

Matthews Real Estate Group, LLC

www.FromRentToRiches.com 901-828-5676

Site: 925 Lynden, Tupelo, MS 38801

Lee County, MS

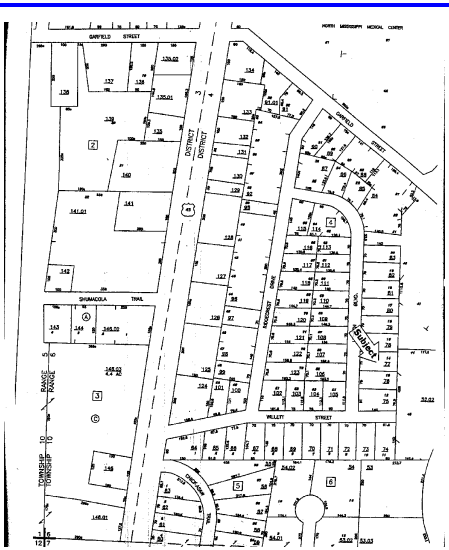
Status:	RENTED
Available Date:	For Sale
Name / ID / Plan:	Medical Park
Seller / Builder:	DP
Property Type:	Existing Rental
Heated / Total:	1,145 sq. ft.
Dwelling:	Single Family
Design / Stories:	Traditional / 1
Exterior Finish:	Vinyl Siding
Built/Renovated:	1960 +-
Rooms/Bed/Bath:	6 / 3 / 1f
Parking:	On-site
Site:	Carport - 1
Other:	71' x 140'

See Gallery: More photos, plat, etc.

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:	38.50

Monthly Payment:	\$ 419.49
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Projected Rental Income

Low:	\$550.00
High:	\$650.00

Projected Cash Flow

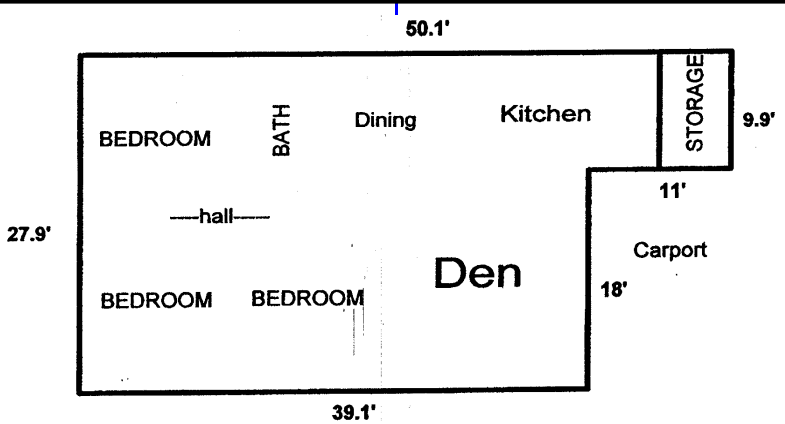
Low:	\$130.51
High:	\$230.51

Misc: This existing rental house is south of the North MS 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 75% built up with stable property values. No hindrance to property marketability.

This price includes the existing appliances including 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: 113E-77-00
 Census Tract: 28-081-9502
 Assessor's Parcel #:



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