

**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

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[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



Real Time  
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CASH OUTLAY	\$ (USD)	£ (GBP)	CASH FLOW	\$ (USD)	
AGREED PRICE	\$58,000	£36,250		Annual	Monthly
SOLICITOR FEES	\$450	£281	GROSS RENTAL INCOME	\$10,800	\$900
TITLE INSURANCE	\$350	£219	LETTING AGENTS FEES 8%	\$864	\$72
ADMIN CLOSING COSTS	\$200	£125	ESTIMATED PROPERTY TAXES	\$1,320	\$110
ITIN, LLC FORMATION AND BANK ACCOUNT*	\$576	£360	BUILDING INSURANCE	\$700	\$58
<b>TOTAL INVESTMENT</b>	<b>\$59,576</b>	<b>£37,235</b>	<b>NET RENTAL INCOME</b>	<b>\$7,916</b>	<b>\$660</b>

\* Optional

**GROSS YIELD** 19%  
**NET YIELD** 14%

## 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.realtimeinvest.com](http://www.realtimeinvest.com)

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

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# Property Area & Info



Real Time  
Investments

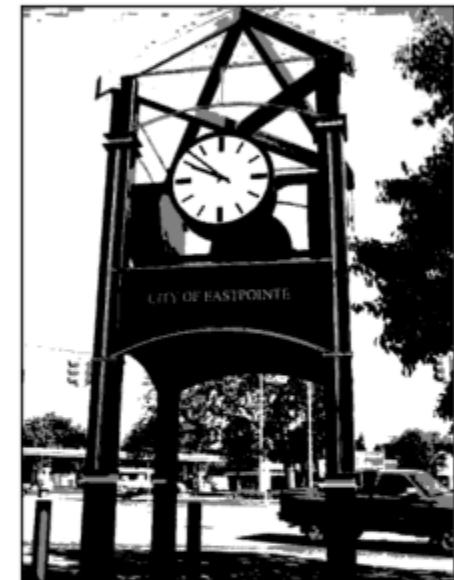


[Click here for a Street  
View of this property](#)



## Eastpointe (pop. 32,442),

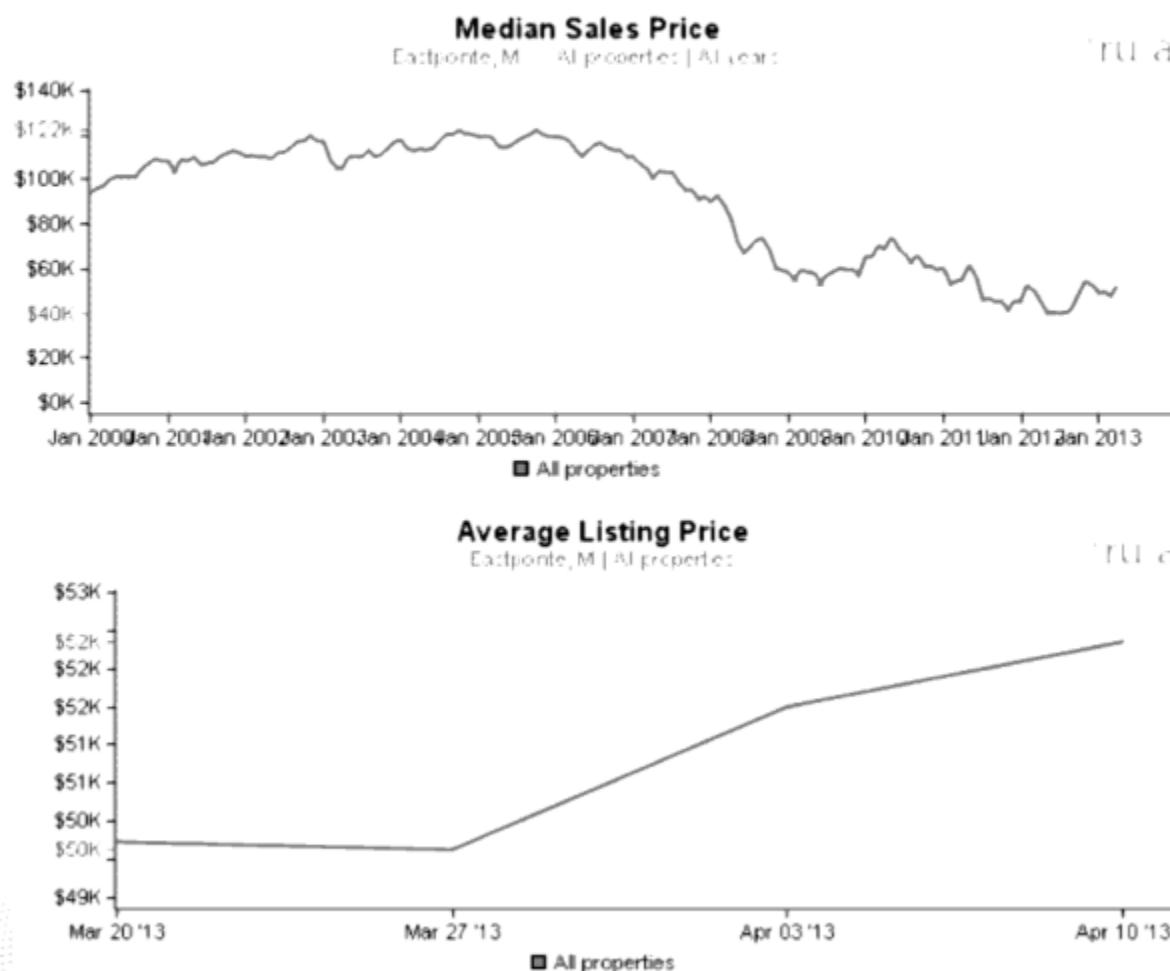
Macomb County, is famous for its summer festivals and winter events many centred on the John F Kennedy Memorial Park. It boasts the best fresh water boating in the area. Its neighbours are the fashionable Grosse Pointe and St Clair shores. Lake St Clair is just 5 miles (8Km) to the east. It is proud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



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# 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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Contact Real Time Investments to take advantage of this opportunity



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