



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

**1839 Montie Rd, Lincoln Park, MI 48146**

### **About the city**

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.

### **About the property**

**1839 Montie** is a beautiful single family home situated on a tree lined street in Lincoln Park.

The centrally heated home has a garden in front and fenced in yard/garden area, a driveway, 3 bedrooms and 1 bathroom along with a full basement.



[youtu.be/sqMGzmEjEQc](https://youtu.be/sqMGzmEjEQc)

**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)



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Proposed yield		Details	
\$60,000	Price	1839 Montie Rd, Lincoln Park, MI 48146	Address
\$700	Monthly rental income (gross)	3	No. of bedrooms
\$8,400	Annual rent income (gross)	1	No. of bathrooms
14.0%	Gross annual yield	900	Living space in sq. ft
<b>Fixed expenses</b>		3,920	Ground area in sq. ft
\$1,350	Annual property taxes	1955	Year built
\$670	Annual management fees	Yes	Basement
\$380	Annual insurance	\$78,000	Market value during peak – October 2007
<b>Summary</b>		<b>Additions</b>	
\$2,400	Total fixed costs	NO	Parking
\$6,000	Annual income (net)	Yes	Heating
10%	Net Annual Yield	No	Cooling

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