

VIAC LUXURY REAL ESTATE

DETROIT

HIGH NET RETURN





ABOUT US

VIAC LUXURY REAL ESTATE MIAMI is the reference in luxury real estate. VIAC is located in the heart of South Beach. With over 12 years of experience in Miami and 8 years on Naples. Viac Miami accompanies its customers throughout the sale acquisition process. We also offer turnkey projects in all areas.

- Architecture
- Construction
- Private Banks Financing
- Accounting
- Finance
- Business and Immigration Lawyer

DETROIT BOOMING MARKET



DEMOGRAPHICS



ECONOMIC BOOM



BIG COMPANIES

Three years after the bankruptcy of Detroit, the city is transforming and is in full rebirth: Erasure of part of the debt by the Obama administration. Rescue of GM by the entry of the American State to the capital (a 1st in the USA). The state of Michigan wants to position Detroit among the most dynamic cities in the US.

Multinationals are setting up, as well as start-ups, trendy bars and restaurants.

The major hotel chains are located in Detroit (Pullman, Marriott).



BIG COMPANIES

CHRYSLER, FORD, GENERAL MOTORS
AMONG MANY OTHERS

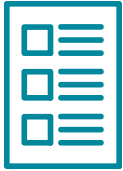




INFRASTRUCTURE

With \$2 million in federal funding, the Detroit Future City office has begun changing 30 to 50 vacant lots into green spaces and are working with the Detroit Water and Sewerage Department to finalize plans to implement more green strategies.

INVESTMENT PROCESS



2



3



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- CHECK INVENTORY OF REMODELED HOUSES

- RESEVATION

- PURCHASING AGREEMENT

- CREATION OF COMPANY



5



6



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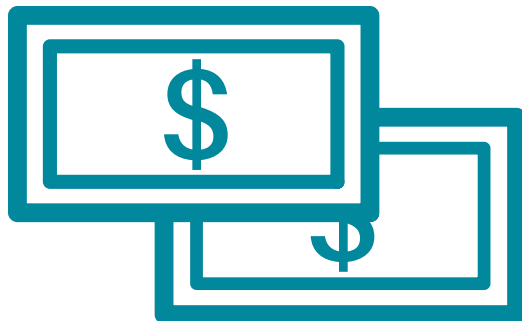


