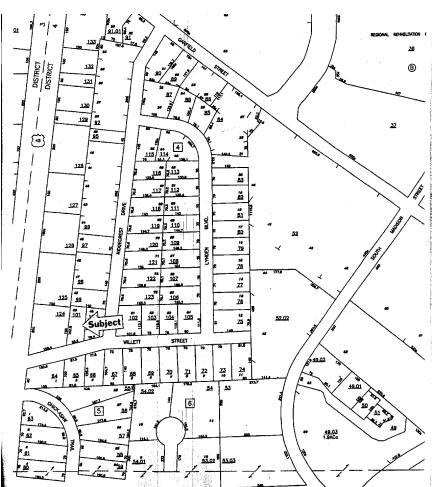

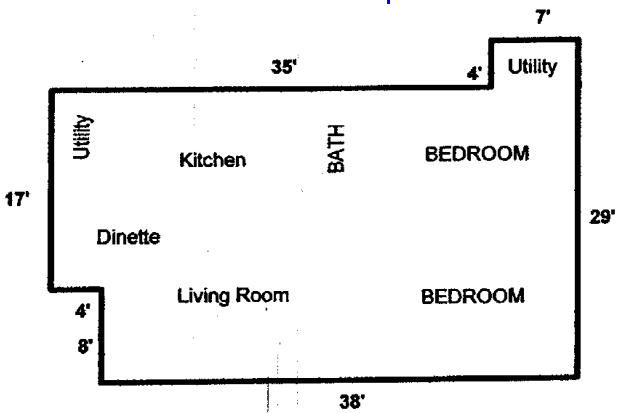


Matthews Real Estate Group, LLC

www.FromRentToRiches.com 901-828-5676

Site: 604 Willette, Tupelo, MS 38801

Lee County, MS

<p>Status: RENTED</p> <p>Available Date: For Sale</p> <p>Name / ID / Plan:</p> <p>Seller / Builder: DP</p> <p>Property Type: Existing Rental</p> <p>Heated / Total: 1,046 sq. ft.</p> <p>Dwelling: Single Family</p> <p>Design / Stories: Ranch - 1</p> <p>Exterior Finish: Frame</p> <p>Built/Renovated: 1965 +-</p> <p>Rooms/Bed/Bath: 5 / 2 / 1</p> <p>Parking: On-site</p> <p>Site: 9,696 _ - sq. ft.</p> <p>Other:</p> <p>See Gallery: More photos, plat, etc.</p>	<p>Sale Price: \$55,000</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>Sample Monthly Payments</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: 31.50</p> <p>Monthly Payment: \$ 412.49</p>	
<p>Projected Rental Income</p> <p>Low: \$450.00</p> <p>High: \$550.00</p>		
<p>Projected Cash Flow</p> <p>Low: \$37.51</p> <p>High: \$137.51</p>		
<p>Misc: This existing rental house lies south of the North Mississippi Medical Center. It is also close to shopping centers, schools, restaurants and public transportation. This stable location offers public electricity, gas water and sanitary sewer. It is 25 - 75% built up with stable property values.</p> <p>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.</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: 113E Census Tract: 28-081-9507 Assessor's Parcel #: 101 FEMA Map #:</p>		
		
		

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