

Matthews Real Estate Group, LLC

www.FromRentToRiches.com 901-828-5676

Site: 1137 Bryson Drive, Tupelo, MS 38801

Lee County, MS

Status:	RENTED
Available Date:	For Sale
Name / ID / Plan:	Boggan Sub.
Seller / Builder:	DP
Property Type:	Existing Rental
Heated / Total:	1,258 sq. ft.
Dwelling:	Single Family
Design / Stories:	Ranch / 1
Exterior Finish:	Brick veneer
Built/Renovated:	1950 +-
Rooms/Bed/Bath	5 / 3 / 1f
Parking:	On-site
Site:	7,980 +- sq. ft
Other:	.18 acre

See Gallery: More photos, plat, etc.

Projected Rental Income

Low:	\$500.00
High:	\$600.00

Projected Cash Flow

Low:	\$134.08
High:	\$234.08

Misc: This existing rental house is centrally located with bountiful shopping, churches, schools, child care, restaurants and public transportation. This stable location offers public utilities including electricity, gas, water and sanitary sewer. It is over 75% built up and the property values are increasing. Appraiser noted no negative signs that would hinder the marketability of the property.

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.

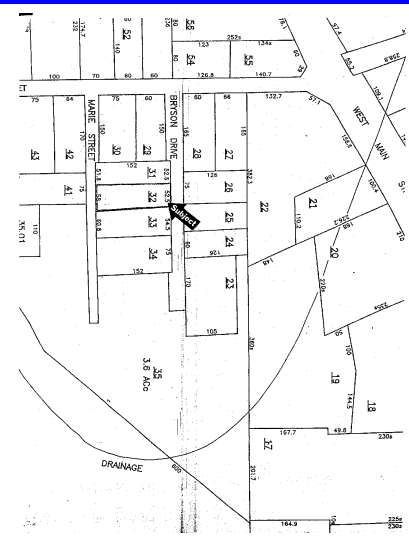
Map Ref: 77R-36-32.00
Census Tract: 28-081-9506

Sale Price:	\$48,000
5% Down Payment:	\$ 2,400
95% Mortgage Amount:	45,600
5% Est. Closing Costs:	2,400
3% Seller Participation:	1,440
Net D.P. + Closing Cost:	3,360

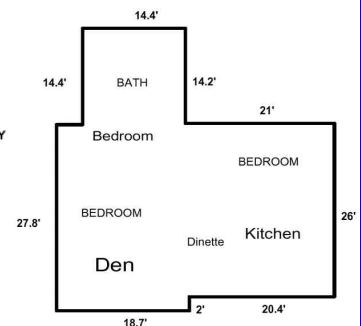
Sample Monthly Payments

Calculated as a 95% investor loan 80/15 interest only	
6.25% Mortgage	\$ 237.50
Mortgage Insurance:	
Property Taxes:	54.00
Special Assessments:	
Homeowner Insurance:	39.42
Homeowner Assoc. Fee:	
Management Fee:	35.00

Monthly Payment:	\$ 365.92
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REAR VIEW OF SUBJECT PROPERTY



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