



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

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**

www.tsurel-estates.co.il



השקעות נדל"ן בארה"ב

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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 1 X 2 bedrooms 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 of \$50,000 each	
\$85,000	Income net (annual)		
10%	Yield		

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