

USA Property Investments

American Foreclosure at a FRACTION of true cost

“The big money in property is found in unbalanced markets”

“Turn-key” investment requiring little input from the investor... full rental management included, no hassle, hands off property investment. There’s no better place to buy great value investment property at the moment than America.

Our US foreclosure properties offer **returns of around 22% gross (11-14% net)** – they are low cost investment opportunities with tenants in situ and huge capital gains to be experienced over the next few years. We are the experts in selecting the right property. We only offer exceptional investment products, like this excellent modern, large, recently built, 5 Bedroom townhouse in Atlanta, Georgia.

US190 – 124 Chancery Lane, Carrollton (Atlanta), Georgia 30117



Sale Price = 69,900 USD

- 5 Bed, 3.5 Bath Property
- Modern freehold property in sought after area
- Large House size = 1,968 sq.ft
- Built in 2007 / Low Property Tax
- Price per sq.ft = \$35 (current build cost = \$80/sq.ft!)
- 12 month rental & home warranty guarantee

- **Rental return = 950 USD/month**
- **13.49% NET RETURN!!**

This is a large 5 bedroom, 3.5 bathroom end town house in the popular suburb of Carrollton, South West of Downtown Atlanta, and directly west of the airport. With a **NET yield of 13.49%**, it's an ideal low cost, low maintenance property investment. It is offered with full property management, **12 month rental guarantee AND home warranty** program in place. If you are looking for a 'hands off' property investment, in a good area and with a great return, then this offer should be a serious consideration.

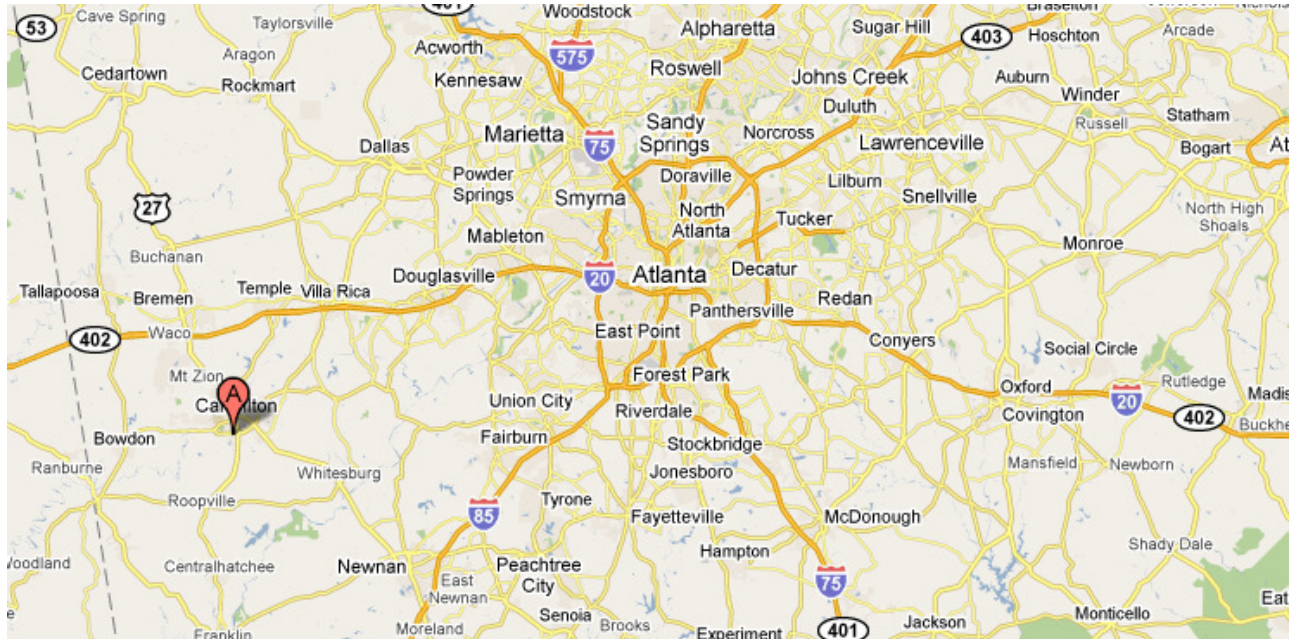
The house is fully equipped with brand **new appliances** and has been renovated ready for re-sale. The location of the community will be attractive to tenants, and future buyers... convenience galore... hospitals, good schools, shops, and restaurants. There is also **good access to Downtown Atlanta** via 166 to Interstate 20 which takes you direct to Atlanta and provides easy commuting. This large property, offered for such a low price, equates to only **\$35/sq.ft!** This is incredible when you consider the cost to build is around \$80/sq.ft, this shows the kind of appreciation you can expect as the market recovers.



The property consists of; Kitchen, Dining Room, Family Room, Study, 5 Bedrooms, Master Bathroom, and 3 Guest Bathrooms. More images are available upon request.

US190 - Property Purchase Costs	USD
Price (inc renovation & occupancy fees)	69,900.00
ITIN (Tax Number) & Accountant Tax Return	300.00
Closing Fees (approx 2%)	1,398.00
Total Purchase Costs	71,598.00
On-going Income vs. Expense	USD
Rental Return (per year)	11,400.00
On-going Buildings Insurance	600.00
Rental Management Fee (6%)	684.00

Property Tax (per year)	686.00
Annual Cash Profit	9,430.00
Return Net (Annual Cash profit / Price)	13.5%



Buying process

1. Reserve with **\$2500 Reservation Fee** (payable via a credit card or a bank transfer to Escrow Account).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Pay **67,400 USD** plus Closing Costs (approx 2%) to Escrow Account 2 weeks later.
4. Title Deeds will be signed and transferred into your name and registered in the US.

Disclaimer: All information provided by the Fresh Invest Ltd is provided in good faith and based on real research and experience of property being sold. Comments in description are our opinion only and do not constitute formal investment advice. We do not accept responsibility for any future liability for property sold. Property sold as seen, or renovated to 'code'. **Total costs do not include income tax or building insurance as this is client / property specific.

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