

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 22% 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 & managed, inc. in price.

US194: **Pembroke, Detroit, MI 48235**



Sale Price = 32,900 USD

- 3 bedroom but-to-let Investment Property
- Freehold property in good. sought after rental area
- Located NW of Detroit City, close to University
- Fully Refurbished to a high standard
- House size = 731 sq.ft / Plot size = 4290 sq.ft
- Offered fully managed with a tenant
- **Rental return = 725 USD/month**
- **NET RETURN = approx 15%!!**

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. The property is located close to a University Campus, a large Hospital and 2 Shopping Malls. Selling in the future should not be an issue due to the excellent location. The

property is also close to all facilities such as schools and is located on a good street with very few foreclosures close-by.

The property, originally built in 1950, has under-gone full refurbishment and tenants are currently being vetted who will sign a new 12 month lease. There are 3 spacious double bedrooms, one with a private balcony, and a full sized basement. 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 rent in the future and, most importantly, it should be highly saleable to make a very profitable exit strategy for the investor.

NET return is excellent at nearly 15%!! This is an excellent return, not to mention the huge capital gains to be experienced as the market rebounds. This is a great hassle free, fully managed investment property.



Living Room



Kitchen



Garage



Bathroom



Master Bedroom



Bedroom 2

US194 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	32,900.00
Notary/Legal Fee	800.00
ITIN (Tax Number) Approx	300.00
Total Costs	34,000.00
On-going Income vs. Expense	USD
Rental Return (per year)	8,700.00
Property Tax (per year)	1,800.00

Rental Management Fee (10% of income)	870.00
Building Insurance (per year approx)	1,124.00
Annual Cash Profit	4,906.00
Return Net	14.91%



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 **\$25,400** to Company Client Protected Account within 2 weeks.
4. Pay **\$5,500** upon completion of works and tenant in place (approx 4-6 weeks after initial 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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