

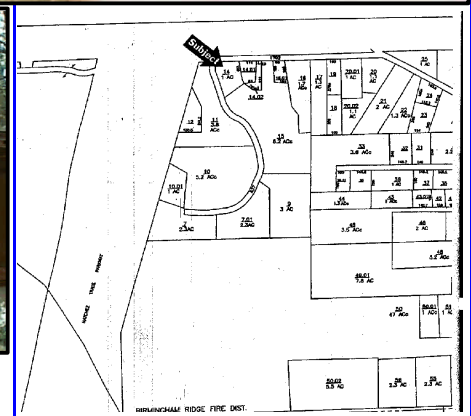
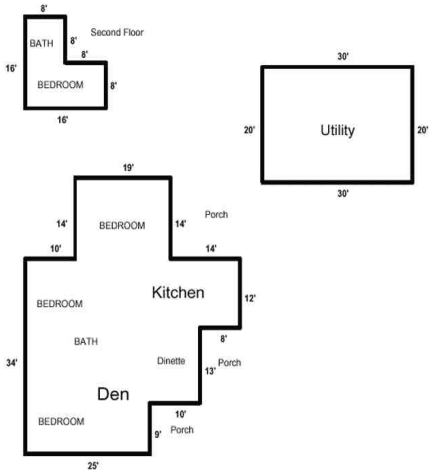
Matthews Real Estate Group, LLC

www.FromRentToRiches.com 901-828-5676

Site: 102 CR 637, Sattilo, MS 38801

Lee County, MS

Status: RENTED	Sale Price: \$79,000
Available Date: For Sale	5% Down Payment: \$ 3,950
Name / ID / Plan:	95% Mortgage Amount: 75,050
Seller / Builder: DP	5% Est. Closing Costs: 3,950
Property Type: Existing Rental	3% Seller Participation: 2,370
Heated / Total: 1,654 sq. ft.	Net D.P. + Closing Cost: 5,530
Dwelling: Single Family	Sample Monthly Payments
Design / Stories: Log Home / 1.5	Calculated as a 95% investor loan 80/15 interest only
Exterior Finish: Logs / Wood	6.25% Mortgage \$ 390.89
Built/Renovated: 1985 +/-	Mortgage Insurance:
Rooms/Bed/Bath: 6 / 4 / 2	Property Taxes: 81.58
Parking: Utility / Storage	Special Assessments:
Site: 1 acre +	Homeowner Insurance: 59.55
Other: 90' x 200'	Homeowner Assoc. Fee:
See Gallery: More photos, plat, etc.	Management Fee: 42.00
Projected Rental Income	Monthly Payment: \$ 574.02
Low: \$600.00	
High: \$700.00	
Projected Cash Flow	
Low: \$25.98	
High: \$125.98	



Misc: This suburban rental log home with built-ins lies just west and north of Tupelo. This is a typical residential use with a church located across the street. Public road and utilities including electricity and water. Individual gas and sanitary sewer. 25% - 75% built up, stable area with increasing property values.

This price includes existing appliances and window blinds. Seller will pay up to 3% of sales price towards buyers closing cost, the initial property management leasing fee upfront and will make the property rent-ready.

This property will be professionally managed by Turner Property Management. TPM began in 1996, manages 60-100 properties annually and caters to investor needs.

Map Ref: 83U
 Census Tract: 28-081-9504
 Assessor's Parcel #: 14
 FEMA Map #:

For additional photos, plat, builder standards, etc., visit FromRentToRiches.com