



## American Foreclosure at a FRACTION of true cost

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

“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.

Our US foreclosure properties generally offer **returns of around 18% gross (10-14% net)** – they are low cost investment opportunities with tenants in situ and huge capital gains to be experienced over the next few years. We are the experts in selecting the right property. We only offer exceptional investment products, like this excellent modernised 4 Bedroom family home south west of downtown Atlanta, Georgia.

**US337: Clevefont Rd, Ellenwood (Atlanta), Dekalb, Georgia 30294**



### **Sale Price = 43,900 USD**

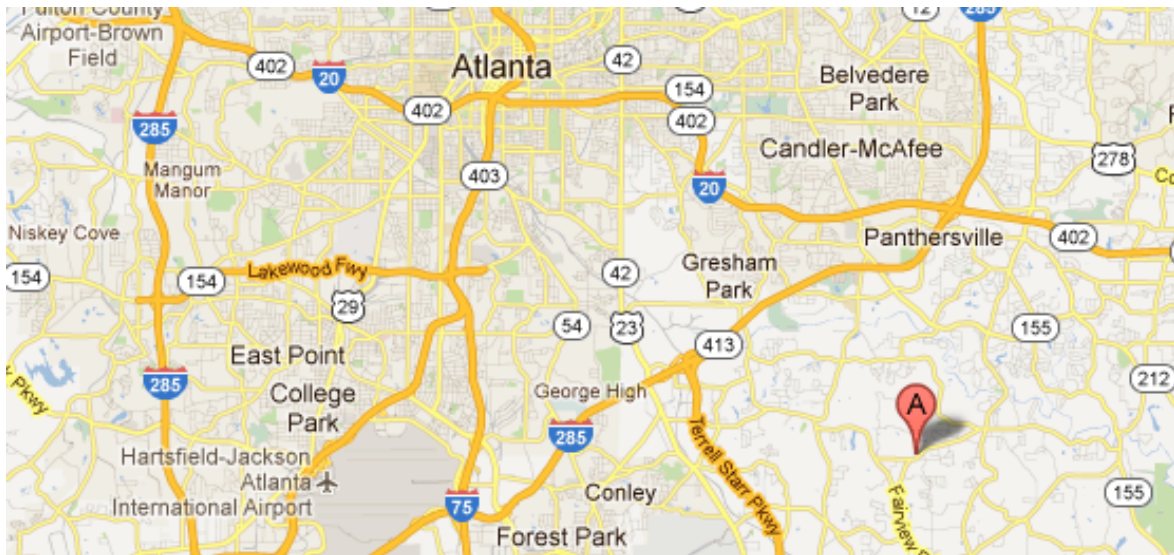
- 4 Bed, 2 Bath Investment Property
- Large Living space = 1404 sq.ft
- Very low price per sq.ft = \$31
- Built in 1972 / fully renovated January 2011
- High quality refurbishment
- Tenanted with a new 12 month lease in place
- **High rental return = 775 USD/month**
- **HIGH NET RETURN = 14.36%!**



This is a low cost detached family property in the popular rental area of Ellenwood, south west of downtown Atlanta (approx. 14 miles). The property is located very close to all amenities including shopping centres and good schools etc and would really appeal to tenants and buyers in the future who work in downtown Atlanta. In 2005-2007 this property was valued at over 110K USD and it is now on offer via foreclosure for much less than half of this amount! With a **high NET yield of nearly 14.5%**, it's an ideal property investment plus it is offered fully renovated and tenanted, with a new 12 month lease and full property management.



US337 – CleveMont Rd	USD
Price (inc renovation & occupancy fees)	43,900.00
Notary/Legal Fee (approx 1-2%)	878.00
<b>Total Purchase Costs</b>	<b>44,778.00</b>
On-going Income vs. Expense (per year)	USD
Rental Return per year	8,340.00
Buildings / Hazard Insurance	450.00
Rental Management Fee (flat fee)	600.00
Property Tax per year	986.00
<b>Annual Cash Profit</b>	<b>6,304.00</b>
<b>Return Net (Annual Cash profit / Price)</b>	<b>14.36%</b>



Fortune Magazine recently ranked Atlanta as the **#1 best investment market**, Forbes Magazine ranked Atlanta as the **#1 rental market**, and US economy rankings show Atlanta as **3rd in job growth** and 3rd for most Fortune500 Company Headquarters. (Articles available upon request).

### Buying process (approx 3 weeks)

1. Reserve with **\$2500 Reservation Fee** and fill in a Reservation Form
2. Preliminary Contract sent to you to sign and return within 48 hours
3. Approx 2 weeks later, Closing documents will be sent to be signed and returned
4. Pay remaining balance plus Closing Costs (approx 2%) to Escrow Account
5. Title Deeds will be signed and transferred into your name and registered in the US

#### 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.

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