

## RUDALEV 1

### About Metro Detroit

The **Detroit metropolitan area**, often referred to as **Metro Detroit**, is a major metropolitan area in the U. S. State of Michigan, consisting of the city of Detroit and its surrounding area. Metro Detroit is known for its automotive heritage, arts, entertainment, popular music, and sports. The area includes a variety of natural landscapes, parks, and beaches, with a recreational coastline linking the Great Lakes. Metro Detroit is also one of the nation's largest metropolitan economies, with seventeen Fortune 500 companies.



Through a coalition of some of Detroit's largest employers, worldwide investors, as well as passionate and driven city leaders, Detroit's revival has become an unprecedented success story bound to make history. The buzz and excitement generated by Detroit's "Live Downtown", has attracted thousands of new residents that are seeking housing in the Detroit core, which are sending apartment rents soaring and vacancy rates to historic lows. Since 2006, worldwide investors have realized the endless potential, investing in nearly 12 billion in greater Detroit projects.



With a workforce approaching two million and home to approximately 240,000 businesses, Greater Detroit is the epicenter of the global automotive industry and home to other specialized industries including health care, defense, information technology, and life sciences.



**CYT Holdings in Israel:**  
**1 Yehuda Street P. O. Box 23, Elazar, Israel 90942**  
**Sales: 073-207-2388**  
**info@tsurel.co.il**

## About the properties

In the RUDALEV 1 package, there are 75 private homes (singles) and one home with two apartments (duplex).

All the homes are located in the better suburbs of Detroit:

|                  |                    |                     |
|------------------|--------------------|---------------------|
| Allen Park       | Farmington Hills   | Oak Park            |
| Belleville       | Grosse Pointe Park | Redford             |
| Center Line      | Harper Woods       | Roseville           |
| Clinton          | Lincoln Park       | Saint Claire Shores |
| Dearborn Heights | Madison Heights    | Taylor              |
| Eastpointe       | Mount Clemens      | Wyandotte           |
| Ferndale         | New Haven          |                     |

All the homes have been managed for the past 3 years by Summit, are currently leased and well maintained.

All of the homes possess a valid rental license from the municipality.

The total value of the properties according to the appraisal from September 2017 is \$6,057,500.

A new appraisal will be issued in May 2018. According to expert estimates, the value will reach a sum of at least \$6,600,000.



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| Fixed expenses                           |                                | Proposed yield |                      |
|--|--------------------------------|----------------|----------------------|
| \$ 62,000                                | Annual management fees         | \$ 6,600,000   | Price                |
| \$ 0                                     | *Annual insurance              | \$ 71,250      | Monthly rent         |
| \$ 45,000                                | Annual repairs and maintenance | \$ 855,000     | Annual rent          |
| \$ 0                                     | *Annual city taxes             | \$ 85,500      | 10% safety factor    |
|  |                                | \$ 770,000     | Annual Income - rent |
| <b>*Is included in the loan payments</b> |                                | <b>12 %</b>    | Gross annual yield   |

**30 Investment units of \$ 56,000 each are offered for sale.**

**Each investment unit grants 0.85% of the company and the properties.**

**Total of 25.45% are offered.**

**CYT holds 74.55% .**

| Summary    |                      |
|------------|----------------------|
| \$107,000  | Total fixed expenses |
| \$ 663,000 | Income net (annual)  |
| <b>10%</b> | <b>Yield</b>         |

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