

**BEECHWOOD AVE., EASTPOINTE, MI**

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**PROPERTY HIGHLIGHTS**

**3 BEDROOM DETACHED COLONIAL**

**LOCATED IN EASTPOINTE**

**CURRENTLY LET AT \$900 pcm**

**NET YIELD 14%**

**\$58,000**

EFTA\_R1\_02109417

EFTA02708334

## Property Description



[Watch a video of this property](#)

### FINANCIAL

- ✓ Purchase price of: \$58,000
- ✓ Actual rent of: \$900 pcm.
- ✓ Positive Cash flow of: \$7,916 p.a.
- ✓ **Annual Return on Capital:** 19%
- ✓ **Yield on Purchase Price:** 14%
- ✓ Full Management in Place

### THE PROPERTY

- ✓ 3 bedroom, Detached, brick built
- ✓ 1 receptions, private front and rear yard
- ✓ Detached garage
- ✓ Internal size 1,191 sq. ft.
- ✓ Total lot size 4,357 sq. ft.
- ✓ Large Finished Basement
- ✓ **Delivered fully refurbished and let**

# Cost and Cash flow Breakdown



CASH OUTLAY	\$ (USD)	£ (GBP)
AGREED PRICE	\$58,000	£36,250
SOLICITOR FEES	\$450	£281
TITLE INSURANCE	\$350	£219
ADMIN CLOSING COSTS	\$200	£125
ITIN, LLC FORMATION AND BANK ACCOUNT*	\$576	£360
<b>TOTAL INVESTMENT</b>	<b>\$59,576</b>	<b>£37,235</b>

\* Optional

CASH FLOW	\$ (USD)	
	Annual	Monthly
GROSS RENTAL INCOME	\$10,800	\$900
LETTING AGENTS FEES 8%	\$864	\$72
ESTIMATED PROPERTY TAXES	\$1,320	\$110
BUILDING INSURANCE	\$700	\$58
<b>NET RENTAL INCOME</b>	<b>\$7,916</b>	<b>\$660</b>
<b>GROSS YIELD</b>	<b>19%</b>	
<b>NET YIELD</b>	<b>14%</b>	

## Conversion rates – US Dollars to STERLING

To convert from US dollars to Sterling we suggest you go to our home page where there is a currency converter. [www.realttimeinvest.com](http://www.realttimeinvest.com)

For example only, the exchange rate used is £1 = \$1.60

## Property Area & Info



[Click here for a Street  
View of this property](#)



**Eastpointe (pop. 32,442),**

Macomb County, is famous for its summer festivals and winter events many centred on the John F Kennedy Memorial Park. It boasts the best fresh water boating in the area. Its neighbours are the fashionable Grosse Pointe and St Clair shores. Lake St Clair is just 5 miles (8Km) to the east. It is proud of its educational facilities that stretch from pre-school through to adult colleges. Commercially, it is more of a resort than a city.



# Area Information and Trends



## EASTPOINTE, MICHIGAN

The median sales price for homes in Eastpointe MI for Jan 13 to Mar 13 was \$52,350. This represents an increase of 6.8%, or \$3,350, compared to the prior quarter and an increase of 16.3% compared to the prior year. Sales prices have depreciated 36.4% over the last 5 years in Eastpointe





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