

# 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 (11-14% 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 investment products, like this excellent modern, recently built townhouse Atlanta, Georgia. Sold fully renovated, with a tenant.

**US089 – Strathmoor Manor Cir, Lithonia (Atlanta), Georgia 30058**



**Sale Price = 59,900 USD**

- 3 Bed, 2.5 Bath Detached Property
- Modern freehold property in sought after area
- House size = 1348 sq.ft

- Large Plot = 2614 sq.ft
- Built in 2002
- Basement and off road parking at front
- **Rental return = 900-1000 USD/month**

This is an ideal location for excellent rental income and price rebound. This is a nice modern town-house in a middle-class area. It's close to all facilities such as shops and good schools. Built just 8 years ago in 2002, it's in great condition and highly insulated. It will require very little maintenance in the future. This particular house is just perfect for the rental market, apart from being in a nice area, it isn't too big. Some tenants are nervous about heating bills – aren't we all these days! and this is a low maintenance property.

Prices are springing up from the absurdly low levels as local investors buy up such property, there are even bidding wars on many repossessions. Prices are now sharply on the up and this property previously sold for 102,100 USD on the 24<sup>th</sup> of September 2007. The list price by a local agent before we secured this property direct from the bank was 98,000 USD (Feb 2010 – Remax)



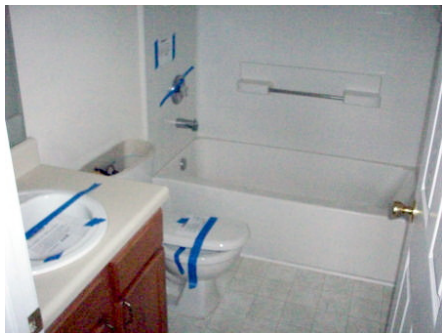
Modern Kitchen



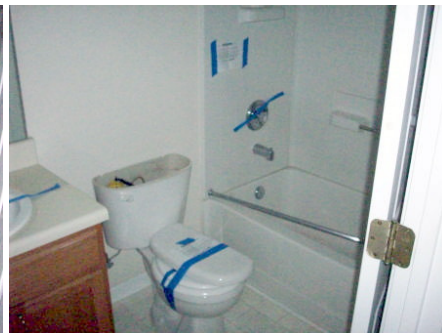
Boiler and Air Con System



Stairs



Bathroom 1



Bathroom 2



WC

US084 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	59,900.00
Notary/Legal Fee	1200.00
ITIN (Tax Number)	200.00
<b>Total Costs</b>	<b>61,300.00</b>

<b>On-going Income vs. Expense</b>	<b>USD</b>
Rental Return (year) Approx	10,800.00
Property Tax (per year)	1,809.00
Rental Management Fee (10% of income)	1,080.00
Building Insurance (approx)	850.00
<b>Annual Cash Profit</b>	<b>7,061.00</b>
<b>Return Net</b>	<b>11.79%</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.

### Buying process

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

1. Reserve with **2000 USD** and pay Notary fee of **1200 USD** (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 **47,900 USD** to Company Client Protected Account within 2 weeks.
4. Pay **10,000 USD** upon completion of works and tenant in place (approx 4-6 weeks after reservation)
5. 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.