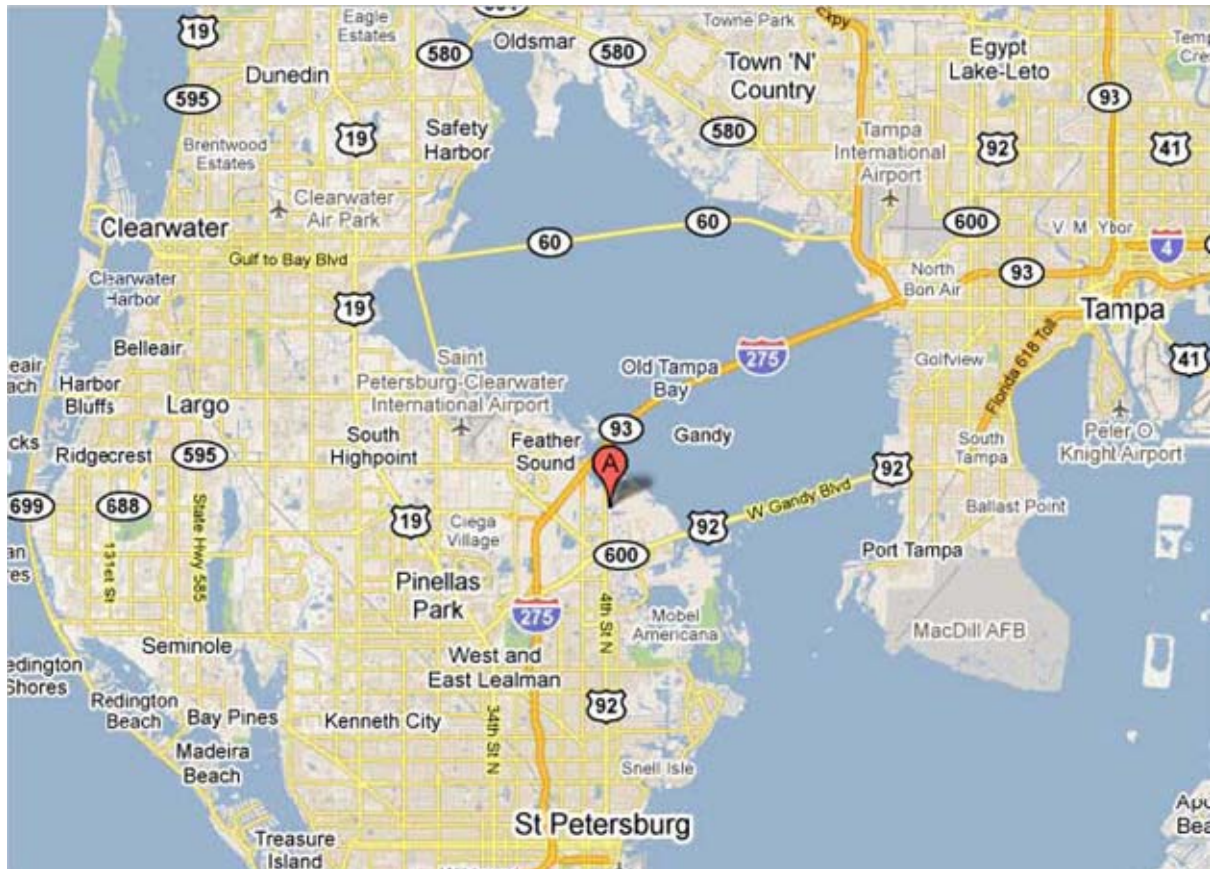
Set amongst a 12 acre wildlife preserve set around a beautiful lake Mandalay On 4th offers beautiful views from the majority of the properties. It is also conveniently located just minutes from central Tampa and the Gulf Coast beaches.



As an investment property, the desirability of the property from a rental perspective is paramount. Mandalay On 4th achieves a very high level of occupancy due to its location and onsite amenities, offering those who work in the Tampa area an excellent place to call home.

Surrounded by water, gardens and preserve areas, Mandalay On 4th offers a luxurious tropical backdrop. There are numerous lake front sun decks, extensive landscaped gardens, and a full range of onsite leisure activities, including one of the area's largest swimming pools.

Location



Mandalay On 4th lies on the western side of Tampa Bay, just one minute's drive from the Howard Franklin Bridge / I-275 which is the main link road between Tampa and St. Petersburg.

It is a 5 minute drive from St. Petersburg / Clearwater airport, which offers a range of US domestic flights. There are also many restaurants, banks and local services in a 5 minute radius.

It is a 10 minute drive from Westshore International Airport and business district.

It is a 15 minute drive from downtown Tampa and St. Petersburg.

The world famous Gulf Coast beaches are just 20 minutes away. (Honeymoon State Park has been ranked number 1 in the USA, as has Fort De Soto – both stunning beach areas).

