



Detroit - MI, 48227 USA

Price: \$38,000 (example only)

Rent: \$750 p/m

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**THE CITY OF DETROIT - MICHIGAN**

The City of Detroit is ripe with opportunity. A current lack of liquidity in the mortgage market has created unprecedented market conditions. Investors are dictating acquisition prices while rent levels have remained constant at pre-discounted prices. The result of these factors is above average rental yields with the potential for long term capital appreciation. A fully renovated property can be acquitted in this market for 25% of what it once traded for. While City, State and Federal Governments have a unified and strategic effort for revitalization of key neighbourhoods. Hence well informed investors will understand the phenomenal opportunity this creates.

**POSITIVE CASH FLOW PROPERTIES: -**

An investor who may have paid \$90,000 in 2006 for an investment property, with an annual tax rate of \$3,000, would yield an \$850 monthly rent. Now an investor can pay \$30,000 for that same property, have only a \$2,100 annual property tax liability, and still achieve a \$750-\$800 monthly rent. This trend has increased the cash flow opportunities in this market substantially and we believe for only a limited time. Today we are seeing investors, whose properties are managed efficiently, achieving 15%-20% annual returns on their investment.



**EXAMPLE:**

2006		2011	
Property Value	\$90,000	Property Value	\$38,000
City Taxes (pa)	\$ 3,000	City Taxes	\$ 2,100
Mthly Rent	\$ 850	Mthly Rent	\$ 750
Prop Mgt (pm)	\$ 70	Prop Mgt (pm)	\$ 60
Net Cashflow (pm)\$	5	Net Cashflow (pm)\$	302

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