



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

## **20160 Conant St. Detroit MI 48234**

### **The City of Detroit**

Detroit is the largest city in the State of Michigan, USA. In 2010 there were approximately 710 thousand inhabitants. The City of Detroit is the automobile industrial center of the USA.

Since 2015, the city is in an impressive state of recovery and investors from all over the world are flocking in this direction investing in real estate. A number of well-known and high profile investors are pouring billions in developing the city and many large building projects are to be seen in and around Detroit.

### **The property**

20160 Conant St. is a multi-family home in Detroit, MI 48234. Built in 1969 is well kept and the roof was recently replaced.

In the basement there are washing machines and dryers for the use of the tenants. This home is in close proximity to many Elementary and High schools, as well as private schools.

Being close to the main road 8 Mile, the area is full of activity, grocery stores, coffee houses and some restaurants.

20160 Conant St is near Coventry Park, Hunt Playground and Doral's Playground. There are good bike lanes and the terrain is flat as a pancake.

The area is bikeable and there is some bike infrastructure.



**CYT Holdings in Israel:  
1 Yehuda Street P.O. Box 23, Elazar, Israel 90942  
Sales: 073-207-2388  
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השקעות נדל"ן בארה"ב

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| PROPOSED YIELD |  | Details   |                              |
|----------------|--|---|------------------------------|
| \$650,000      | Price                                      | <b>20160 Conant St.<br/>Detroit MI 48234</b>    | Address                      |
| \$12,000       | Monthly rental                             | 22  | No. of apartments            |
| \$144,000      | Annual income rent<br>(Gross)              | 1   | No. of bedrooms<br>per apt.  |
| \$129,600      | Income rate (net)                          | 1   | No. of bathrooms<br>per apt. |
| \$14,000       | 10% Safety factor                          | 6,058   | Area in square<br>feet       |
| <b>19.94%</b>  | Annual Yield – (Gross)                     | 1969  | Year built                   |
| Fixed Expenses |  | Additions                                       |                              |
| \$31,000       | City taxes, water and<br>insurance(Annual) | Yes   | Parking                      |
| \$11,016       | Annual management<br>fees                  | Yes   | Basement                     |
| \$9,000        | Building insurance                         | Yes   | Heating                      |
| \$13,000       | Repairs and<br>maintenance                 | No  | Cooling                      |
| summary        |  |   |                              |
| \$64,016       | Fixed expenses                             | <b>13 Investment Units<br/>of \$50,000 each</b> |                              |
| \$65,584       | <b>Net Annual Income</b>                   |   |                              |
| <b>10.1%</b>   | <b>Net Annual Yield</b>                    |   |                              |

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