



**כולם משקיעים בנדל"ן - מעטים ישנים בשקט...**

**17710 New Hampshire Dr. Southfield MI 48075**

### **About the city**

Located in the heart of southeastern Michigan, with easy access to most major Detroit-area expressways, Southfield offers both a cosmopolitan, culturally diverse residential population and a thriving international business community. Southfield is home to more than 73,000 residents, offering a complete living community, featuring 774 acres of parkland, and more than 30 miles of biking, hiking and nature trails. With a daytime population nearing 175,000, 27 million square feet of office space, more than 10,000 businesses and over 100 "Fortune 500" companies, Southfield is also Michigan's undisputed business center. Southfield provides great educational opportunities from public, private, charter K-12, community/specialty trades, seven state and private colleges and universities. Visitors flock to Southfield for a variety of reasons. With residents from a rich array of cultural, racial, ethnic and religious backgrounds, Southfield's wide variety of eating establishments offer the best in Asian, Italian, African-American, Middle Eastern, Jewish and continental cuisine.

### **About the property**

17710 is a beautiful brick ranch recently rehabbed, including new windows, plumbing, furnace and electrical to name a few. This home is "move in" ready having been freshly painted inside and out, fitted out with new carpets and has a door leading to the deck with a spacious backyard.



**CYT Holdings in Israel:  
1 Yehuda Street P. O. Box 23, Elazar, Israel 90942**

**Sales: 073-207-2388  
info@tsurel.co.il**

**[www.tsurel-estates.co.il](http://www.tsurel-estates.co.il)**



# TSUREL

השקעות נדל"ן בארה"ב

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Proposed yield		Details	
\$ 80,000	Price	17710 New Hampshire Dr. Southfield MI	Address
\$ 1,000	Monthly rent	2	Number of bed rooms
\$ 12,000	Gross annual rent	1	Number of bathrooms
15%	Gross annual yield		Area in Sq. feet
<b>Fixed expenses</b>		1052	Yard in Sq. feet
\$2,376	Property tax (annual)	1952	Year built
\$1,200	Management fees (annual)	No	Basement
\$ 400	Property insurance (annual)	\$ 125,000	Market value during peak (2007)
Summary		Additions	
\$ 3,976	Total expenses (annual)	Yes	Parking
\$ 8,024	<b>Net annual income</b>	Yes	Heating
<b>\$668</b>	<b>Net Monthly income</b>	Yes	Cooling
10%	<b>Net annual yield</b>		

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