

### 4847 Baldwin, Detroit MI 48214

#### 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

4847 Baldwin is a multi-family home located in Detroit, MI with approximately 750 sq. feet of living space built on a lot size of 0.17 Acre(s). Built in 1925, it is well kept and managed well. The building has 26 apartments including 6 Studios, 1 two Bedroom and 19 one Bedrooms. The building has central heating.

4847 Baldwin is near a pharmacy, bank, shopping plaza and grocery stores. This building is located a short distance to Downtown, Midtown, Belle Isle and major freeways. Easy access to public transportation including a main bus line on Gratiot. Fully rehabbed.

CYT Holdings in Israel:

1 Yehuda Street P. O. Box 23, Elazar, Israel 90942

Sales: 073-207-2388

info@tsurel.co.il



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



CYT Holdings in Israel:

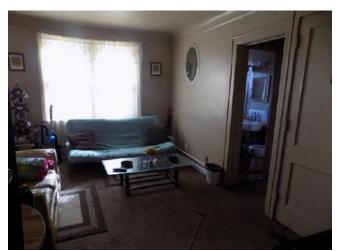
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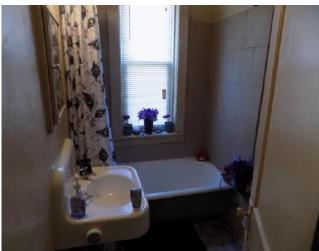


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| Proposed Yield |                                 | Details                                         |                           |
|----------------|---------------------------------|-------------------------------------------------|---------------------------|
| \$850,000      | Price                           | 4847 Baldwin                                    | Address                   |
| \$13,700       | Monthly rental                  | 26                                              | No. of apartments         |
| \$164,400      | Annual rent                     | 6 X Studios<br>1 X 2 bedrooms<br>19 X 1 bedroom | No. of bedrooms per apt.  |
| \$16,400       | 10% Safety factor               | 11 Bathroom per apartment                       | No. of bathrooms per apt. |
| \$148,000      | Annual Income rate              | 1925                                            | Year built                |
| 17.4%          | Annual Yield                    |                                                 |                           |
| Fixed Expenses |                                 | Additions                                       |                           |
| \$30,200       | City taxes, water and insurance | No                                              | Parking                   |
| \$11,800       | Annual management fees          | Yes                                             | Basement                  |
| \$12,100       | Annual insurance                | Yes                                             | Heating                   |
| \$8,900        | Annual Repairs and maintenance  | No                                              | Cooling                   |
| Summary        |                                 |                                                 |                           |
| 63,000\$       | Fixed expenses                  | 17 Investment Units<br>of \$50,000 each         |                           |
| \$85,000       | Income net (annual)             |                                                 |                           |
| 10%            | Yield                           |                                                 |                           |

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