

# 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 (10-14% 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 renovated & tenanted, included in price.

### **US163 – Coddling St, Detroit, MI, 48219**



### **Sale Price = 41,500 USD**

- 3 bedroom excellent but-to-let Investment Property
- Freehold property in sought after rental area
- Located NW of Detroit City, near to Redford / University Area
- House size = 1020 sq ft
- Large Plot = 4200 sq ft

- Double garage
- Large decking area to rear
- **Rental return = 850 USD per month!**

This is an ideal location for excellent rental income and price rebound. This is a great middle-class area with good local schools, North West of Detroit City, bordering the excellent Redford area, not far from the University District and the very prestigious area of Palmer Woods. It's close to all facilities such as schools, shops and is located on a good street with very few foreclosures close-by.

The property needs no improvement as it has been fully renovated recently. In general, this property has been well maintained and after having viewed the property, we can confirm our view that tenants will be very keen to stay long term, most importantly; it should be highly saleable to make a very profitable exit strategy for the investor.

**NET return is excellent at a huge 13.64%** (including all costs such as basic building insurance which is not a requirement but recommended). This is an excellent return, not to mention the huge capital gains to be experienced as the market rebounds. This is a quality home in a great area with tenants lined up.



Dining Room



Bedroom & Storage



Bathroom



Garage



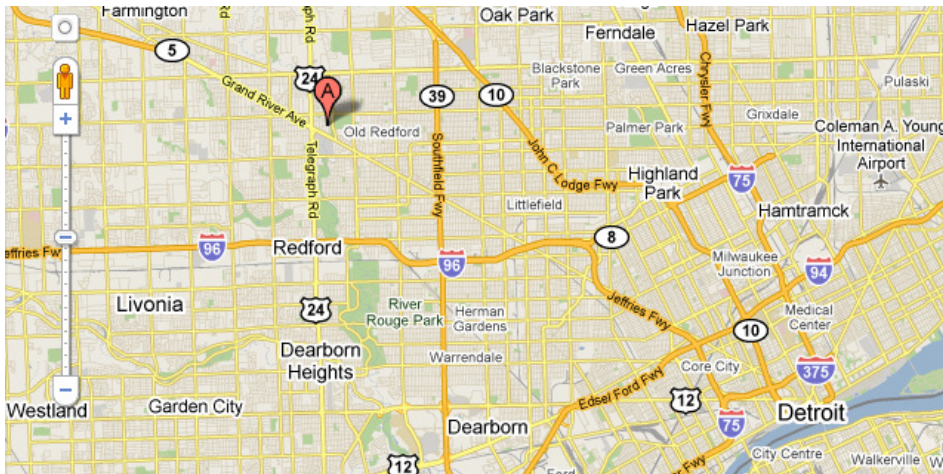
Opposite



Street View

| US163 - Purchase Costs                  | USD              |
|---|------------------|
| Price (inc renovation & occupancy fees) | 41,500.00        |
| Notary/Legal Fee                        | 800.00           |
| ITIN (Tax Number)                       | 300.00           |
| <b>Total Costs</b>                      | <b>42,600.00</b> |

| On-going Income vs. Expense           | USD             |
|---------------------------------------|-----------------|
| Rental Return (per year)              | 10,200.00       |
| Property Tax (per year approx)        | 2,397.00        |
| Rental Management Fee (10% of income) | 1,020.00        |
| Building Insurance (per year approx)  | 1,124.00        |
| <b>Annual Cash Profit</b>             | <b>5,659.00</b> |
| <b>Return Net</b>                     | <b>13.64%</b>   |



### 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 **\$29,000** to Company Client Protected Account within 2 weeks.
4. Pay **\$10,500** upon tenancy agreement signed (approx 4 weeks after initial reservation)
5. Title Deeds will be signed, transferred into your name and registered in the US via a title company.

**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](mailto:info@freshinvest.co.uk)**