

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

1205 Garfield Lincoln Park, MI 48146

The City of Lincoln Park

What is now **Lincoln Park** was once the Potawatomi Nation, blessed with streams and rivers, lakes of crystal pure water, virgin forests and abundant wildlife.

Lincoln Park is a city in Wayne County in the U.S. state of Michigan. It lies in an area of cities and communities known as Downriver.

Lincoln Park has become a mature, stable community where citizens enjoy a moderate tax base, excellent school systems, nice parks and recreational facilities, a community renewal program, a well-regulated city government, and its own outstanding museum of local history.

The property

Garfield Estates is a 12 unit brick multifamily building and is located in Lincoln Park, one of Metro Detroit's longest standing suburbs.

Garfield Estates features of rare design for multi families of its size. Each of the spacious 2-bedroom units also has their own private outside storage shed. Making this the perfect property for families. Strollers bikes etc; can all be stored in these private storage units.

The building itself has been built for low maintenance. It's brand new Central Boiler system, the heart of any multifamily building, was installed in 2010, the vinyl replacement windows throughout the building were installed a few years ago. A modern three-dimensional architectural asphalt shingle roof system was installed 5 years ago.

A very rare opportunity to purchase a Suburban apartment building with full City certification and nearly 100% occupancy.

Great location, close to schools, restaurants, shops and businesses!

Thanks to the strong local infrastructure, rents in the area are on the rise. We expect rents to continue to appreciate at roughly 10% a year for the next two to three years.



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

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PROPOSED YIELD		Details	
\$ 450,000	Price	1205 Garfield, Lincoln Park MI 48146	Address
\$ 7,200	Monthly rental	12	No. of apartments
\$ 86,400	Annual rent	2 x studios 10 x 1 bedroom	No. of bedrooms per apt.
\$ 8,640	10% Safety factor	1 bathroom per apartment	No. of bathrooms per apt.
\$ 77,760	Annual income rent	1929	Year built
17.3 %	Annual Yield		
Fixed Expenses		Additions	
\$ 14,800	Annual city taxes and utilities	Street parking Parking lot	Parking
\$ 8,560	Annual management fees	Yes	Basement
\$ 3,900	Annual insurance	Yes	Heating
\$ 5,500	Annual repairs and maintenance	No	Cooling
Summary			
\$ 32,760	Total fixed expenses	9 Investment Units of \$50,000 each	
\$ 45,000	Net Annual Income		
10%	Net Annual Yield		