

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 fully renovated and tenanted included in price.

US145 – Ohio St. Detroit, Michigan 48221



Sale Price = 47,500 USD

- 3 Bed Buy-to-let Investment Property
- North West of Detroit city centre – University District
- Detached freehold property in sought after area
- House Size 1310 sq ft / Plot size = 35x104 sq ft
- Sold tenanted with local rental management

- Fully Renovated to 'code' (included in price)
- Good residential area close to facilities
- **Rental return = 800-850 USD/month**

This is an ideal location for fantastic rental income and price rebound. The location of the property is very good; a nice, wide, tree-lined street, in the sought after University District. There are plenty of good local schools and facilities close by which will attract rental tenants.

It's an excellent middle class residential area, with easy access to Detroit downtown. The property is also near to the prestigious Detroit Golf Club, and various well rated schools. The property will undergo full renovation up to local city code prior to being sold and a good long term tenant placed.

Due to the area, it should be highly saleable to make a very profitable exit strategy for the investor. Prices are springing up from the absurdly low levels as local investors buy up such property, there are even bidding wars on many repossessions. The photos below are **BEFORE** renovation which is currently taking place. The NET return is very good at over 11% and the property will experience huge capital gains as the market recovers.



Living Room



Living Room



Utility Room



Rear



Double garage



Street

US145 - Purchase Costs	USD
Price (inc renovation & occupancy fees)	47,500.00
Notary/Legal Fee	800.00

ITIN (Tax Number)	300.00
Total Costs	48,600.00
On-going Income vs. Expense	USD
Rental Return (per year approx)	10,200.00
Property Tax (per year)	2,992.00
Rental Management Fee (10% of income)	1,020.00
Building Insurance (per year approx)	950.00
Annual Cash Profit	5,238.00
Return Net	11.03%



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 **\$35,500** to Company Client Account within 2 weeks.
4. Pay **\$5,000** 2 weeks later, and a final **\$5000** upon completion of works and tenants moving in.

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