

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 (10-16% 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 and tenanted inc in price.

US116 – Montrose St, Detroit, Michigan 48235



Sale Price = 42,500 USD

- 3 Bed, 1 Bath, Buy-to-let Property
- North West of Detroit city centre
- Detached freehold property in sought after area
- House size = approx 1100 sq.ft (not inc basement)
- Plot size = 4408 sq.ft
- Good, long term tenant already in place
- Fully Renovated
- Good residential area close to facilities
- **Actual Rental return = 750 USD/month**

This is an ideal location for fantastic rental income and price rebound. The location of the property is very good; a nice street, North West of the centre of Detroit. There are plenty of good local schools and facilities close by, and it is not far from the University district and Detroit Golf club.

The property requires no improvement and benefits from having fresh, modern décor throughout. The photos below show that this property has been well maintained, and it is modern, neat and tidy. It should be highly saleable to make a very profitable exit strategy for the investor.

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. Previous sale history for this property shows that it was sold for 140,000 USD in 2005! 5 years but the **current valuation is approximately 80,000 USD.**

The **NET return is very good at 13.62%** (not including building insurance) – this is an excellent return, not to mention the huge capital gains to be experienced as the market rebounds.

A tenant is in place so this property can start earning you money as soon as completion takes place. The tenant has been in place for 1.5 years already.



Kitchen



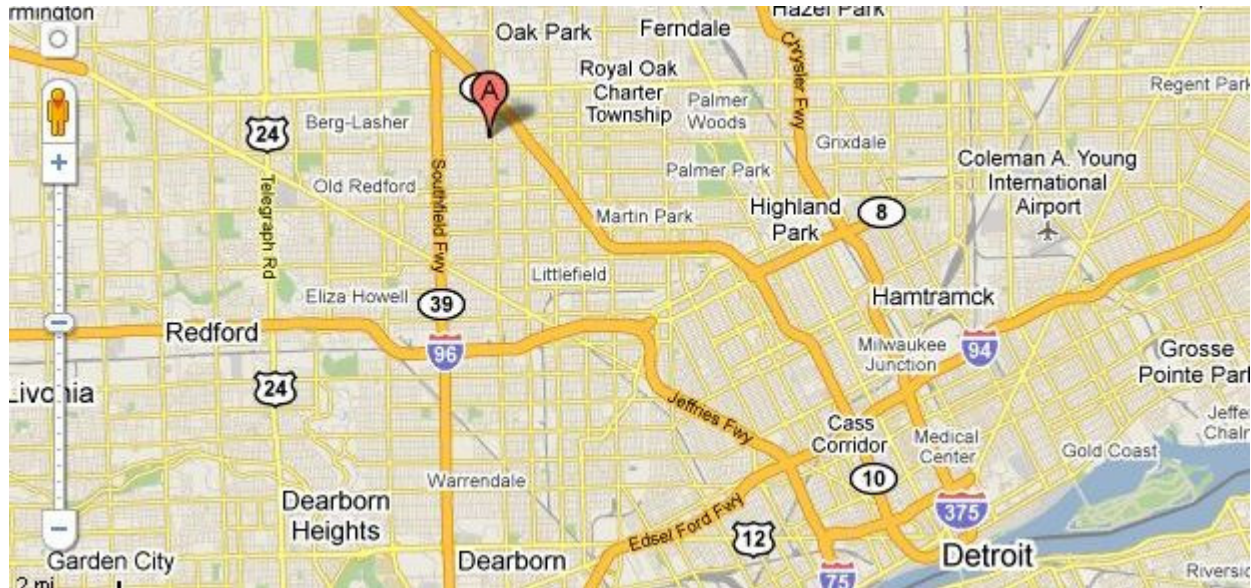
Dining Room



Rear Garden

US116 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	42,500.00
Notary/Legal Fee	800.00
ITIN (Tax Number)	300.00
Total Costs	43,600.00
On-going Income vs. Expense*	USD
Rental Return (year approx)	9,300.00
Property Tax (per year)	2,852.00
Rental Management Fee (10% of income)	930.00
Annual Cash Profit	5,518.00

Return Net	12.98%
Estimated Current Market Value	75-85K USD
Previous Sale History (2005)	140K USD



Buying process

1. Reserve with **\$2000** 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 **\$30,500** to Company Client Account within 2 weeks.
4. Pay **\$10,000** 2-4 weeks later, upon completion.

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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