

USA Property Investments

“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 20% gross (10-14% 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, recently built townhouse Atlanta, Georgia. Sold fully renovated, with a tenant.

US191 – 7788 Newbury Drive, Jonesboro (Atlanta), Georgia 30236



Sale Price = 73,900 USD

- 3 Bed, 2 Bath Property
- Modern freehold property in sought after area
- House size = 1248 sq.ft
- Built in 2006
- Price per sq.ft = \$59
- 12 month rental & home warranty guarantee
- Off road parking and Garage
- Low Property Tax
- **Rental return = 890 USD/month**
- **10.39% NET RETURN!!**

This is a 3 bedroom, 2 bathroom detached property in the popular suburb of Jonesboro, South Atlanta, Georgia. With a NET yield of nearly 10.5%, it’s an ideal low cost, low maintenance property investment. It is

offered with full property management, 12 month rental guarantee AND a 12 month 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.

Located in Clayton County, this newly appointed house is fully equipped with brand new appliances (dishwasher, range, oven, microwave, refrigerator with ice maker). The property is located just south of the Atlanta International Airport, with direct access to Downtown Atlanta (12 miles), Hospitals, Schools, Grocery Stores and Restaurants.



Kitchen



Living – Dining Room



Living – Dining Room



Bathroom



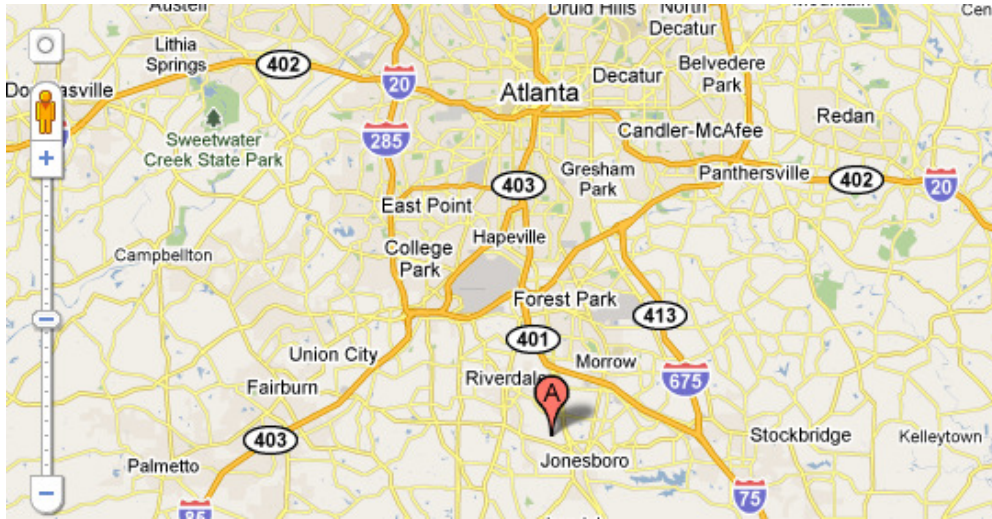
Bedroom



Bedroom

US191 - Property Purchase Costs	USD
Price (inc renovation & occupancy fees)	73,900.00
ITIN (Tax Number) & Accountant Tax Return	300.00
Closing Fees (approx 2%)	1,478.00
Total Purchase Costs	75,678.00
On-going Income vs. Expense	USD
Rental Return (per year)	10,680.00
On-going Buildings Insurance & HOA (\$200)	800.00
Rental Management Fee (8%)	854.00
Property Tax (per year)	1,350.00

Annual Cash Profit	7,675.60
Return Net (Annual Cash profit / Price)	10.39%



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 **71,400 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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