

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 25% gross (10-15% 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 great house, in a very sought after area of Atlanta, Georgia. Sold fully renovated and tenanted.

US091 – Westwood Avenue, Atlanta, Georgia 30310



Sale Price = 63,900 USD

- 3 Bed, 1.5 Bath Detached Property
- Large property in very sought after area of Atlanta
- House size = 1643 sq.ft
- Huge plot size = 8712 sq.ft
- Built in 1940
- Excellent interior condition
- **Rental return = approx 900 USD/month**

This is an ideal location for excellent rental income and price rebound. This is a good sized property a good middle-class area. It's close to all facilities such as shops and good schools. This particular house is perfect for the rental market, apart from being in a nice area; it is a great family property. The house benefits from high ceilings and has an elegant, comfortable ambience. It has a very modern interior feel with good décor.

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 and this property value peaked at around 270,000 USD in 2007, and was sold last year for 170,000 USD. Current market value is 118,000 USD and we are offering it for only 63,900 USD, almost half! (Source - Zillow)



Modern Kitchen



Living Room / Fireplace



Dining Room



Modern Bathroom



Example Bedroom



Example room



Street View

US091 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	63,900.00
Notary/Legal Fee	1200.00
ITIN (Tax Number)	200.00
Total Costs	65,300.00
On-going Income vs. Expense	USD
Rental Return (year) Approx	10,800.00
Property Tax (per year)	2,053.00
Rental Management Fee (10% of income)	1,080.00

Building Insurance (approx)	1000.00
Annual Cash Profit	6,667.00
Return Net	10.43%



Atlanta is the fastest growing metropolitan centre in America and is an ideal place to buy a property investment. Over 76,000 people were added each year to its population over the 10 years to 2008, bringing the population of the greater Atlanta area to nearly 6 million. Although the recession has made it difficult as many people sell up and move, they're still coming here! There are jobs as the city hosts 75% of the Fortune 1000 companies in the USA, with names like Coca Cola, CNN, Delta Airlines and a heavy duty financial sector. It has the 3rd largest Airport in America.

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 **1200 USD** (via a credit card or a bank transfer).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Pay **44,000 USD** to Company Client Protected Account within 2 weeks.
4. Pay **17,900 USD** upon completion of works and tenant in place (approx 4-6 weeks after reservation)
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.

Freephone: 0800 043 69 56

E-Mail: info@freshinvest.co.uk