- OPEN BANK ACCOUNT

- MANAGEMENT CONTRACT

- CLOSING

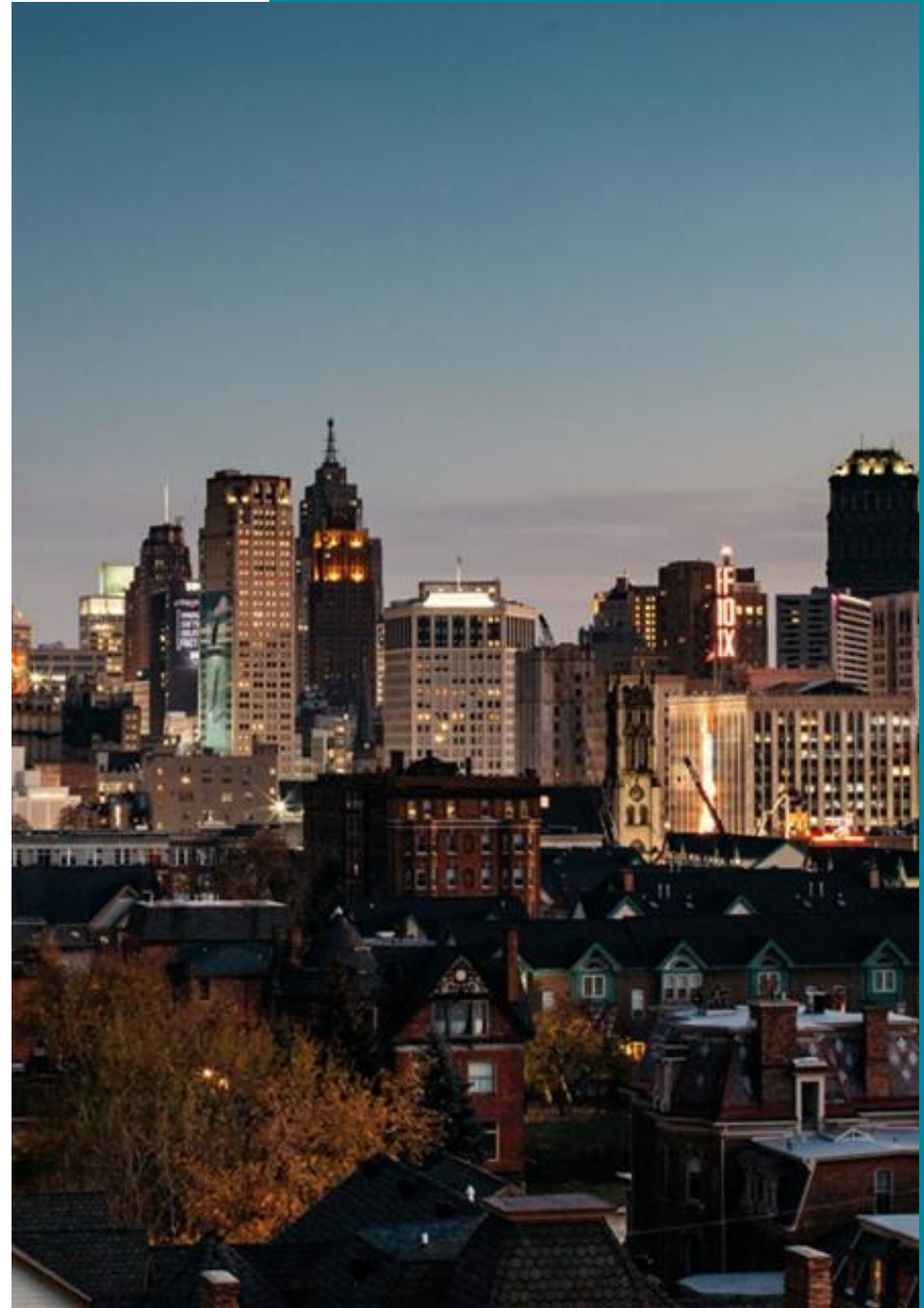
- DEED AND CLEAN TITLE



GET MONEY BY RENTING!

HIGHLIGHTS

- NET RETURN 10%-15%
- WORK ON THE HOUSE
GUARANTEED FOR ONE YEAR
- OFFER < DEMAND
- DIVERSIFICATION
- EVERYTHING IN HOUSE SO YOU
ALWAYS DEAL WITH THE SAME
PEOPLE
- OPTION BUYBACK GUARANTEED



SINGLE FAMILY HOUSE

\$68,000



3 BEDROOMS

3 BATHROOMS

1,800 SQFT.

SELLING PRICE	\$68,000
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CLOSING COST	\$1,250
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EXPENSES (1 YEAR):