Amenities

- Fitness Centre
- Gated Access
- Elegant Clubhouse
- High Speed Internet Access
- Hot Tub
- Laundry Facility
- Pet Park
- Swimming Pool

Unit Specifications

All properties at Mandalay On 4th received new carpet and paint during the condominium conversion 4 years ago.

Properties are sold with a full range of appliances; oven, microwave, fridge, freezer and dishwasher.

Additionally all properties have a screened balcony with plenty of additional and handy storage space (a.1 and a.2 have no balcony storage).

Internally apartment level or standard properties have carpet in all living and bedroom areas, while the condo level or upgraded properties have laminate wood floors.

The upgraded properties feature new kitchens with granite surfaces in kitchen and bathroom. Standard properties have original kitchens from the early 90's.

Floor Plans

A1

Studio / 1 Bathroom



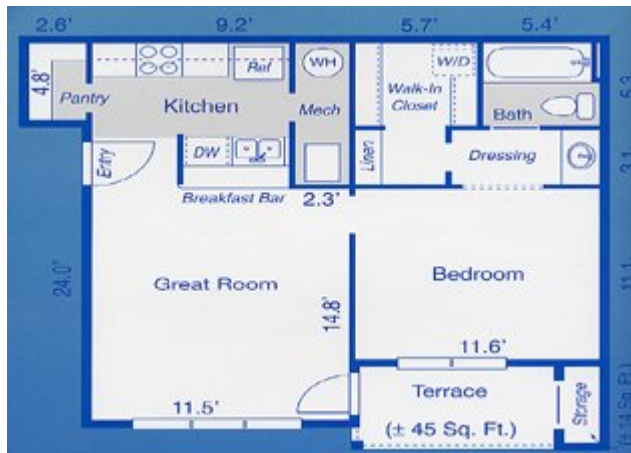
A2

Studio / 1 Bathroom

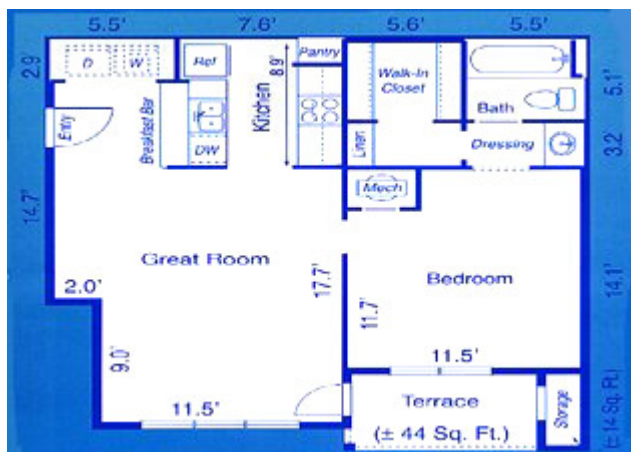


A3

1 Bedroom / 1 Bathroom

**A4**

1 Bedroom / 1 Bathrooms



B1

2 Bedrooms / 1 Bathroom

**B2**

2 Bedrooms / 2 Bathrooms

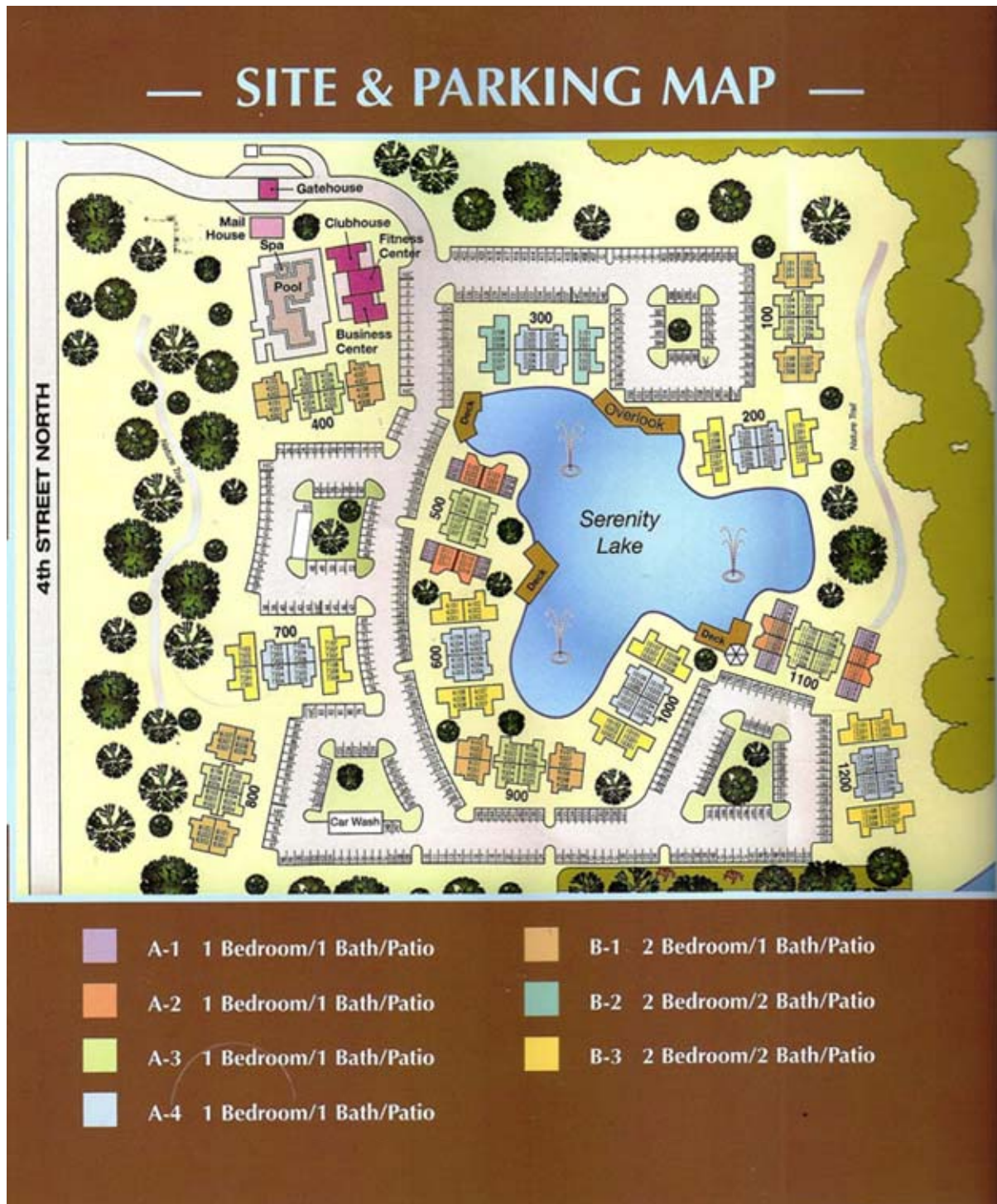


B3

2 Bedrooms / 2 Bathrooms



Site Map



Simple Purchase Process

1. Choose the unit you want to purchase and complete reservation form.
2. Client reserves unit by making a \$2,500 deposit to the vendors secure escrow account (refundable within 14 days).
3. The Purchase Agreement is emailed to you to review and sign before sending back to the vendor in the US.
4. The vendor's legal department prepares final documentation and sends it to you. This will be sent about a fortnight after the Purchase Agreement is received.
5. Some of these documents will be time-sensitive and will need to be notarised. You then sign/initial them all and return them to the US.
6. You wire the remaining balance to the vendor's secure escrow account.
