



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

2565 Blanche Rd, Melvindale, MI 48122

About the city

Melvindale is a city in Wayne County of the U.S. state of Michigan and a Downriver suburb of Detroit.

Melvindale's favorable location at the crossroads of the industrial corridor from Detroit to Chicago and Detroit to Toledo made it a natural site for the swift commercial and industrial wave of growth in the decade 1940-1950. Today, limited amounts of vacant undeveloped land remain.

The City of Melvindale is taking an aggressive approach to redeveloping the community through a Redevelopment Program. Melvindale is listed as a Core Community by the State of Michigan, which offers additional benefits to developers.

The City slogan is "The Little City with a BIG Heart". Melvindale is a great place to live, work, and do business, and still has that "small town" feel.

About the property

2565 Blanche is a bright beautiful three bedroom and ne bathroom home and is located on a spacious lot with a fenced in yard.

This ranch home, offers a large utility and laundry room on the main floor and the living room and bedrooms have plenty of natural light.

There are refinished hardwood floors.

This home is located conveniently near shopping and many other local amenities.



<https://www.youtube.com/watch?v=HM9cVQFB2kE&feature=youtu.be>

**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	
\$55,000	Price	2565 Blanche Rd, Melvindale, MI 48122	Address
\$670	Monthly rental income (gross)	3	No. of bedrooms
\$8,040	Annual rent income (gross)	1	No. of bathrooms
14.6%	Gross annual yield	900	Living space in sq. ft
Fixed expenses		4,008	Ground area in sq. ft
\$1,550	Annual property taxes	1950	Year built
\$640	Annual management fees	No	Basement
\$350	Annual insurance	\$73,000	Market value during peak – October 2007
Summary		Additions	
\$2,540	Total fixed costs	No	Parking
\$5,500	Annual income (net)	Yes	Heating
10%	Net Annual Yield	Yes	Cooling

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