



Site: 114 & 116 North Gloster Street, Tupelo, MS 38804

Lee County, MS

<p>Status: 50% Rented</p> <p>Available Date: Now</p> <p>Name / ID / Plan: Office Space</p> <p>Seller / Builder: GMT</p> <p>Property Type: COMMERCIAL</p> <p>Heated / Total: 2,811 sq. ft. /</p> <p>Type: Office DUPLEX</p> <p>Stories: 1</p> <p>Exterior Finish: Brick veneer</p> <p>Built/Renovated:</p> <p>Rooms:</p> <p>Parking: Lot on-site rear</p> <p>Site: 7,205 sq. ft.</p> <p>Other: Side Drive/Rear Exit</p> <p>See Gallery: More photos, plat, etc.</p>	<p>Sale Price: \$205,000</p> <p>5% Down Payment: \$ 10,250</p> <p>95% Mortgage Amount: 194,750</p> <p>5% Est. Closing Costs: 10,250</p> <p>3% Seller Participation: 6,150</p> <p>Net D.P. + Closing Cost: 14,350</p> <p>Sample Monthly Payments</p> <p>Calculated as a 95% investor loan; 80/15 interest only.</p> <p>6% Mortgage Payment: \$ 1,014.32</p> <p>Mortgage Insurance:</p> <p>Property Taxes: 191.67</p> <p>Special Assessments:</p> <p>Insurance: 112.50</p> <p>Other fees:</p> <p>Management Fee: 260.00</p> <p>Monthly Payment: \$ 1,578.49</p>	
<p>Projected Rental Income</p> <p>Low: \$2,600.00</p> <p>High: \$2,900.00</p>		
<p>Projected Cash Flow</p> <p>Low: \$1,021.51</p> <p>High: \$1,321.51</p>		
<p>This spacious commercial office duplex is centrally located in the hub of Tupelo at the intersection of West Main and Gloster Street. It is within walking distance of the Federal Building, government offices, USPS Downtown Station, courthouse and several good restaurants.</p> <p>Front, rear and side entrances for each side. Fire places, large open rooms, plentiful windows providing natural light. Central heat and air-conditioning. On-site parking in front and rear.</p> <p>This versatile office duplex can be divided into individual one-person offices, a multi-office duplex or one large facility.</p> <p>Excellent space for Real Estate office. Perfect for title companies and attorneys. Also good for insurance, dental practice, loan office and marketing companies.</p> <p>"As Built" diagram to come. Please check back.</p>		

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