



Real estate investment in Philadelphia | Safe investment in the USA

OP-PH-RST-01-01

Property Details:

Price	\$115,000.00
Net Yield %	8.87 %
Type	Townhouse
Net Yield	8.87%
Hot Property	Yes
Monthly Rental	\$1,100.00 p/m
3 years property management free	
Property Taxes	\$90.00 p/m
Insurance	\$160.00 p/m
Gross Rental	11.47 % p/a
Net Rental	\$10,200.00 p/a
Net Yield	8.87 % p/a
Size	1148 ft ² / 106.65 m ²
Beds	3
Baths	1

Property Features

- air conditioning
- cable tv
- ceiling fan
- cooker
- dishwasher
- dryer
- fridge
- heating
- microwave
- oven
- smoke detector
- washer



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Real estate investment in Philadelphia

Choose a safe investment in the USA.

This hot-property in Philadelphia is a townhouse of 106,65 m² (1148 ft²), with 3 bedrooms and 1 bathroom, and on top of that we are offering it with the first 3 years of Property Management for free.

This property generates a high net revenue, around 10.200 \$, namely with a rate of yield of 8.87 % on the investment value of 115.000 \$.

Why choosing a real estate investment in Philadelphia?

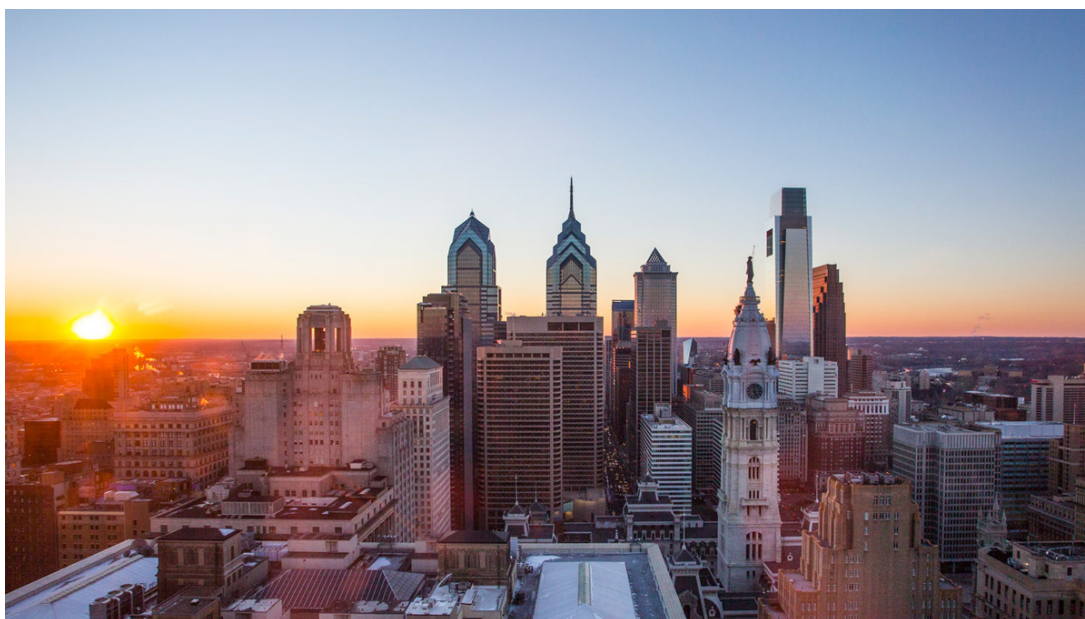
Philadelphia is the major city of Pennsylvania, the 6th largest by population in the USA, its metropolitan area ranks 8th in the whole United States in terms of GDP, with 431 billion \$ in 2016 according to the Bureau of Economic Analysis, it is the HQ of 12 *Fortune 500*, the five hundred largest US companies, hosts more than 80 colleges and universities, including the Pennsylvania University, an Ivy league founding member, while there are 120.000 thousand residing students in the city proper and 300.000 in the metropolitan area, making Philadelphia the 3rd centre in terms of students concentration in the East Coast, and besides that it draws a growing number of tourists every year - more than 43 million in 2017 -, thanks to its rich culture and history as former US capital (1790-1800) and major centre of the War of Independence.

Furthermore, its international airport is benefitting of enlargement works worth more than 900 million \$, which will increase its traffic capacity, and the Philadelphia port's infrastructures are being improved, given that in 2017 it has seen the largest increase in loaded tonnage of all the US major ports, and within 2018 it will double its capacity for hosting post-Panamax super cargo ships.

Choosing to invest in this property in Philadelphia is a strategic choice for the medium/long term, thanks to its high yield and the competitive price, compared to the local market average value, at which we are offering it.

Invest with us.

We offer to our investors the chance to buy properties with a high and safe yield. These are homes already rented in markets, such as Florida's, which are registering a constant growth. We offer a complete assistance on the investment: from accountability, fiscal and legal services needed for opening and renovating a company, from the domiciliation to the Registered Agent, from opening bank accounts to sending documents, from Property Management to planimetric survey, virtual tour and aerial footage, from supervising the renovation works to site inspection, from paying condominium fees to paying Property Tax, from looking for a tenant to collecting rents, from advisory services to due diligence and compliance, without forgetting the Net Asset Value property analysis.



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