

\$39,000 / £22,941

15% NET



3 bedrooms

1 bathrooms

Area m<sup>2</sup> 100

Built in 1948

## The opportunity

This superb looking property is the ideal investment in Detroit, the property comes with tenants in place paying \$700 per month and a professional management company already looking after your property to collect and pay you rent each month. A full inspection on reservation will be provided along with current lease agreement and rent roll history. Since this particular area has been improving in the past few years it is becoming a more attractive place for tenants to move to which is great for potential investors as there is never a shortage of tenants on top of this property value is increasing year after year. This property is exclusive to PCG Invest so Call now to make your reservation on this property.

- ✓ 1 year rental guarantee
- ✓ Professionally managed
- ✓ 1 year maintenance warranty
- ✓ Good neighbourhood

## Your return

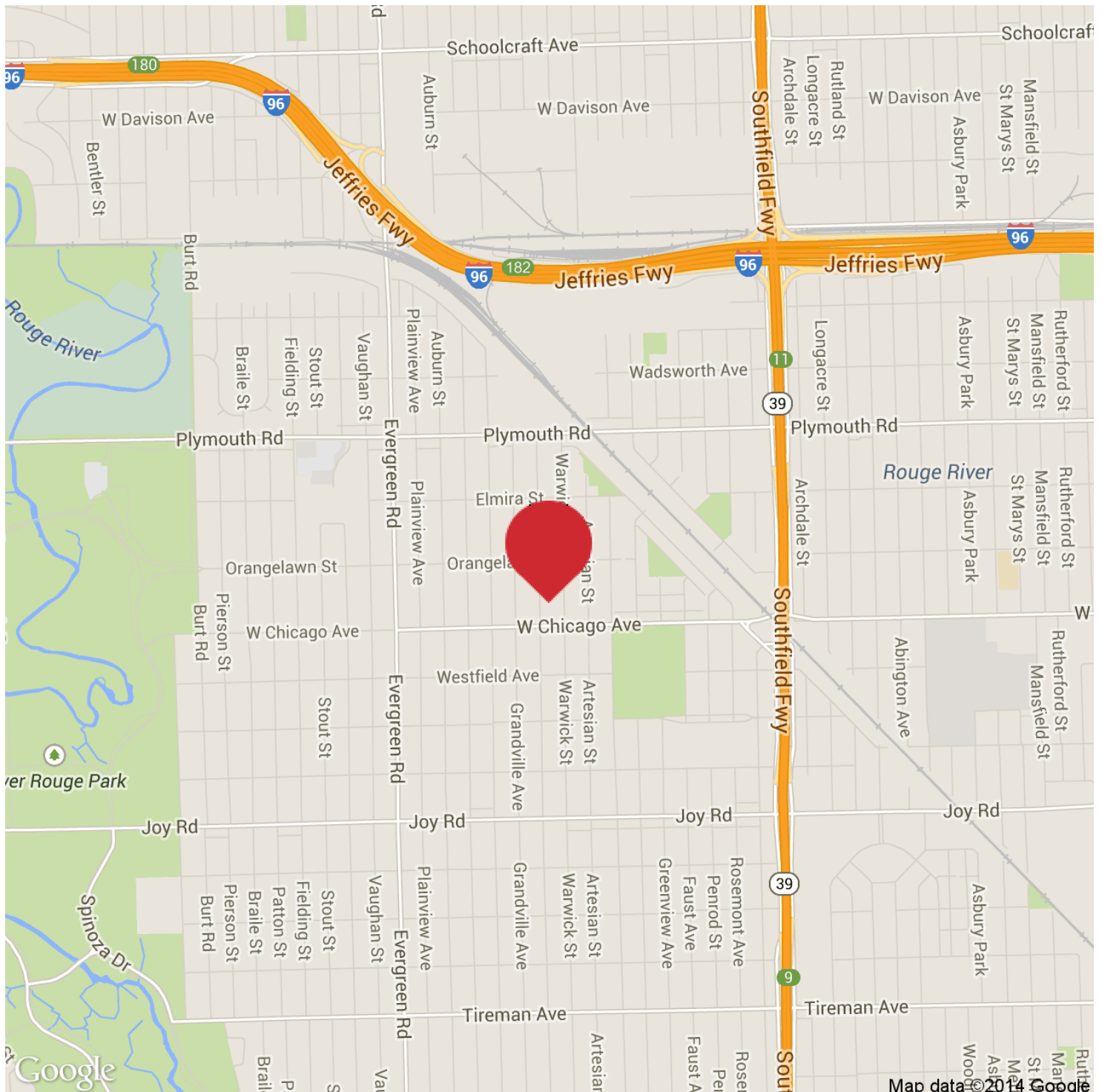
Gross income \$8,290  
Management fee: \$840  
Property taxes: \$1,200  
Insurance: \$400  
15% NET

Your annual earnings

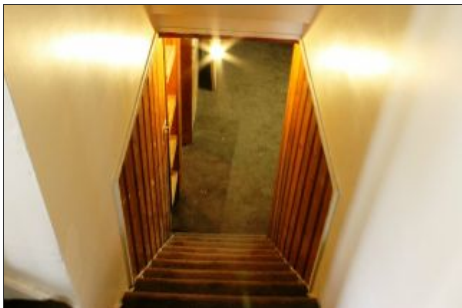
**\$5,850**

## The location

Detroit's resilience has kept the state's economy growing in spite of difficulties. From the third quarter of 2006 to the fourth quarter of 2009, Detroit's residential resale housing market struggled, along with the residential real estate trend across the United States creating opportunities for buyers. Among the top fifty metropolitan areas, Detroit ranked as the third most affordable in the United States in a Forbes 2011 report. Detroit was among the top five cities in the U.S. for job growth from 2010 to 2012, A 2011 economic study showed Metro Detroit with the highest share of employment in the technology sectors in the U.S. Michigan became the 24th Right to Work state in the U.S. in 2012. With a quarterly rise in home values of 7.8% and annual increases of 31.6%, the previously troubled market of Detroit is now the top performer in the United States. Detroit's once trouble-hit property market is now the best performer in the whole of America. Although average property prices across the United States are still showing healthy annual gains of 11.7%, there are signs that the rise is moderating, according to new data from real estate valuer Clear Capital. Detroit's Metropolitan Statistical Area had the strongest quarterly growth at 7.8% and the second highest yearly gain of 31.6%.



## Property images



All figures are accurate based on seller disclosure of the rental rates for the advertised property. Where tenants are yet to be placed the rental income is calculated using existing rental rates for similar property but cannot be guaranteed as accurate until the tenant is placed. Property taxes based on last/current tax year and can be appealed in \*February 2015 with an estimated 50% reduction expected in most cases. All figures can be deemed reliable but can not be guaranteed as agreed rental rates may increase or decrease depending on the current owner/tenant.