



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	Type	Proforma
Estimated rehab	\$500,000	After repair value	\$6,000,000
Total investment	\$4,300,000	Potential profit	\$1,700,000
Gross income (annually)	\$950,400	Gross income (monthly)	\$79,200
Operating expenses (annually)	\$199,020	Operating expenses (monthly)	\$16,585
Net income (annually)	\$751,380	Net income (monthly)	\$62,615
Gross return	22.10%	Net return	17.47%