INSURANCE	\$650
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PROPERTY TAX	\$1,000
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COST OF PROPERTY MANAGEMENT	\$1,416
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COMPANY CREATION*	\$840
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ACCOUNTING*	\$1,000
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TOTAL SPENT	\$4,906
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GROSS MONTHLY RENT	\$1,180
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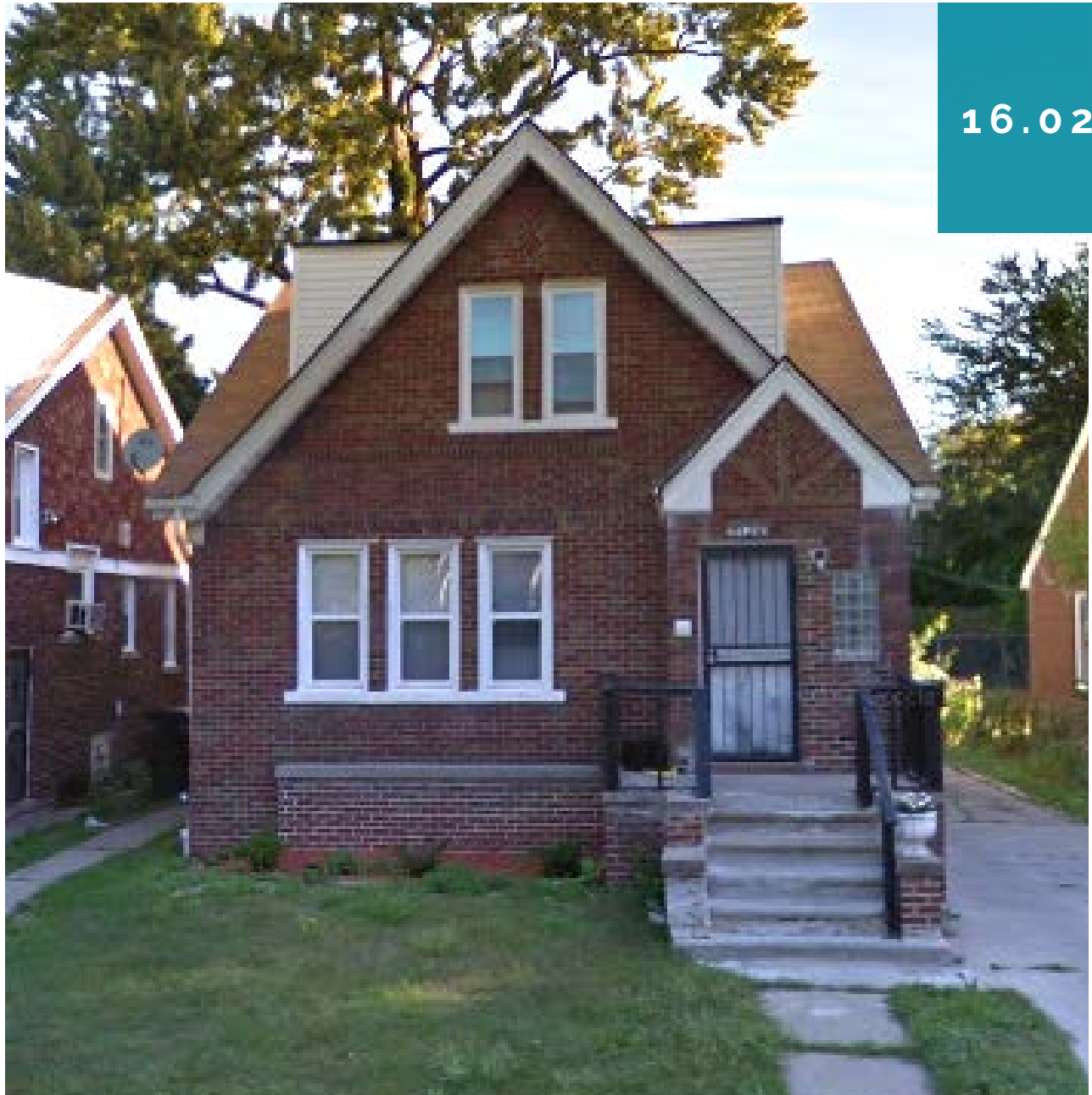
GROSS ANNUAL RENT	\$14,160
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GROSS RETURN	20.45%
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NET RENT	\$11,094
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NET RETURN 16.02%

16.02%



*OMITTED FROM NET RETURN CALCULATIONS

SINGLE FAMILY HOUSE

\$85,000



4 BEDROOMS



2 BATHROOMS



2,195 SQFT.

SELLING PRICE	\$85,000
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CLOSING COST	\$1,250
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EXPENSES (1 YEAR):

INSURANCE	\$630
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PROPERTY TAX	\$1,400
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COST OF PROPERTY MANAGEMENT	\$1,680
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COMPANY CREATION*	\$840
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ACCOUNTING*	\$1,000
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TOTAL SPENT	\$5,500
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GROSS MONTHLY RENT	\$1,400
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GROSS ANNUAL RENT	\$16,800
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GROSS RETURN	19.48%
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NET RENT	\$13,090
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NET RETURN 15.18%

*OMITTED FROM NET RETURN CALCULATIONS



15.18%

SINGLE FAMILY HOUSE

\$54,000



3 BEDROOMS



1 BATHROOM



1,184 SQFT.

