

## Property Investments at Simon Miller

Property Investments at Simon Miller - Investing In Property Is Our Business.

Looking for secure investments with excellent returns? - Then we have the deal for you! We specialise in sourcing high yielding property investments from the UK to the USA. From the Caribbean to Australia. From Germany to Spain.

Whether you are looking for capital growth, income or both, we have investments giving net returns In excess of 10 - 15% p.a

We recognize that all of our clients have individual needs and aspirations and that property investment is just a small part of their overall wealth planning. We work in partnership with highly experienced Wealth Management and Tax Mitigation specialists to provide a professional and bespoke service for all our clients.

Before adding any investment opportunity to our portfolio we conduct rigorous due diligence to ensure that our clients are afforded the maximum protection on their investments. We recommend only investments that we believe to be both right for a client and where we personally would be happy to invest ourselves.

Our choice of partners is also very important. Our relationships with other professionals only develop when we are totally satisfied with their ability to match our high standards of care and due diligence.

### Contact Information



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You can also follow us on Twitter and Facebook

[www.sm-propertyinvestments.co.uk](http://www.sm-propertyinvestments.co.uk)

Or call into one of our offices to make an appointment to see one of our property investment advisors



- **Substantial 3 Bedroom Brick Colonial**
- **Recently Updated & Pre-Tenanted**
- **Rental Return: £6,956.07\* (\$10,800) pa**
- **Net Return 15.0%**
- **£32,117.09\* (\$49,865)**
- **Own this Property and Start Receiving Rent in Just 14 Days\*\***

### **18400 HARTWELL STREET, DETROIT, MI, 48235**

As the members of the neighbourhood block club will tell you, Blackstone Park is one of Detroit's finest communities. Flowers and neatly trimmed bushes decorate the front lawns of this fashionable neighbourhood. This lovely 3 bedroom Colonial is a great example of why so many Detroiters adore this area. Perhaps the biggest advantage to living in Blackstone Park is the abundance of shopping and fine restaurants in the area. Minutes away you will find the Northland Shopping Centre, one of the largest malls in Michigan. Located right at the intersection of 8 Mile and the Lodge Freeway, the Casinos and nightlife of downtown are a short drive away. Schools serving this area include the Michigan Technical Academy and Bow elementary.



## Recent updates:

- New roof in excellent condition, guaranteed to last.
- Newer windows throughout the house including all bedrooms and living room.
- New heavy duty steel mesh security doors.
- Freshly sanded and refinished natural coloured hardwood floors throughout home.
- Freshly painted throughout in stylish two-toned colour scheme.
- New ceramic floor tile in bathroom and kitchen.
- Fully updated basement with newer hot water tank and boiler, spacious area for washer and dryer.
- Newly installed durable PEX plumbing throughout the home.
- Completely updated electrical work including new electrical panel.

## Income and Expenses Breakdown

Hartwell - Property Purchase Costs	\$	£*
Total Purchase Price (Inc Renovation & Occupancy)	49,500.00	31,882.00
Title Searches	365.00	235.09
<b>Total Property Purchase Costs</b>	<b>49,865.00</b>	<b>32,117.09</b>
Simon Miller Property Sourcing/Admin Fee		1,500.00
<b>Total Purchase Costs (inc fees)</b>		<b>33,617.09</b>

First Year Additional Set Up Costs	\$	£*
Set up ITIN Number & First Year Accounts***		Approx £320 inc VAT
1 <sup>st</sup> Year Buildings Insurance	600.00	386.45
<b>Total 1<sup>st</sup> Year Costs</b>	<b>50,465.00</b>	<b>34,323.54</b>

On-Going Income vs Expenses	\$	£*
Rental Return (Year)	10,800.00	6,956.07
Ongoing Buildings Insurance	(600.00)	(386.45)
Bank Transfer Charges (Per Year)***	(40.00)	(25.65)
Rental Management Fee	(1,080.00)	(695.61)
Property Tax (Per Year)****	(1,600.00)	(1,030.53)

Annual Cash Profit	7,480.00	4,792.72*
Return Net	15.0%	15.0%
Gross Yield	21.65%	21.65%

\* Correct with Dollar to Pound exchange rate on date of calculation

\*\* 14 day completion not guaranteed. Subject to transfer of funds, exchange and completion.

\*\*\* **PLEASE NOTE:** You will be required to have an ITIN number in order to comply with USA Tax Law. We advise that a qualified accountant will put this in place. The above fees are approximate. This can take up to 3 months to set up, your first 3 months rent payment will be transferred at this point. We recommend quarterly rent payments due to the bank charges of \$10 per transfer.

\*\*\*\* Final purchase price in sterling may be subject to change, dependant on dollar exchange rate at time of purchase and settlement of City and local taxes.

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/leasehold status of the property and confirmation regarding the condition of any fixtures and fitting included in the sale.

Interested parties are advised that some overseas properties have not been inspected by us and the information contained in these particulars has been provided by third parties. Therefore, we recommend that interested parties satisfy themselves of the accuracy of these details and take legal advice before committing to purchase an overseas property. We have used all reasonable endeavours to obtain as much information as possible and to the best of our knowledge believe these particulars to be true and accurate. All prices are subject to change and prevailing currency exchange rates but are correct at the time of printing.

## THE DETROIT ADVANTAGE

Investing in Detroit provides incentives not offered anywhere else in the world.

**Quality-**The recent economic downturn has presented a unique opportunity in many hard hit housing markets. However, the quality of Detroit homes is unmatched. Large, well built brick homes line the streets of the city and are being sold at bargain levels. Each of our homes is fully refurbished and updated, and go through a detailed screening process before being selected.

**Return-**With millions of federal dollars invested in the city, urban revitalization is fully under effect. Several government programs have been set up to provide investors with a large pool of potential tenants. These tenants have guaranteed income which can be sent directly to the home owner. With programs such as Sec. 8, which pays above market value monthly rent, return on your investment dollar is unprecedented.

**Turn Key-** All of our properties are diligently maintained and managed by a fully accredited property management firm. Our Detroit management team is located in the heart of the community, providing you with a knowledgeable and professional staff on location. We deal with the tenants directly on your behalf and oversee the daily tasks associated with your property.

**Simplicity-** Investing in Detroit couldn't be easier, and we provide you with clear and precise updates to track your investment. Monthly statements and documents are accessible online with the click of a button. Our staff will work with you every step of the way, answering any questions you may have.



## OVERVIEW OF DETROIT

Detroit is located in the Mid-Western United States, and is the largest city in the State of Michigan. Detroit has long been the industrial capital of the United States. The automotive boom at the turn of the 20th century attracted flocks of migrants from across the USA who settled in the Motor City. With the auto companies as anchors, businesses sprang up in and around the city creating one of the most vibrant metropolitan areas in the country.

Today, Metro Detroit is home to over 5 million people and is still a hub of industry and commerce.