

BEECHWOOD AVE., EASTPOINTE, MI



PROPERTY HIGHLIGHTS

3 BEDROOM DETACHED COLONIAL

LOCATED IN EASTPOINTE

CURRENTLY LET AT \$900 pcm

NET YIELD 14%

\$58,000

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
- ✓ **Annual Return on Capital: 19%**
- ✓ **Yield on Purchase Price: 14%**
- ✓ Full Management in Place

THE PROPERTY

- ✓ 3 bedroom, Detached, brick built
- ✓ 1 reception, 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
TOTAL INVESTMENT	\$59,576	£37,235

* Optional

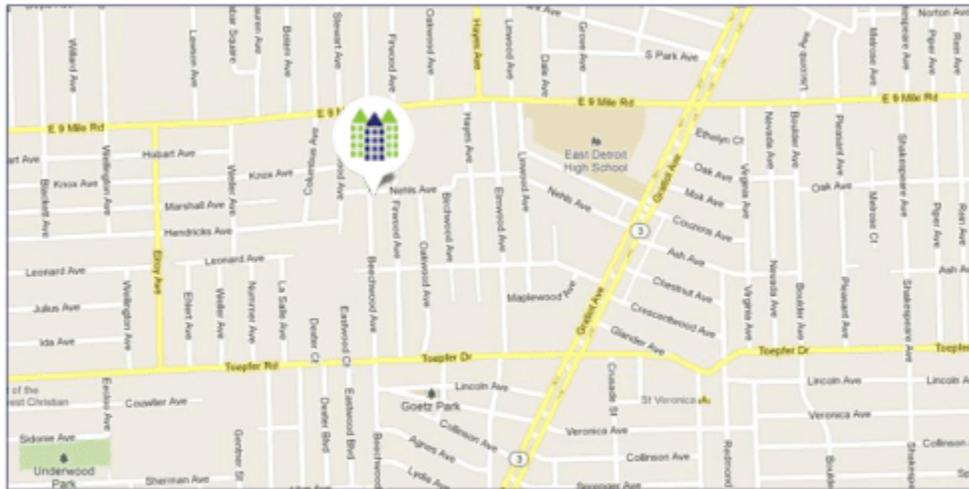
CASH FLOW	\$ (USD)	
	Annual	Monthly
GROSS RENTAL INCOME	\$10,800	\$900
LETTING AGENTS FEES 8%	\$864	\$72
ESTIMATED PROPERTY TAXES	\$1,320	\$110
BUILDING INSURANCE	\$700	\$58
NET RENTAL INCOME	\$7,916	\$660
GROSS YIELD	19%	
NET YIELD	14%	

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. [\[REDACTED\]](#)

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.

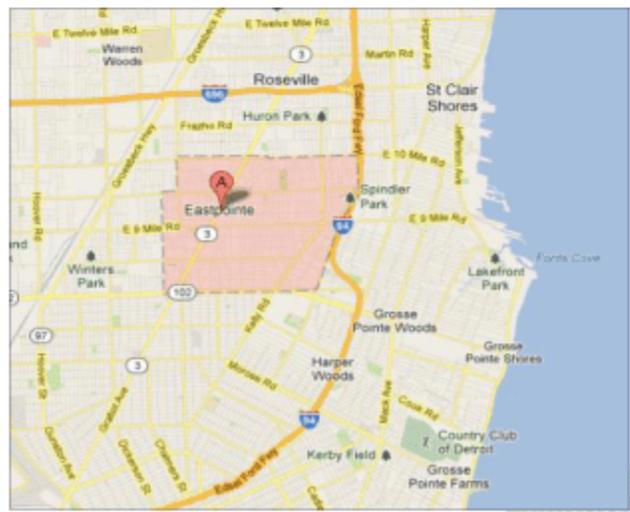


Area Information and Trends



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





Contact Real Time Investments to take advantage of this opportunity



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