



American Investment Property at a FRACTION of true cost

US252: Duplex Villa – Fort Myers, SW Florida 33905 = 69,900 USD



- 4 Bed, 2 Bath Duplex Villa in SW Florida
- Good residential/rental location in Fort Myers
- Excellent Buy-to-let investment product – hassle free!
- House size = 1864 sq ft
- Decking to rear
- Built in 1978 but fully renovated 2010
- Fully managed by local property/rental management company
- Rental return = 1,200 USD/month
- **Very High NET yield of 15.1%**
- **NET annual projected cash flow = \$10,560**

US252 Ribbon Ct - Purchase Costs	USD
Price	69,900.00
Admin Fee	1,500.00
Closing Costs (approx)	800.00
Total Costs	72,200.00
On-going Income vs. Expense (per yr)	USD
Rental Return - 2 unit total = 1200/mth	14,400.00
Property Tax (\$90/month)	1,080.00
Insurance (\$110/month)	1,320.00
Rental Management Fee (10% of income)	1,440.00
Annual Cash Profit	10,560.00
Return Net	15.11%

This duplex villa is located on Ribbon Ct, a nice quiet cul-de-sac in Fort Myers, SW Florida (Zip 33905). It is over 1864 st ft and is close to all amenities including shopping malls, schools and hospitals etc. The duplex has been fully renovated and is has a modern, open and spacious feel to it as you will see in the photos below.

The duplex will rent for 1200 USD per month (600 USD per side). This duplex originally sold for over 180,000 USD but is now on offer via foreclosure at only 69,900 USD! The current price per sq ft is 37.50 USD and a 'normal' building cost is around 80-100 USD per sq ft so you can see the huge discount on offer!



Kitchen



Dining Room



Bathroom



Rear / Decking Area

This is an excellent investment opportunity and there is a large demand for such multi-unit properties. It is a "Turn-key" investment requiring little input from the investor... full rental management included, no hassle, hands off property investment. There's no better place to buy great value investment property at the moment than America.

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 1,500 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. Receive HUD document to prove clean title
6. Pay Balance of 90% to Title Lawyer Escrow Account
7. Pay Closing fees (approx 800-1000 USD)

Disclaimer

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