





Matthews Real Estate Group, LLC

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Site: **Lot 55, Oakmont Subdivision, 2173 Crabapple Drive, Tupelo, MS 38801 Lee Co.**

<p>Status: Leased</p> <p>Available Date: Now</p> <p>Name / ID / Plan: Oakmont</p> <p>Builder / Seller: / MI</p> <p>Property Type: Existing Rental</p> <p>Heated / Total: 1,850 / 2,444</p> <p>Dwelling: Single Family</p> <p>Stories: 1</p> <p>Exterior Finish: Brick</p> <p>Built/Renovated: 1998+ /</p> <p>Bed / Bath: 3 / 2</p> <p>Parking: 2-Car Gar Att.</p> <p>Site: 75.6 x 120 IRR</p> <p>Other: Patio - 2</p> <p>See Gallery: More photos, plat, etc.</p>	<p>Sale Price: \$125,000</p> <p>5% Down Payment: \$ 6,250</p> <p>95% Mortgage Amount: 118,750</p> <p>5% Est. Closing Costs: 6,250</p> <p>3% Seller Participation: 3,750</p> <p>Net D.P. + Closing Cost: 8,750</p> <p>Sample Monthly Payments</p> <p>Calculated as a 95% investor loan 80/15 interest only</p> <p>6.25% Mortgage \$ 618.49</p> <p>Mortgage Insurance:</p> <p>Estimated Property Taxes: 97.36</p> <p>Special Assessments:</p> <p>Homeowner Insurance: 72.92</p> <p>Homeowner Assoc. Fee:</p> <p>Management Fee: 66.50</p> <p>Monthly Payment: \$ 855.27</p>	
<p>Projected Rental Income</p> <p>Low: \$950.00</p> <p>High: \$1,050.00</p> <p>Projected Cash Flow</p> <p>Low: \$94.73</p> <p>High: \$194.73</p>		
<p>Misc: This relatively young house is nestled in the quiet neighborhood of Oakmont Subdivision. Visit our "Gallery" to see expanded views of other homes in the immediate neighborhood.</p> <p>Energy efficient, concrete slab, ranch style home public utilities including electricity, water, gas, sanitary and storm sewer. 75% built-up in a 95% predominately owner occupied area. Stable growth rate and property values.</p> <p>Price includes all kitchen appliances, refrigerator and window blinds throughout. Central heating & cooling. 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>Parcel 077K-35-226-00 Section 35, Township 09S Range 05E Book 0505, Page 195</p>		
<p>The Neighborhood</p>		

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