



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

**12641 Elmdale St. Detroit, MI 48213**

#### **The City of Detroit**

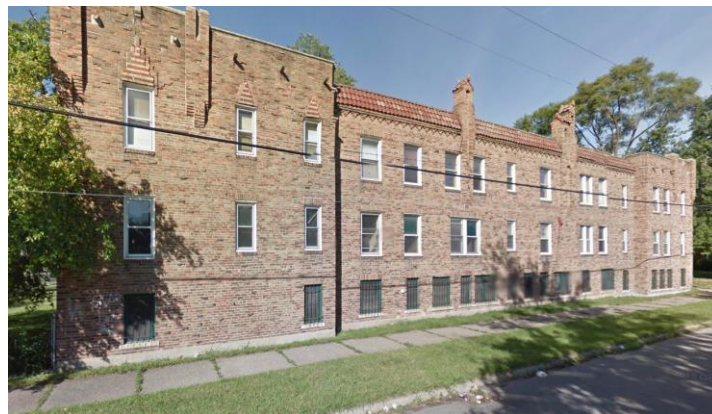
Detroit is the largest city in the State of Michigan, USA. In 2010 there were approximately 710 thousand inhabitants. The City of Detroit is the automobile industrial center of the USA.

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**

12641 Elmdale is a 23 unit historical building, built in the 1930s. Not only is this building architecturally esthetic, its historical presence adds culture, value and essence to the community. It is the perfect multifamily accommodation, sitting adjacent from a newly built school, which is the central hub of education for the community. Located just 7 minutes away from the revitalized Downtown Detroit, this stellar property shines like a diamond, in the resurgence of what is crowned as the "Renaissance City."

Investment in this property brings with it a generous annual yield (ROI) of 10% with full responsibility for 3 years, forecasting a significant rise in value in the future.



**CYT Holdings in Israel:**

**1 Yehuda Street P.O. Box 23, Elazar, Israel 90942**

**Sales: Avishay 052-275-7031; Yigal 050-537-2112**

**Baruchi 052-286-3079;**

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# TSUREL

השקעות נדל"ן בארה"ב

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

PROPOSED YIELD		DETAILS	
\$810,000	Price	<b>12641 Elmdale St. Detroit, MI 48213</b>	Address
\$13,800	Monthly rental income	2 X 2 bedroom apts. 4 studio apts 17 X 1 bedroom apts.	No. of bedrooms per apt.
\$166,000	Annual rental income (Gross)	1	No. of bathrooms per apt.
\$21,000	Safety factor of 12.5 %	Approx 13,100 Sq Ft	Size of building
\$145,000	Annual rental income (Net)	1930	Year built
<b>20.50%</b>	Annual Yield – (Gross)	Unavailable	Market value at peak (2006)
<b>Expenses</b>		<b>Additions</b>	
\$30,000	City taxes, water and insurance (Annual)	N/A	Parking
\$22,000	Annual management fees	N/A	Attic
\$12,000	Annual repairs and maintenance	Boiler – Steam Radiant	Heating system
<b>Summary</b>		No	A/C
\$64,000	<b>Expenses</b>	<b>FOR AN INVESTMENT IN A UNIT OF \$50,625 10% ANNUAL YIELD (RENT) FOR 3 YEARS</b>	
\$81,000	<b>Net Annual income</b>		
<b>10%</b>	<b>Net Annual Yield</b>		

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