



High Yielding U.S.A

Foreclosure Properties.

Our mission is to be a first class real estate advisory company, offering global real estate service that is second to none.

**“Our foundation is professionalism”**

[www.estatelinks.net](http://www.estatelinks.net)

There has never been a better time to take advantage of the effect of the global financial crisis on American property markets. American bank foreclosure properties at 50% to 70% below previous market values are now available to all international investors.

We are currently utilising the strength of our local USA real estate knowledge and connections, combined with the experience and understanding of the requirements of foreign investors in order to provide a seamless high yielding and future growth investments.

This opportunity is available to citizens of the world without the requirement of a U.S visa, citizenship nor travel whilst being managed with all funds administered through a secure Escrow account by one of our America's attorneys.

Capitalising on this timely opportunity to purchase properties at a 50-70% discount will create a yield in excess of 10-15%.

*Positive indicators in the U.S.A.*



Property will yield good rental returns in addition to a strong resale value on exit.

Financial reports have shown a recovery and growth of the automotive industry, expansion in manufacturing and investment in health care.

Detroit, Florida, Philadelphia, Maryland and Atlanta are currently some of the strongest US markets in terms of growth and rental return.

There is an incredible demand for rental property at the moment due to the housing crisis.

Now is the time for smart investors to get involved as performance figures have shown house price increases of more than 20% in the last 12 months, and at the peak of the market, more than 60%.

## Atlanta, Georgia

### Typical Financial Summary USD

Purchase price: \$59,500  
Annual rent: \$10,500  
Est. annual property tax: \$521  
Annual HOA fees: \$630  
Est. annual insurance: \$504  
Annual management fee: \$630  
**Annual net income: \$8,215**  
**Net Yield: 13.8%**



This quality 3-bed home is located close to Atlanta International Airport with direct access to Downtown Atlanta, hospitals, schools, grocery stores and restaurants. Public transport is available, with a bus stop just outside the development.

## Cape Coral, Florida

### Typical Financial Summary USD

Purchase Price: \$93,000  
2 x 1,165 square feet  
Currently tenanted  
Excellent Gulf coast location  
**Annual net income: \$11,748 p.a.**  
**Net Yield: 12.6%**



3-bed buy-to-let investment properties in Cape Coral, Florida. Cape Coral is great for sailing and also has over 40 Golf courses within 20 miles of the City. This affluent area is within driving distance of world renowned theme parks such as Disneyworld and Universal studios and is just 2 hours drive from Miami.

## Detroit, Michigan

### Typical Financial Summary USD

Purchase price: \$44,000  
Annual rent: \$9,000  
Est. annual property tax: \$521  
Est. annual insurance: \$400  
Annual management fee: \$450  
**Annual gross income: \$9,000**  
**Net Yield: 12.82%**



An attractive 3 bedroom suburban house north of Detroit available now for just £27,500. This spacious 1930's brick built property has 2 stories accommodating 3 good sized bedrooms, a reception area and a basement. The property also features front and rear gardens and a detached garage.

## Orlando, Florida

### Typical Financial Summary USD

Purchase Price: \$55,600

**Annual net income: \$7,000 p.a.**

**Net Yield: 14%**



A 2-bed Condo in a gated community, with 24 hours security, tennis courts and swimming pool.

## Atlanta, Georgia

### Typical Financial Summary USD

Purchase Price: \$59,900

**Annual net income: \$10200.**

**Net Yield: 13%**



A 3 bed residential property in excellent condition and location. Off street parking. Smart low cost rental property. Excellent residential area, south of the city. Fully renovated 2011 with property management. 12 month rental guarantee @ \$850 per month.

## Detroit, Michigan

### Typical Financial Summary USD

Purchase price: \$44,000

Annual rent: \$9,000

Est. annual property tax: \$521

Est. annual insurance: \$400

Annual management fee: \$450

**Annual gross income: \$9,000**

**Net Yield: 12.82%**



This attractive 3 bedroom house benefits from a particularly high net yield of approximately 13%. Situated on the North West Suburbs of Detroit this 1947 brick built property is within walking distance of a children's school, several malls and the local train station.

## **Our Services:**

The properties highlighted are typical examples of investments you can make and the list of available properties change almost on a regular basis. We will aim to update you with the same frequency.

We are planning a number of events in the coming months in a number of cities in Nigeria. Whether you're new to Estatelinks and just want to see what we can do for you or you've purchased properties from us previously, our events have one aim to help you make the best investment decisions possible. Our events are focused on providing you with the information you need to invest in the right market sectors at the right time helping you to achieve the maximum return on investment possible.

Our services include;

- Buying and selling of international properties.
- Identify international property for purchase.
- Appoint a solicitor/title company.
- Agree, prepare and sign contract via vendor's solicitors.
- Handing over keys for letting or occupation.
- Provision of rental services.
- Provision of property management services.

If you would like to take advantage of our services, you may contact us through any of the details below or we will be happy to meet you on a one-to-one basis to discuss your requirements in detail.

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