SELLING PRICE	\$54,000
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CLOSING COST	\$1,250
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EXPENSES (1 YEAR):

INSURANCE	\$700
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PROPERTY TAX	\$1,400
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COST OF PROPERTY MANAGEMENT	\$1,020
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COMPANY CREATION*	\$840
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ACCOUNTING*	\$1,000
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TOTAL SPENT	\$4,960
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GROSS MONTHLY RENT	\$850
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GROSS ANNUAL RENT	\$10,200
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GROSS RETURN	18.46%
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NET RENT	\$7,080
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NET RETURN 12.81%

*OMITTED FROM NET RETURN CALCULATIONS



12.81%

SINGLE FAMILY HOUSE

\$56,000



3 BEDROOMS



1 BATHROOM



1,400 SQFT.

SELLING PRICE	\$56,000
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CLOSING COST	\$1,250
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EXPENSES (1 YEAR):

INSURANCE	\$650
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PROPERTY TAX	\$907
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COST OF PROPERTY MANAGEMENT	\$954
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COMPANY CREATION*	\$840
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ACCOUNTING*	\$1,000
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TOTAL SPENT	\$4,351
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GROSS MONTHLY RENT	\$795
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GROSS ANNUAL RENT	\$9,540
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GROSS RETURN	16.66%
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NET RENT	\$7,029
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NET RETURN 12.28%

*OMITTED FROM NET RETURN CALCULATIONS



12.28%

SINGLE FAMILY HOUSE

\$55,000



3 BEDROOMS



2 BATHROOM



1,200 SQFT.

SELLING PRICE	\$55,000
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CLOSING COST	\$1,250
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EXPENSES (1 YEAR):

INSURANCE	\$650
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PROPERTY TAX	\$660
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COST OF PROPERTY MANAGEMENT	\$894
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COMPANY CREATION*	\$840
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ACCOUNTING*	\$1,000
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TOTAL SPENT	\$4,044
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GROSS MONTHLY RENT	\$745
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GROSS ANNUAL RENT	\$8,940
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GROSS RETURN	15.89%
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NET RENT	\$6,736
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NET RETURN 11.98%

*OMITTED FROM NET RETURN CALCULATIONS



11.98%

DUPLEX

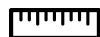
\$79,000



4 BEDROOMS



2 BATHROOMS



1,830 SQFT.

SELLING PRICE	\$79,000
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CLOSING COST	\$1,250
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EXPENSES (1 YEAR):

INSURANCE	\$1,000
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PROPERTY TAX	\$2,000
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COST OF PROPERTY MANAGEMENT	\$1,680
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COMPANY CREATION*	\$840
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ACCOUNTING*	\$1,000
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TOTAL SPENT	\$6,520
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GROSS MONTHLY RENT	\$1,400
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GROSS ANNUAL RENT	\$16,800
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GROSS RETURN	20.93%
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NET RENT	\$12,120
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NET RETURN 15.10%

15.10%



*OMITTED FROM NET RETURN CALCULATIONS

DUPLEX

\$63,000



4 BEDROOMS



1 BATHROOMS



1,873 SQFT.

SELLING PRICE	\$63,000
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CLOSING COST	\$1,250
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EXPENSES (1 YEAR):

INSURANCE	\$876
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PROPERTY TAX	\$1,013
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COST OF PROPERTY MANAGEMENT	\$1,200
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COMPANY CREATION*	\$840
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ACCOUNTING*	\$1,000
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TOTAL SPENT	\$4,929
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GROSS MONTHLY RENT	\$1,000
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GROSS ANNUAL RENT	\$12,000
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GROSS RETURN	18.68%
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NET RENT	\$8,911
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NET RETURN 13.87%

*OMITTED FROM NET RETURN CALCULATIONS

13.87%



OUR VIAC TEAM



QUENTIN VIAC
C.E.O.
PRESIDENT



JOHANNA VIAC
BROKER
SALES DIRECTOR



MYLENE GAROT
C.O.O.
OFFICE DIRECTOR



NICOLAS LOPEZ
REALTOR
LATIN-AMERICA
SPECIALIST



SHERI SHYUANHYU
REALTOR
ASIA
SPECIALIST



FRANCK GAROT
REALTOR
MIAMI - DADE
SPECIALIST



MARIA BUSTOS
REALTOR
RUSSIA
SPECIALIST



**ALBERTO
NIKODIMOV**
**MARKETING
ASSOCIATE**

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