



1067 Adams Street, Grenada, MS

### Property Information

Asking Price	<b>\$49,900</b>	County	<b>Grenada County</b>
Property Type:	<b>Multi family</b>	Subdivision	<b>Green Crowder West Ward</b>
Total units	<b>2</b>	Construction	<b>Frame</b>
Total bedrooms	<b>2</b>	Roof	<b>Asphalt Shingle</b>
Total bathrooms	<b>2</b>	Water source	<b>City water</b>
Building size	<b>1200</b>	Water disposal	<b>Sewer</b>
Lot size	<b>0.17 acres</b>	Heating	<b>Radiant Gas</b>
Year built	<b>2014</b>	Cooling	<b>Window A/C</b>

### Property Description

CASH COW DUPLEX!!! Cheap. Built in 2014. Good condition. Each unit will rent for \$600. Separate electric, water and gas meters, tenants pay all utilities! WILL GENERATE A 20.31%+ NET RETURN!!! \$35K IN VALUE ADD!! Do not miss out on this amazing investment opportunity. Property management and financing are available.



## Property Financial Summary

Asking price	<b>\$49,900</b>	Type	<b>Proforma</b>
Estimated rehab	<b>\$5,000</b>	After repair value	<b>\$89,900</b>
Total investment	<b>\$54,900</b>	Potential profit	<b>\$35,000</b>
Gross income (annually)	<b>\$14,400</b>	Gross income (monthly)	<b>\$1,200</b>
Operating expenses (annually)	<b>\$3,249</b>	Operating expenses (monthly)	<b>\$271</b>
Net income (annually)	<b>\$11,151</b>	Net income (monthly)	<b>\$929</b>
Gross return	<b>26.23%</b>	Net return	<b>20.31%</b>

