





Bermuda Dunes Private Residences provides an upscale, contemporary lifestyle. In this gated community convenience can be found within the beautiful landscaped grounds or just steps outside its perimeters. Its superior amenities reflect those of spas or healthclubs offering something for everyone's pace and style. Championship golf at the MetroWest Golf Club lies right outside your door. At home, you'll live in high style in spacious comfortable condominiums. The overall vibe at Bermuda Dunes is one of attainment and pleasant fulfillment and reflects a strong level of comfort and class. At Bermuda Dunes your pleasure is paramount.

- ◆ Resort-Style Amenities
- ◆ Lighted Tennis Court
- ◆ Cold Spa with Waterfall
- ◆ Clubhouse
- ◆ Lagoon-style Pool
- ◆ On-site Car Wash
- ◆ Fitness Room
- ◆ Heated Spa
- ◆ Weekday Trash Pickup







Bermuda Dunes is located in the booming MetroWest area of Orlando, Florida. Where you are surrounded by beautiful residential communities, exceptional schools, great golf courses and a plethora of commercial venues. You've truly got everything you need right at your fingertips. You'll find a dynamic array of shopping, dining, nightlife and entertainment options all just moments away.

Your everyday necessities are a snap with nearby grocery and drugstores, banks and a host of other personal service establishments. Plus, you are still just a short drive to all of the exciting Orlando attractions such as Disney World, Downtown Disney, Universal Studios, SeaWorld, International Drive and the upscale Mall at Millenia.

Walt Disney World.....	25 min.
Universal Studios.....	5 min.
Sea World.....	10 min.
International Drive.....	5 min.
Miami.....	4 hours
Orlando Int'l Airport.....	25 min.
Downtown Orlando.....	15 min.
University of Central Florida.....	45 min.



**The Bayhill** | 1 bedroom • 1 bathroom | 842 Sq Ft



**The Heritage** | 2 bedroom • 2 bathroom | 1,072 Sq Ft

1 Bedroom | 1 Bathroom | 842 sq. ft.

2 Bedroom | 2 Bathroom | 1,072 sq. ft.

! Amounts shown are monthly estimates unless otherwise stated

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◆ RENTAL INCOME

\$825.00

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\$1,000.00

◆ EXPENSES

HOA \$ 278.00

TAXES \$ 76.00

INSURANCE \$ 35.00

MGMT. FEE \$ 100.00

◆ EXPENSES

HOA \$ 353.00

TAXES \$ 96.00

INSURANCE \$ 35.00

MGMT. FEE \$ 100.00

Yearly Rental Income **\$9,900.00**

Yearly Rental Income **\$12,000.00**

Yearly Expenses **\$5,868.00**

Yearly Expenses **\$7,008.00**

Net Income

**\$4,032.00/yearly**

Net Income

**\$4,992.00/yearly**



For more information