



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

**River Park & Jefferson Manor,  
4471 & 4581 High St; Ecorse, Michigan 48229**

### **About the city**

**Ecorse** is a city located in Wayne County in the state of Michigan, named for the Ecorse River. Ecorse is a southwest suburb of Detroit, it lies along the Detroit River and is one of several contiguous southern suburbs of Detroit known as downriver communities.

The city boasts a large number of parks and green areas. It is called Ecorse because of its location near the connection of the Ecorse River and the Detroit River. The city is characterized by its shipyards.

### **About the property**

Located in Ecorse, River Park and Jefferson Manor consist of 4 buildings, each being three stories. The 4 buildings add up to 72 units. There is a 24 unit building and a 12 unit building to make up River Park and two 18-unit buildings to making up Jefferson Manor. The total lot size is 1.67 acres.

Located across the Detroit River and Dingell Park where you can enjoy the day fishing or playing in the park and is just minutes from downtown Wyandotte, The buildings feature air conditioning, fully equipped kitchens, spacious walk-in closets, ceiling fans, and carpets. The buildings also offer a laundry facility onsite, controlled access, and is just minutes from shopping and restaurants and all major freeways.



**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)**



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Proposed yield		Details	
\$ 2,700,000	Price	4471 & 4581 High St. Ecorse, MI 48229	Address
\$ 51,230	Monthly rent	72	No. of apartments
\$ 614,800	Annual rent	5 x 1 bedroom 67 x 2 bedrooms	No. of bedrooms
\$ 61,480	10% safety factor	1	No. of bathrooms
\$ 553,320	Annual Income - rent	1971	Year built
<b>20.5%</b>	Gross annual yield		
Fixed expenses		Additions	
\$ 68,000	Annual utilities	Yes	Parking
\$ 60,500	Annual management fees	Yes	Basement
\$ 22,000	Annual insurance	Yes	Heating
\$ 77,000	Annual repairs and maintenance	Yes	Cooling
\$ 56,200	Annual city taxes		
Summary			
\$283,700	Total fixed expenses	<b>19 investment units of \$ 54,000 each</b>	
\$ 269,620	Income net (annual)	Each investment unit is worth 2% of the company for a total of 38%. CYT will maintain ownership of the remaining 62%.	
<b>10%</b>	<b>Yield</b>		

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