



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

**23109 Donald Ave, Eastpointe MI 48021**

### **About the city**

The City of Eastpointe has seen impressive growth for the last five years. Its population grew steadily, municipal services and the level of family economy were improved beyond recognition. Personal security reached a very high level. For three consecutive years, the Municipality has been awarded prizes for efficiency and enormous savings in money, and the allocation of resources available to the residents.

### **About the property**

**21309 Donald** is a unique property, having just received a complete update.

This home has a large living room, dining room, brand new kitchen cabinets, as well as a bedroom on the main floor together with a brand new 1/2 bathroom

The second floor has 2 large bedrooms, a fully updated bathroom with all new tiles, brand new toilet and vanity, new walk in shower!

In the back there is a 2 car detached garage.



<https://youtu.be/klGq5HXvoDk>

**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	
\$65,000	Price	23109 Donald Ave, Eastpointe, MI 48021	Address
\$865	Monthly rental income (gross)	3	No. of bedrooms
\$10,380	Annual rent income (gross)	1.5	No. of bathrooms
<b>16.0%</b>	Gross annual yield	1,100	Living space in sq. ft
<b>Fixed expenses</b>		4,356	Ground area in sq. ft
\$2,640	Annual property taxes	1926	Year built
\$830	Annual management fees	Yes	Basement
\$410	Annual insurance	\$108,000	Market value during peak – October 2007
Summary		Additions	
\$3,880	Total fixed costs	Yes	Parking
\$6,500	Annual income (net)	Yes	Heating
<b>10%</b>	Net Annual Yield	No	Cooling

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