

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 20% 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 family home north of Miami in a stable residential area - offered tenanted, included in price.

US198: South Road, Lake Worth, north of Miami, Florida



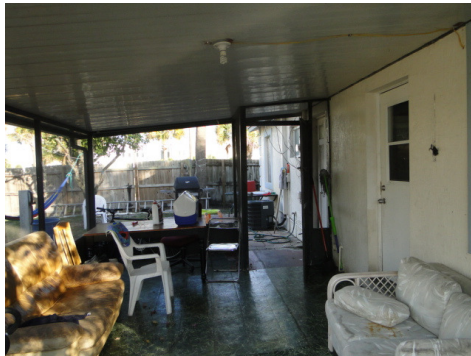
Sale Price = 74,900 USD

- 3 bedroom buy-to-let Investment Property in Florida
- Freehold property in good sought after rental area
- Located north of Miami and Fort Lauderdale
- House size = 922 sq.ft
- Offered tenanted with full rental management in place
- Previously mortgaged for \$157,000 in 2007
- **Rental return = 1150 USD/month**
- **NET Return = nearly 13%!**

This is a nice ranch style property located in the Lake Worth area of Florida, north of Miami and Fort Lauderdale. The property consists of 922 square foot and has 3 bedrooms and 1 bathroom. The area is very good and the property is near to good facilities and amenities. It is in the Palm Beach County School District and the nearest schools are Barton Elementary School, Lantana Community Middle School and Seagull Academy. The area is seeing some investment and development. The property has just been foreclosed on after the previous owners borrowed \$157,000 on the property in 2007. This gives a good idea of how cheap this property is now to previous value as this was just a mortgage amount, not a value or sale price. This property is a great investment product with an excellent NET return and excellent capital appreciation potential.



Kitchen



Rear Porch



Patio Area



Front & Driveway



Large Rear Garden



Front Right / Road

US198 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	74,900.00
Notary/Legal Fee	1,498.00
ITIN (Tax Number) Approx	300.00
Total Costs	76,698.00
On-going Income vs. Expense	USD
Rental Return (per year)	13,800.00
Property Tax (per year) approx	1,521.00
Rental Management Fee (10% of income)	1,320.00
Building Insurance (per year approx)	1,200.00

Annual Cash Profit	9,699.00
Return Net	12.95%



Buying process

1. Fill out Reservation Form & pay 10% deposit to Title Lawyer Escrow Account
2. Receive full purchase contract, sign and return within 48 hours
3. Receive HUD document to confirm title & pay Balance of 90% to Escrow Account
4. Pay Closing fees (approx 2%)

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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