7. Congratulations! You are now the proud owner of your Florida Investment Property.

Closing Costs

Closing costs will be approximately \$2,000 to \$2,800. (This covers legalities, such as Title Searches, Title Insurance, Deeds, etc).

Financing Your Purchase

Cash Purchase Only.

Price and Availability

Mandalay On 4th is one of our fastest selling tenanted opportunities, the best units are being snapped up daily. Please contact us for latest prices and availability.

Testimonials

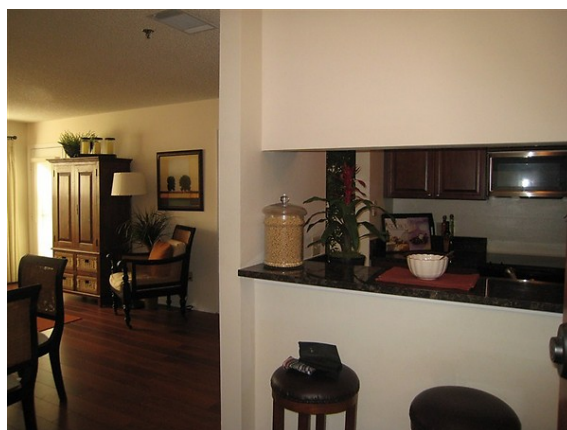
"We are delighted with making this investment at Mandalay On 4th. Everything went according to what you said and I certainly will be recommending you to all my friends and family."

Anthony James, London - invested in 1 unit at Mandalay On 4th

"I have just seen my first rent payment in my bank account – thank you so much. I wish I had more cash to buy more."

Johan Dunn, Norway – invested in 1 unit at Mandalay On 4th

Property Images





Investment Summary

Timing your entry and exit in a property market is a key element in becoming a successful investor. The eagle eyed property investor is always looking to buy either at the end of a recession, the bottom, or the recovery stage, whilst looking to realise profits by selling or via the release of equity during the expansion and peak stages.

Property prices in Florida are starting to increase and properties are selling quickly. Mandalay On 4th is one of the most outstanding tenanted opportunities available today. You will benefit from investing in a property that pays for itself and one that is fully managed.

Units are allocated on a first come first served basis. The time to secure your Florida investment property is NOW!

If you are looking for a hassle free property - with tenant in place and income from day one - this is it.

Contact us

To reserve a unit or to discuss your options with a Consultant, please contact us today.