



Net return: 17.5%

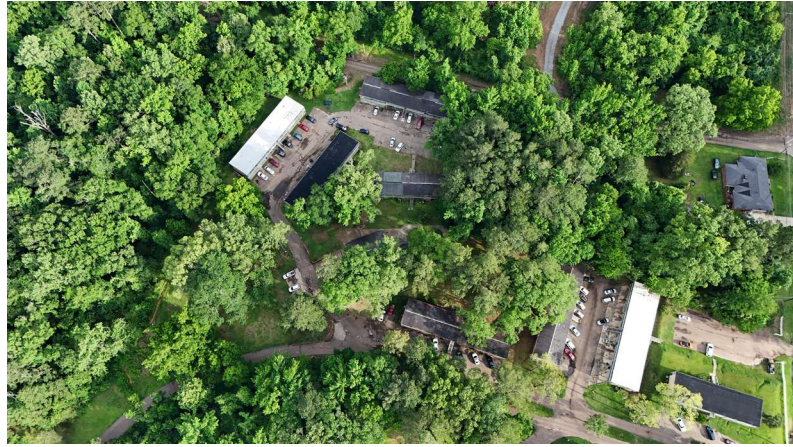
Azalea Apartments 320 Fisher Ferry Road, Vicksburg, MS

Property Information

Asking Price	\$3,800,000	County	Warren County
Property Type:	Multi family	Subdivision	Vicksburg
Total units	102	Construction	MASONRY
Total bedrooms	188	Roof	Asphalt Shingle
Total bathrooms	141.5	Water source	City water
Building size	45673	Water disposal	Sewer
Lot size	13.90 acres	Heating	Central
Year built	1971	Cooling	Central

Property Description

CHEAPEST 100 UNIT COMPLEX ON THE MARKET!!!! 102 units on 13.9 acres. Sold at a serious discount, only \$38k per unit!! Good occupancy. Phase 1 and appraisal reports are available by request. 17%+ NET RETURN ON INVESTMENT!!! \$1.2mil IN VALUE ADD!!! Do not miss out on this opportunity.



Property Financial Summary

Asking price **\$3,800,000**
Estimated rehab **\$500,000**
Total investment **\$4,300,000**

Type
After repair value **Proforma \$6,000,000**
Potential profit **\$1,700,000**

Gross income (annually) **\$950,400**
Operating expenses (annually) **\$199,020**
Net income (annually) **\$751,380**
Gross return **22.10%**

Gross income (monthly) **\$79,200**
Operating expenses (monthly) **\$16,585**
Net income (monthly) **\$62,615**
Net return **17.47%**

