

# 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 22% gross (11-15% 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 excellent modern, recently built townhouse Atlanta, Georgia. Sold fully renovated, with a tenant.

### **US157 – Clear Water Drive, Douglasville (Atlanta), Georgia 30135**



### **Sale Price = 59,900 USD**

- 4 Bed, 2 Bath Fantastic Looking Property
- Freehold property in sought after rental area
- House size = 1312 sq.ft
- Large Plot with Garden / Full converted Basement
- Low Property Tax / Built 1983
- Fully renovated with a tenant already in place
- **Actual Rental return = 850 USD/month**
- **13.84% NET RETURN!!**

Property4peanuts.com is pleased to offer a charming characteristic property in Douglasville, a suburb of Atlanta... on the West of the City. Recently reduced, the owner is very motivated to sell and has lowered the

price from over 79,000 USD a short time ago! This property offers exceptional value for money and is an ideal investment opportunity. Refurbished to a high standard, this 4 bedroom property is sold with full rental management and the tenants are already in place.



US159 - Property Purchase Costs	USD
Price (inc renovation & occupancy fees)	59,900.00
ITIN (Tax Number) & Accountant Tax Return	400.00
Closing Fees (approx 2%)	1,198.00

<b>Total Purchase Costs</b>	<b>61,498.00</b>
<b>On-going Income vs. Expense</b>	<b>USD</b>
Rental Return (per year)	10,200.00
On-going Buildings Insurance	500.00
Rental Management Fee (6%)	612.00
Property Tax (per year)	800.00
<b>Annual Cash Profit</b>	<b>8,288.00</b>
<b>Return Net (Annual Cash profit / Price)</b>	<b>13.84%</b>

**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 3<sup>rd</sup> largest Airport in America. Last but not least, the warm weather is attracting migrants from the cold North. Even in January, the temperature rarely falls below 11 degrees C. And in summer it really warms up!

### **Buying process**

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

1. Reserve with **\$2500 Reservation Fee** (payable via a credit card or a bank transfer to Escrow Account).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Pay **57,400 USD** plus Closing Costs (approx 2%) to Escrow Account 2 weeks later.
4. 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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