

# USA Property Investments

## American Foreclosure at a FRACTION of true cost

“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 from 25% gross (12% net) – they are low cost investment opportunities with tenant’s in situ and huge capital gains to be experienced over the next few years. We are the experts in selecting the right property. We look at hundreds of properties and only offer exceptional investment products to our clients, like this large brick detached property...

### US090 – Birwood Avenue, Detroit, Michigan, 48221



### Sale Price = 44,900 USD

- 3 Bed, 1.5 Bath Detached Property
- Detached freehold property in sought after area
- House size = 1242 sq.ft
- Plot size = 3876 sq.ft
- Living Room, Dining Room, Sun Room and Kitchen
- Balcony off back Master bedroom
- Full Size basement and off road parking at front
- **Rental return = 700-800 USD/month**

This is an ideal location for excellent rental income and price rebound. This is a nice middle-class area with good local schools, North West of Detroit City. It's close to all facilities such as schools, shops and is very close to the 2 Detroit University Campuses. The property is in good condition generally but will require some improvement (included in price). The photos below are before renovation but as you will see it benefits from having new windows recently installed. This house is in a popular area where tenants seek good value rental properties.

Prices are springing up from the absurdly low levels as local investors buy up such property, there are even bidding wars on many repossessions. Prices are now sharply on the up. There is no previous sale history for this property in the last 5 years but the current valuation is 95,000 USD. (Source – Zillow). Property tax is reasonable at only 2000 USD per year and this is expected to be lower next year as the government try and help out home owners. **NET return is just below 12%** which is an excellent return, not to mention the huge capital gains to be experienced as the market rebounds.



Fireplace



Living – Dining Room



Hallway



Bathroom



Basement



Right side Neighbor



Street View

<b>US090 - Purchase Costs</b>	<b>USD</b>
Price (inc renovation & occupancy fees)	44,900.00
Notary/Legal Fee	800.00
ITIN (Tax Number)	200.00
<b>Total Costs</b>	<b>45,900.00</b>
<b>On-going Income vs. Expense</b>	<b>USD</b>
Rental Return (year) Approx	9,000.00

Property Tax (per year)	2,000.00
Rental Management Fee (10% of income)	900.00
Building Insurance (approx)	850.00
<b>Annual Cash Profit</b>	<b>5,250.00</b>
<b>Return Net</b>	<b>11.69%</b>



### Buying process

One of the great things about buying in America, is the simple buying process from anywhere in the world.

1. Reserve with **2000 USD** and pay Notary fee of **800 USD** (payment can be made via a credit card or a bank transfer).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Pay **32,900 USD** to Company Client Protected Account within 2 weeks.
4. Pay **10,000 USD** upon completion of works and tenant in place (approx 4-6 weeks after reservation)
5. Title Deeds will be signed, transferred into your name and registered in the US and then returned to you.

**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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