



**Site: 17 Identical Houses, Money Street, Verona, MS 38879**

**Lee County, MS**

Status: **RENTED**  
 Available Date: Now thru Q1-05  
 Name / ID / Plan:  
 Seller / Builder: MI  
 Property Type: **Existing Rentals**  
 Sq. Ft. Heated: 1,240  
 Dwelling: Single Family  
 Stories: 2 - Ranch  
 Exterior Finish: Vinyl Siding  
 Built / Renovated: 1995+  
 Rooms/Bed/Bath: 6 / 3 / 2  
 Parking: Street  
 Site: 0.118 Acre  
 Other:

See Gallery: More photos, plat, etc.

**Projected Rental Income**

Existing: \$520.00  
 High: \$620.00

**Projected Cash Flow**

Low: \$100.86  
 High: \$200.86

Photo is representative of all 17 homes available on Money Street. Privacy is assured as each house backs up to a private, well kept and fenced cemetery. Renovating with new carpet and updated appliances as needed. Price also includes dishwasher and refrigerator making each home rent-ready.

Central heat and airconditioning. Public utilities include electricity, water, gas, sanitary sewer and street lights. Prewired for cable tv. Immediate proximity of public schools and shopping. Good demand exists for residential property.

Seller will pay up to 3% of sales price towards buyer's closing cost and the property manager leasing fee.

10 minutes from downtown Tupelo, 3 minutes to day care and major employment at the Tupelo Industrial Center. Eljer, MTD, KCB, AirCap, Metalloy Corporation, Tecumseh, Hickory Springs Manufacturing, LFT, Inc., Thyssen Krupp Fabco, Davis Int'l, Sealey, General Aluminum, Morgan Fabrics, Styleine, Wilbert Vault, MSC Industries, Carpenter, Schwan's, Foamex West, Quaker Fabrics, Capital Bedding and Lane Furniture Industries.

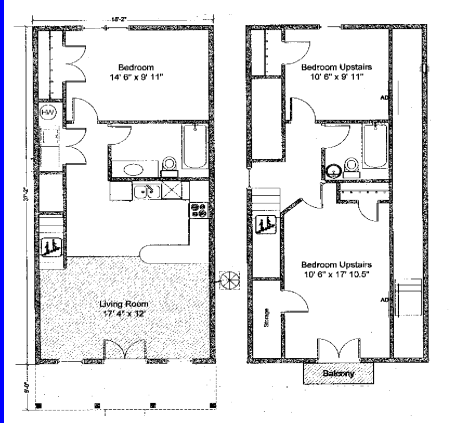
**Sale Price: \$55,000**  
 5% Down Payment: \$ 2,750  
 95% Mortgage Amount: 52,250  
 5% Est. Closing Costs: 2,750  
 3% Seller Participation: 1,650  
 Net D.P. + Closing Cost: 3,850

**Sample Monthly Payments**

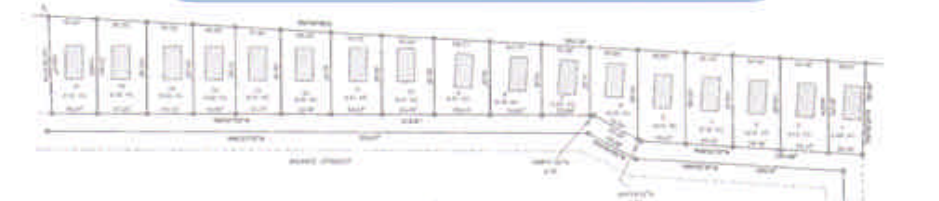
Calculated as a 95% investor loan; 80/15 interest only.  
 6% Mortgage Payment: \$ 272.14  
 Mortgage Insurance: Property Taxes: 68.60  
 Special Assessments: Homeowner Insurance: 42.00  
 Homeowner Assoc. Fee: Management Fee: 36.40

**Monthly Payment: \$ 419.14**

Mississippi State University, Lee County campus is under construction adjacent to the Lee Co. Agricenter nearby.



**Money Street**  
Verona, MS



Turner Property Management is our property management company of choice!