

10-HOME NORTHEAST JACKSON SFR PORTFOLIO

~8%
CAP RATE

STABLE INCOME | EXISTING OPERATIONS | INVESTMENT OPPORTUNITY



NORTHEAST JACKSON,
MISSISSIPPI

\$1,400,000
ASKING PRICE



260 S Canton Club Cir
4 Bed | 3 Bath



127 Imperial Drive
4 Bed | 2 Bath



5306 Sedwick Drive
3 Bed | 2 Bath



334 Sun Drive
3 Bed | 2 Bath



200 S Canton Club Cir
3 Bed | 1.5 Bath



5862 Canton Park Dr
3 Bed | 2 Bath



5821 Old Canton Rd
3 Bed | 2 Bath



104 S Park Drive
3 Bed | 2 Bath



5547 Hartsdale Dr
3 Bed | 2 Bath



5265 Parkway Dr
3 Bed | 2 Bath

PORTFOLIO HIGHLIGHTS

- ✓ 10 single-family rental homes
- ✓ \$1,400,000 asking price
- ✓ \$179,676 scheduled annual rent
- ✓ \$14,973 scheduled monthly rent
- ✓ \$111,124 underwritten NOI
- ✓ ~8% underwritten cap rate
- ✓ Currently fully occupied
- ✓ Existing rental operations
- ✓ Professional property management available
- ✓ Rent rolls, leases, and financials available upon request



INVESTMENT OVERVIEW

An opportunity to acquire 10 income-producing single-family homes in one transaction, with existing tenants and rental operations already in place.

UNDERWRITING

Underwritten NOI includes actual property taxes and insurance, 7% management, 3% vacancy, and \$100 per home per month maintenance allowance.



SERIOUS INQUIRIES ONLY.

Proof of funds or financing capability may be requested before releasing detailed financials and property documentation.

OWNER/AGENT