



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

9501 Iris Manor, Detroit MI 48227

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

Iris Manor is a 58 unit low-rise multi-family built in the late 1960's. This building has an excellent unit mix of (47) 1 bed/1 bath; (6) 2 bed/1 bath; (5) 2 bed/2 bath and the units have electric ovens/stoves.

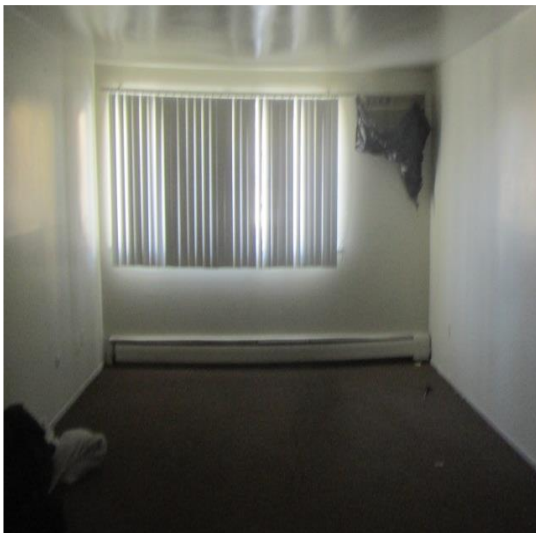
Being close to the I-96 and the Southfield Freeway, there is also a Detroit Department of Transit bus stop directly in front of the property on W Chicago Street.



CYT Holdings in Israel:
1 Yehuda Street P.O. Box 23, Elazar, Israel 90942
Sales: 073-207-2388 info@tsurel.co.il
www.tsurel-estates.co.il



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| PROPOSED YIELD | | Details | |
|----------------|---------------------------------|--|---------------------------|
| \$1,600,000 | Price | 9501 Iris St. Detroit MI 48227 | Address |
| \$30,900 | Monthly rental income (Gross) | 58 | No. of apartments |
| \$370,800 | Annual income rent (Gross) | 47 x 1 Bedroom /1 Bath 6 x 2 Bed /1 Bath 5 x 2 Bed /2 Bath | No. of bedrooms per apt. |
| \$46,400 | 12.5% Safety factor | 1 Bathroom x 53 2 Bathroom x 5 | No. of bathrooms per apt. |
| \$324,400 | Annual Income rent (net) | 1969 | Year built |
| 23.18% | Annual Yield – (Gross) | | |
| Fixed Expenses | | Additions | |
| \$92,200 | Annual City taxes and utilities | Yes | Parking |
| \$27,600 | Annual management fees | Yes | Basement |
| \$12,000 | Annual insurance | Yes | Heating |
| \$32,200 | Annual repairs and maintenance | Yes | Cooling |
| Summary | | | |
| \$164,000 | Annual fixed expenses | 32 Investment Units of \$50,000 each | |
| \$160,400 | Net Annual Income | | |
| 10.0% | Net Annual Yield | | |

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