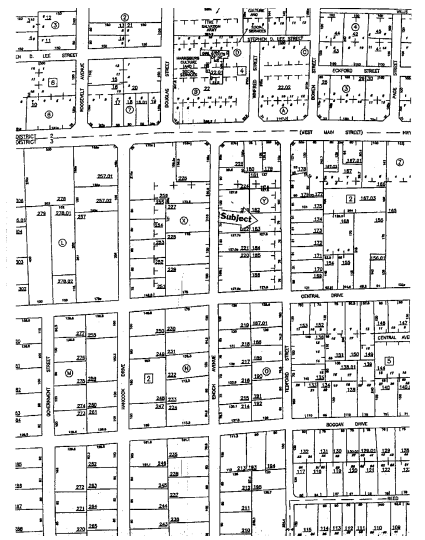

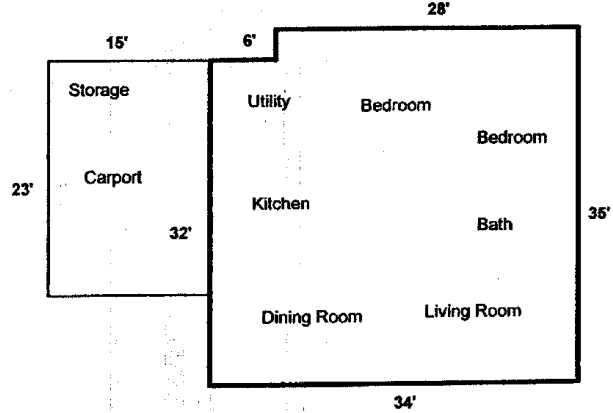


# Matthews Real Estate Group, LLC

[www.FromRentToRiches.com](http://www.FromRentToRiches.com) 901-828-5676

Site: 117 Tedford Street, Tupelo, MS 38801

Lee County, MS

<p>Status: <b>RENTED</b></p> <p>Available Date: For Sale</p> <p>Name / ID / Plan:</p> <p>Seller / Builder: BN</p> <p>Property Type: <b>Existing Rental</b></p> <p>Heated / Total: 1,172 sq. ft.</p> <p>Dwelling: Single Family</p> <p>Design / Stories: Cottage / 1</p> <p>Exterior Finish: Asbestos Siding</p> <p>Built/Renovated: 1960 +- Rooms/Bed/Bath: 5 / 2 / 1</p> <p>Parking: Carport - 1 Site: 10,250 sq. sf. Other: 79' x 129.8'</p> <p><b>See Gallery: More photos, plat, etc.</b></p>	<p><b>Sale Price: \$55,000</b></p> <p>5% Down Payment: \$ 2,750</p> <p>95% Mortgage Amount: 52,250</p> <p>5% Est. Closing Costs: 2,750</p> <p>3% Seller Participation: 1,650</p> <p>Net D.P. + Closing Cost: 3,850</p> <p><b>Sample Monthly Payments</b></p> <p>Calculated as a 95% investor loan 80/15 interest only</p> <p>6.25% Mortgage \$ 272.14</p> <p>Mortgage Insurance: 62.92</p> <p>Property Taxes: 62.92</p> <p>Special Assessments:</p> <p>Homeowner Insurance: 45.93</p> <p>Homeowner Assoc. Fee:</p> <p>Management Fee: 35.00</p> <p><b>Monthly Payment: \$ 415.99</b></p>	
<p><b>Projected Rental Income</b></p> <p>Low: \$500.00 High: \$600.00</p> <p><b>Projected Cash Flow</b></p> <p>Low: \$84.01 High: \$184.01</p>		
<p><b>Misc:</b> This existing rental cottage style home is just south of Main Street. New shopping, schools, restaurants and public transportation. Public utilities include electricity, gas water and sanitary sewer. Over 75% built up and property values are increasing.</p> <p>This price includes the existing kitchen 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.</p> <p>This property will be professionally managed by Turner Property Management. TPM began in 1996, manages 60-100 properties annually and caters to investor needs.</p> <p>Map Ref: 770-36-183.00 Census Tract: 28-081-9506 Assessor's Parcel #: 183 FEMA Map #:</p>		

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