

Matthews Real Estate Group, LLC

www.FromRentToRiches.com 901-828-5676

Site: 919 Ridgecrest, Tupelo, MS 38804

Lee County, MS

Status:	LEASED
Available Date:	For Sale
Name / ID / Plan:	Remodeled
Seller / Builder:	DP
Property Type:	Existing Rental
Heated / Total:	1,080 sq. ft.
Dwelling:	Single Family
Design / Stories:	Ranch / 1
Exterior Finish:	Frame
Built/Renovated:	1965 +/-
Rooms/Bed/Bath:	5 / 3 / 1
Parking:	Carport - 1
Site:	9,800 sq. sf.
Other:	70' x 140'

See Gallery: More photos, plat, etc.

Projected Rental Income

Low:	\$600.00
High:	\$700.00

Projected Cash Flow

Low:	\$145.79
High:	\$245.79

Misc: This existing rental house is nearby the North Mississippi Medical Center. It is also close to shopping, schools, restaurants and public transportation. Public utilities including electricity, gas, water and sanitary sewer. It is 25% to 75% built up in a stable neighborhood with stable property values.

This price includes existing 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.

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

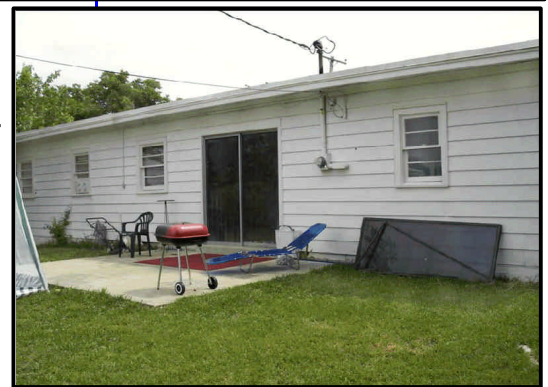
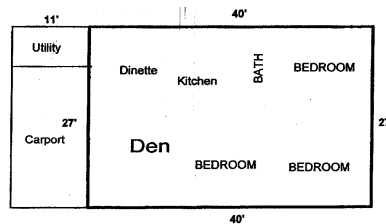
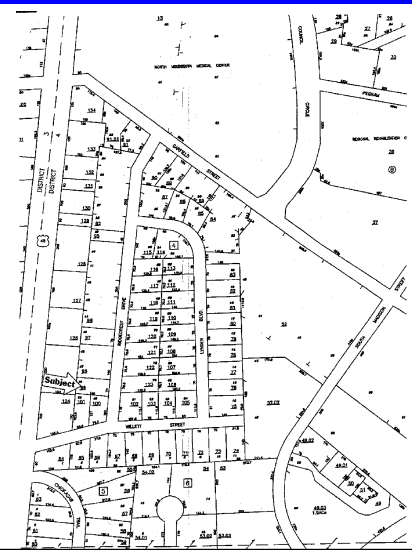
Map Ref: 113E
 Census Tract: 28-081-9507
 Assessor's Parcel #: 99
 FEMA Map #:

Sale Price:	\$60,000
5% Down Payment:	\$ 3,000
95% Mortgage Amount:	57,000
5% Est. Closing Costs:	3,000
3% Seller Participation:	1,800
Net D.P. + Closing Cost:	4,200

Sample Monthly Payments

Calculated as a 95% investor loan; 80/15 interest only.	
6.25% Mortgage Pmt.:	\$ 296.88
Mortgage Insurance:	
Property Taxes:	66.67
Special Assessments:	
Homeowner Insurance:	48.67
Homeowner Assoc. Fee:	
Management Fee:	42.00

Monthly Payment:	\$ 454.22
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For additional photos, plat, builder standards, etc., visit FromRentToRiches.com