



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

**19304 Elkart st, Harper Woods MI 48225**

### **About the city**

The City of **Harper Woods** was incorporated as a City on February 19, 1951.

The young City of Harper Woods (renamed from Gratiot Township from its being in a heavily wooded area, was also named for Walter Harper, founder of Harper Hospital in Detroit).

Harper Woods boasts a large Shopping Center and is part of the Expressway.

In 2001, Harper Woods celebrated its 50th anniversary.

Harper Woods is a proud, spirited community.

### **About the property**

**19304 Elkart** is a brick home, a true family home with 3 bedrooms and 1 bathroom with luscious greenery in the front typifying Harper Woods.

With wood floors throughout including new parquet floors in the kitchen with Oak Cabinets, this is a very spacious home with a sunny living room and updated bath.

The basement is being rehabbed which will be an optional 4th bedroom with a separate furnace room!

Replete with updated windows and Central Air.

2 Car Garage and a patio off the back of the house.



<https://youtu.be/iu4b8ymbEyE>

**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](http://www.tsurel-estates.co.il)



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

Proposed yield		Details	
\$53,000	Price	19304 Elkart St, Harper Woods, MI 48225	Address
\$755	Monthly rental income (gross)	3	No. of bedrooms
\$9,060	Annual rent income (gross)	1	No. of bathrooms
17.1%	Gross annual yield	866	Living space in sq. ft
<b>Fixed expenses</b>		4,922	
\$2,710	Annual property taxes	1941	Year built
\$720	Annual management fees	Yes	Basement
\$330	Annual insurance	\$88,000	Market value during peak – October 2007
Summary		Additions	
\$3,760	Total fixed costs	Yes	Parking
\$5,300	Annual income (net)	Yes	Heating
10%	Net Annual Yield	Yes	Cooling

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