



American Property at a FRACTION of true cost

“The big money in property is found in unbalanced markets”

US095: 739 Newell, Lehigh Acres, FL 33974



Sale Price = 76,000 USD

- Detached Villa in South West Florida
- 3 Bed, 2 Bath Detached Freehold Property
- Good Location in Lehigh Acres
- House size = 1472 sq.ft
- Plot size = 1/4 of an acre
- Built in 2007
- Double Garage
- Fully managed by local company
- Finance available (subject to status)
- High NET yield of 9.14%
- **Actual Rental return = 800 USD/month**

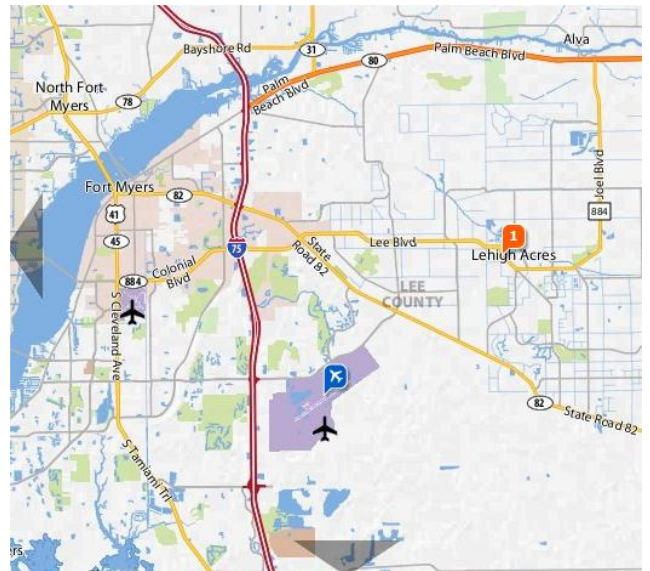
Property4peanuts are excited to offer this exclusive opportunity for our Investors to purchase a recently built, **tenanted and fully managed** Villa. There are 3 beds in total and 2 bathrooms. This villa was **originally sold for 208,000 USD** and is now available for **only 76,000 USD!** This property will provide excellent rental return whilst giving fantastic potential for capital growth as the market recovers.

The tenants are already in place and the property is fully managed by a local management company. Comfortably away from the pace of everyday life, the area offers the quiet of the Florida countryside coupled with family activities, easy access to the area's international airport and excellent shopping excursions.



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US082 / Chambers - Purchase Costs	USD
Sale Price	76,000.00
Admin Fee	3,500.00
Closing Costs (approx)	1,500.00
Total Costs	81,000.00
On-going Income vs. Expense**	USD
Rental Return (year) Actual	9,600.00
Property Tax (\$96/month)	1,152.00
Rental Management Fee (10% of income)	960.00
Insurance (\$45/month)	450.00
Annual Cash Profit	7,038.00
Return Net	9.14%

Whilst prices have continued to drop over the past 2 years to their current record low levels, it has been said the bottom of the market has now been reached as prices are now 50-60% below the cost to build a similar home and with the combination of high sales activity and lack of new construction in the area, it is resulting in prices now starting to increase presenting a golden opportunity for investors.

These single villa properties come with pre-vetted tenants giving excellent net yields of around 10%. The property management company in place is committed to providing quality service and the highest standard of performance to the owners, buyers, and tenants alike allowing you peace of mind and a 'hands off' investment. A number of these properties even come with an optional lease to purchase agreement by the tenant giving a solid exit strategy!

Buying process

One of the great things about buying in America, is the simple buying process from anywhere in the world.

1. Reserve by paying an Admin fee of 3,500 USD (this is on top of purchase price)
2. Fill out reservation form
3. Pay 10% deposit to Title Lawyer Escrow Account
4. Receive full purchase contract, sign and return
5. Pay Balance of 90% to Title Lawyer Escrow Account
6. Pay Closing fees (approx 1200-1500 USD)

Disclaimer

All information provided by the Foreign Property Shop Ltd is provided in good faith and based on real research and experience of property being sold. Comments in description are our opinion only and do not constitute formal investment advice. We do not accept responsibility for any future liability for property sold.