

# Matthews Real Estate Group, LLC

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Site: 1103 Chickasaw Trail, Tupelo, MS 38801

Lee County, MS

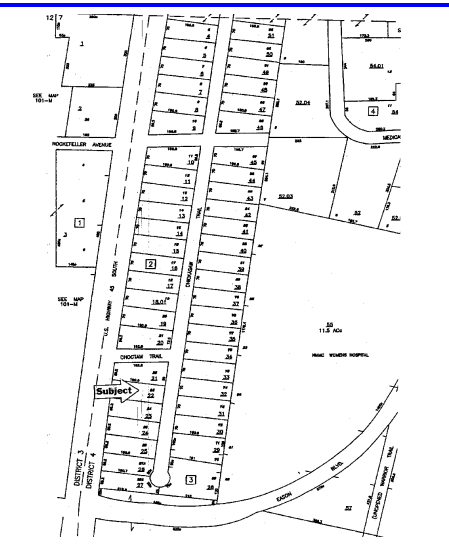
Status: **RENTED**  
 Available Date: For Sale  
 Name / ID / Plan:  
 Seller / Builder: DP  
 Property Type: **Existing Rental**  
 Heated / Total: 988 sq. ft.  
 Dwelling: Single Family  
 Design / Stories: Ranch / 1  
 Exterior Finish: Asbestos Siding  
 Built/Renovated: 1965 +/-  
 Rooms/Bed/Bath: 5 / 3 / 1  
 Parking: Carport - 1  
 Site: 13,300 +/- sq. sf.  
 Other: 70' x 190'

See Gallery: More photos, plat, etc.

**Sale Price:** **\$52,000**  
 5% Down Payment: \$ 2,600  
 95% Mortgage Amount: 49,400  
 5% Est. Closing Costs: 2,600  
 3% Seller Participation: 1,560  
 Net D.P. + Closing Cost: 3,640

**Sample Monthly Payments**  
 Calculated as a 95% investor loan  
 80/15 interest only  
 6.25% Mortgage \$ 257.29  
 Mortgage Insurance:  
 Property Taxes: 62.67  
 Special Assessments:  
 Homeowner Insurance: 45.75  
 Homeowner Assoc. Fee:  
 Management Fee: 31.50

**Monthly Payment:** \$ 397.21



**Projected Rental Income**

Low: \$450.00  
 High: \$550.00

**Projected Cash Flow**

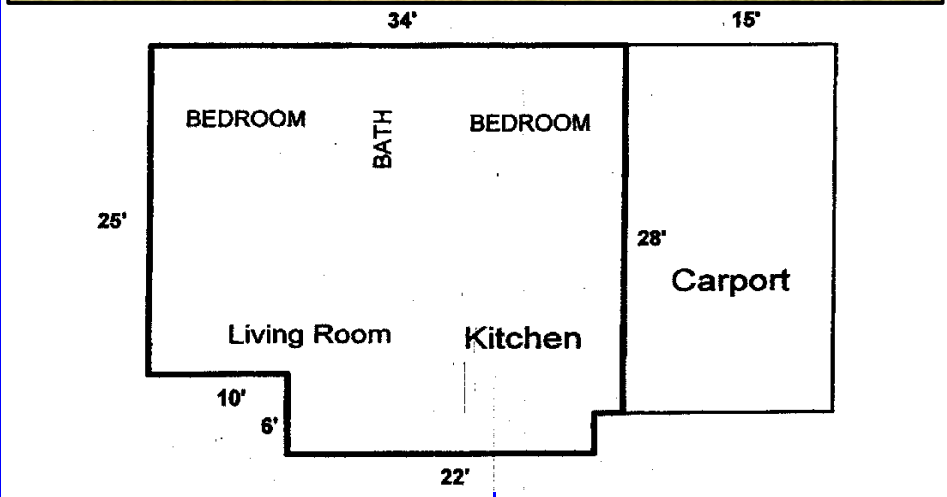
Low: \$52.79  
 High: \$152.79

**Misc:** This existing rental ranch style house is just two blocks south of the North Mississippi Medical Center. It is close to shopping centers, schools and public transportation. This stable location offers public utilities including electricity, gas, water and sanitary sewer. It is 25 - 75% built up and the property values are stable.

This price includes the existing appliances and window blinds if unoccupied. 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: 113J  
 Census Tract: 28-081-9507  
 Assessor's Parcel #: 22  
 FEMA Map #:



For additional photos, plat, builder standards, etc., visit [FromRentToRiches.com](http://FromRentToRiches.com)