

# Matthews Real Estate Group, LLC

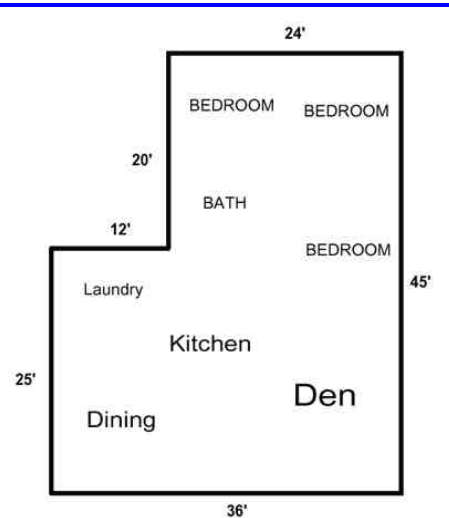
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Site: 138 Anthony Street, Verona, MS 38879

Lee County, MS

Status: **RENTED**  
 Available Date: **For SALE**  
 Name / ID / Plan:  
 Seller / Builder: **DP**  
 Property Type: **Existing Rental**  
 Heated / Total: **1,380 sq. ft.**  
 Dwelling: **Single Family**  
 Design / Stories: **Ranch Style - 1**  
 Exterior Finish: **Wood Siding**  
 Built/Renovated: **1960**  
 Rooms/Bed/Bath: **6 / 3 / 1f**  
 Parking: **Carport - 1**  
 Site: **15,200 +- sq. ft.**  
 Other: **.35 acre**

**Sale Price: \$55,000**  
 5% Down Payment: \$ 2,750  
 95% Mortgage Amount: 52,250  
 5% Est. Closing Costs: 2,750  
 3% Seller Participation: 1,650  
 Net D.P. + Closing Cost: 3,850



**Sample Monthly Payments**  
 Calculated as a 95% investor loan  
 80/15 interest only  
 6.25% Mortgage \$ 272.14  
 Mortgage Insurance:  
 Property Taxes: 62.92  
 Special Assessments:  
 Homeowner Insurance: 45.93  
 Homeowner Assoc. Fee:  
 Management Fee: 35.00

**Projected Rental Income**

**Monthly Payment: \$ 415.99**

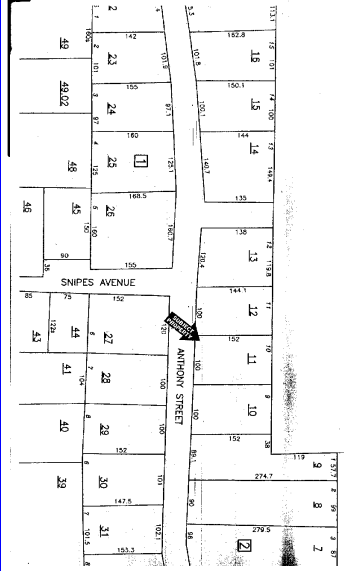
Low: \$500.00  
 High: \$600.00

**Projected Cash Flow**  
 Low: \$84.01  
 High: \$184.01

**Misc:** This existing rental house is in Verona, MS, an incorporated town adjacent to and south of Tupelo. This bedroom community is near shopping, schools, restaurants and public transportation. This stable location offers full public utilities including electricity, gas water and sanitary sewer. It is over 75% built up with stable property values.



This price includes the existing appliances and window blinds when 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: 106R-24-11.00  
 Census Tract: 28-081-9510  
 Assessor's Parcel #:  
 FEMA Map #:

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