

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 (12-16% 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 investments, like this excellent Detroit option in a stable residential area - sold fully renovated, with a tenant, included in price.

US094 – Oakfield, Detroit, MI 48235



Sale Price = 44,900 USD

- 3 Bed, 1.5 Bath Detached Property
- Detached freehold property in sought after rental area
- Plot size = 5227 sq.ft
- Brick built in 1938
- Hard wood flooring
- Full Size basement with WC
- Detached Garage at rear

- Low Property Tax
- **Rental return = 775 - 850 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, in a popular Zip code where we have already sold a number of great properties. It's close to all facilities such as schools, shops and the house is set on a nice tree lined road. The property is in very good condition generally and will only require some minor improvement (included in price).

The photos below are before renovation but generally the property is in very good condition and has nice large rooms with hardwood floors. There is a conservatory and a detached garage to the rear. This house is perfect for the rental market; apart from it being a nice area, it isn't too big which means low maintenance and low utility bills.

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. Similar properties in the area sold for between 80-120K USD in 2009. The **current valuation is 118,000 USD**. The **NET return is over 15%** (not including building insurance) which is an excellent return, not to mention the huge capital gains to be experienced as the market rebounds.



Living room with feature fire place



Hardwood floors evident throughout



Bathroom, new sanitary units will be fitted



Street view



Example Bedroom



Conservatory to rear



Garage

US094 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	44,900.00
Notary/Legal Fee	800.00
ITIN	200.00

Total Costs	45,900.00
On-going Income vs. Expense	USD
Rental Return (per year approx)	9,600.00
Property Tax (per year)	1,826.00
Rental Management Fee (10% of income)	960.00
Annual Cash Profit	6,814.00
Return Net	15.18%
Estimated Current Market Value	118,000.00
Previous Sale History	N/A



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** (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 **36,000 USD** to Company Client Protected Account within 2 weeks.
4. Pay **6,900 USD** upon completion of works and tenant in place (approx 4 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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