

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 22% 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.

US161 – 5230 Hanover St, (Atlanta), Georgia 30349



Sale Price = 77,300 USD

- 3 Bed, 2.5 Bath Property
- Modern freehold property in sought after area
- House size = 1900+ sq.ft
- Built in 2007
- 12 month rental & home warranty guarantee
- Off road parking and Garage
- **12% NET RETURN!!**
- **Actual Rental return = 1000 USD/month**



Kitchen



Living Room



Hallway

3 bedroom, 2.5 bathroom town house in the popular Atlanta suburb of College Park, Georgia. With a NET yield of 12%, it's an ideal property investment. Plus it has full property management, 12 month rental guarantee AND a 12 month home warranty program in place. If you are looking for a 'hands off' property investment, in a good area and with a great return, then this offer should be a serious consideration.



Bedroom 1



WC



Bedroom 2



Bathroom 3



Bathroom



Street View

US154 - Property Purchase Costs	USD
Price (inc renovation & occupancy fees)	77,300.00
ITIN (Tax Number) & Accountant Tax Return	300.00
Closing Fees (approx 2%)	1,546.00

Total Purchase Costs	79,146.00
On-going Income vs. Expense	USD
Rental Return (per year)	12,000.00
On-going Buildings Insurance	500.00
Rental Management Fee (6%)	720.00
Property Tax (per year)	1,547.00
Annual Cash Profit	9,233.00
Return Net (Annual Cash profit / Price)	12%

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 3rd largest Airport in America. Last but not least, the warm weather is attracting migrants from the cold North. Even in January, the temperature rarely falls below 11 degrees C. And in summer it really warms up!

Buying process

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

1. Reserve with **\$2500 Reservation Fee** (payable via a credit card or a bank transfer to Escrow Account).
2. Preliminary Contract sent to you to sign and return within 48 hours.
3. Pay **74,800 USD** plus Closing Costs (approx 2%) to Escrow Account 2 weeks later.
4. 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.

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