



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

## **13600 La Salle, Detroit MI 48238**

### **About Detroit**

The City of Detroit is not only Michigan's largest city, but also the seat of Wayne County, whose population exceeds 1.8 million. Detroit is the major cultural, financial and transportation center in the Metro Detroit area and serves as the major port on the Detroit River connecting the Great Lakes system to world markets. 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.

### **About the property**

13600 La Salle is a multi-family home located in Detroit, MI with approximately 20,708 sq. feet of living space. Built in 1948, it is well kept and managed well. The building has 9 two bedroom units and 18 one bedroom units. All units have hardwood floors and parking is available in the rear of building. The building has central Air Condition and baseboard heating.

Being centrally located allows easy access to the shopping, restaurants, convenience stores, parks, churches and schools all within easy walking distance. In addition, there are a number of bus lines that stop right near the building allowing easy and convenient commuting.

**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	
\$1,200,000	Price	13600 La Salle Blvd; Detroit, MI 48238	Address
\$15,750	Monthly rent	27	No. of apartments
\$189,000	Annual rent	9 X 2 bedrooms 18 X 1 bedroom	No. of bedrooms
\$18,900	10% safety factor	1 Bathroom per apartment	No. of bathrooms
\$170,100	Annual Income rent	1948	Year built
14.2%	Annual yield		
Fixed expenses		Additions	
\$12,500	Annual City taxes and utilities	No	Parking
\$13,600	Annual management fees	Yes	Basement
\$12,000	Annual insurance	Yes	Heating
\$12,000	Annual repairs and maintenance	Yes	Cooling
Summary			
\$50,100	Total fixed expenses	<b>24 investment units of \$50,000 each</b>	
\$120,000	Income net (annual)		
<b>10%</b>	<b>Yield</b>		

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