

USA Property Investments

“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 fully renovated with a Section 8 tenant already in place, included in price.

US168 – Sussex St, Detroit, MI, 48228



Sale Price = 40,900 USD

- 3 Bed Buy-to-let Investment Property
- Detached freehold property built in 1952
- Hardwood floors in living & dining rooms
- SECTION 8 tenants already in place
- Guaranteed rental paid by US government
- Fully Renovated to 'code'
- Converted basement
- Good residential area close to facilities
- **Actual agreed rental return = 850 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, in a great rental area.

Already refurbished and rented, this neat property will be able to provide you with positive cash flow from day one! It’s a “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.

The property is currently let to Section 8 tenants who have been in the property since February 1st 2010. The lease expires after one year and is for \$850 per month. The tenants are responsible for a \$50 payment per month and the remainder is paid by the State. The tenants have furnished the property and are likely to stay long term.

The NET return is excellent at 12.42% (including all costs). On top of the excellent yield, the property will also experience huge capital gains as the market recovers.



Kitchen



Dining Room



Living Room



Bathroom



Basement



Back of House

US126 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	40,900.00
Notary/Legal Fee	800.00
ITIN (Tax Number)	300.00
Total Costs	45,000.00
On-going Income vs. Expense	USD
Rental Return (year approx)	10,200.00
Property Tax (per year)	2,900.00
Rental Management Fee (10% of income)	1,020.00
Building Insurance	1,200.00

Annual Cash Profit	5,080.00
Return Net	12.42%
Estimated Current Market Value	80-90K 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 **\$33,900** to Company Client Account within 2 weeks.
4. Pay **\$5,000** upon completion of sale (approx 4 weeks from reservation).

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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