

# 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 22% 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 condo development in Arizona. Apartments are offered renovated, with a tenant in situ.

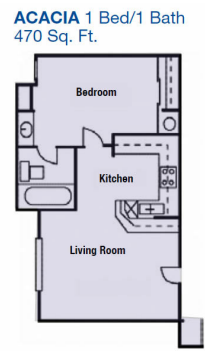
## US187: Phoenix Condos, Arizona 85053



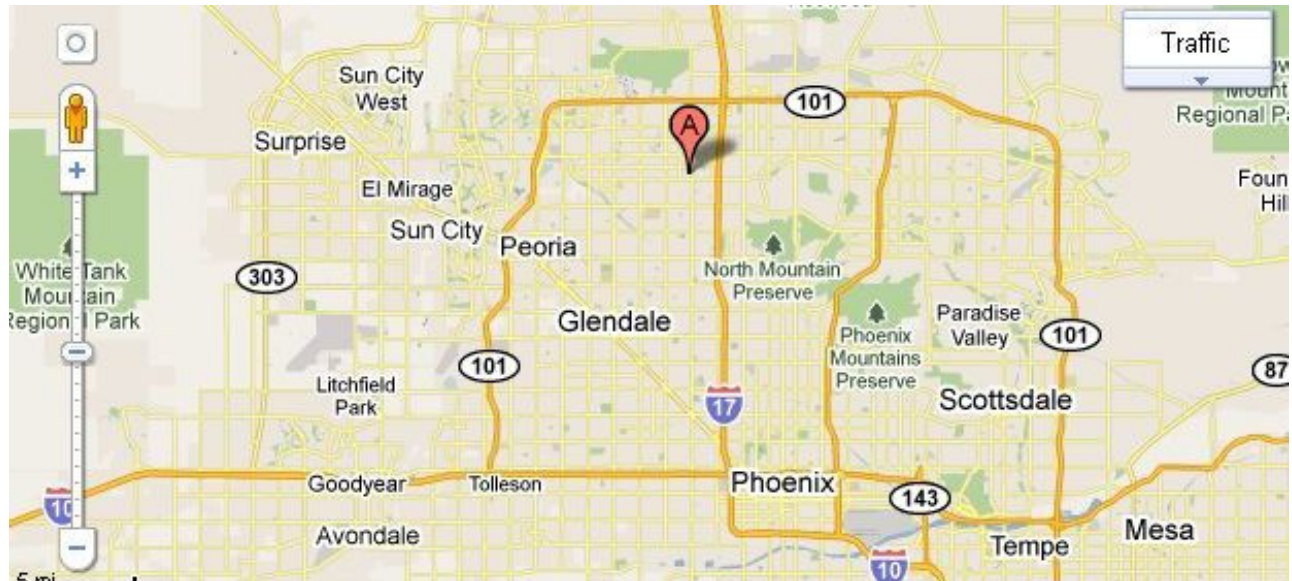
**Sale Price = from 39,900 USD**

- 1 & 2 Bedroom Freehold Condos
- Residential Resort Style Development
- Fully refurbished / renovated in 2007
- Full on-site facilities (pool, gym, tennis court)
- Full Property Management (@ only 6%)
- Low Maintenance / Hassle Free Investment
- Tenanted with 12 month rental guarantees
- **12% NET RETURNS!**

This is an ideal location for excellent rental income and price rebound. This is a nice condo development with prices 60% below peak pricing. These Arizona properties are offered tenanted and fully managed so they are a hands-off, hassle free investment product. Void periods tend to be very low for these Phoenix apartments.



<b>US187 – 1 bed / 1 bath example purchase costs</b>	<b>USD</b>
Price (inc tenant)	39,900.00
Notary/Legal Fee	598.50
<b>Total Purchase Costs</b>	<b>40,498.50</b>
<b>On-going Income vs. Expense</b>	<b>USD</b>
Rental Return (\$575 per month)	6,900.00
HOA (Community fees inc insurance)	1,189.00
Rental Management Fee (6% of income)	414.00
Property Tax (per year)	520.00
<b>Annual Cash Profit</b>	<b>4,777.00</b>
<b>Return Net (Annual Cash profit / Price)</b>	<b>12%</b>



These apartments are ideally located in North Central Phoenix in the Black Canyon/I-17 Employment Corridor, home of some of Phoenix's largest employers including; USAA, American Express, PetSmart and Sunhealth. They're within walking distance to public transportation and schools. Within a five-mile radius of this desirable condo community you'll find an area flourishing with restaurants, recreation, cultural, and retail venues.

**\*\* Low Cost, Low Maintenance, 60% Below Peak Pricing, NET Returns circa 12% \*\***

### **Buying process**

1. Reserve with **\$1500 Reservation Fee** (payable via a credit card or a bank transfer).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Closing Documents drawn up within 1 week and sent to buyer.
4. Pay **Full Property Price** plus **Closing Costs** (approx 1.5%) to Title Company Escrow Account.
5. 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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