

Matthews Real Estate Group, LLC

www.FromRentToRiches.com 901-828-5676

Site: 423 South Clayton - Tupelo, MS 38804

Lee County, MS

* Status: RENTED	Sale Price: \$60,500	
Available: For Sale	5% Down Payment: \$ 3,025	
Name / ID / Plan: Leased	95% Mortgage Amount: 57,475	: 13 :
Seller / Builder: West /	4% Est. Closing Costs: 2,420	: :
Property Type: Existing Rental	3% Seller Participation: 1,815	:12 :
Sf. Heated Total: 1,350	Net D.P. + Closing Cost: 3,630	: :
Dwelling: Single Family	Sample Monthly Payments	: :
Stories: 1	Calculated as a 95% investor loan	: 29 :
Exterior Finish: Ext. Ply	80/15 interest only	: 39 :
Built/Renovated: 1948 / Yes	6.25% Mortgage Pmt.: \$ 299.35	: :
Bed / Bath: 3 / 2	Mortgage Insurance: : 29 :	: :
Garage Parking: 2-Car Detached	Property Taxes: 82.21	: 1+1 :
Site: 65.5' x 134'	Special Assessments: :	: :
Other: Corner Lot	Homeowner Insurance: 41.75	: :
See Gallery: More photos, plat, etc.	Homeowner Assoc. Fee: :	: 12... :
Projected Rental Income	Management Fee: 41.30	: 30 : 2
Low: \$590.00	Monthly Payment: \$ 464.61	
High: \$690.00		
Projected Cash Flow		
Low: \$125.39		
High: \$225.39		

NOTES: This house is located in the heart of Tupelo among mature trees, with beautiful landscaping. Corner lot accommodates a detached 24.5' x 47' two-car garage with the center bay used as a shop or for storage.

Library, day care centers, schools, churches, hotels and restaurants abound in this area.

Seller has recently painted the exterior. The side and rear yard has a new 6' privacy fence with a picket fence in front and street side.

Seller will pay up to 3% of buyers closing cost, the initial property management leasing fee upfront and will make the property Rent-Ready.

This property will be managed by Turner Property Management. TPM began in 1996, manages 60-100 properties annually and caters very well to investor need.



Large 2-car Detached Garage / Shop 24.5' x 47'

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