

CCI Investments

Robert Merchant (209) 996-4075

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27th Street Apartments (Columbus, MS)

Sale Price: \$350,000.00

14 Apartments (12-2 Bedrooms, 2-1 Bedrooms)

12 rented...2 vacant

Tenants pay all utilities direct to each utilities company.

Owner pays outside lights only.

\$180,000.00 assumable loan

Current Income and Expenses:

	<u>Monthly</u>	<u>Yearly (annualized)</u>
Income:		
11-2 Bedrooms (@\$325.00/mo.)	\$3,575.00	\$42,900.00
1-1 Bedroom (@ \$300.00/mo.)	<u>300.00</u>	<u>3,600.00</u>
Total	\$3,875.00	\$46,500.00
Expenses:		
Repairs & maintenance	387.90	4,654.80
Electric	29.90	358.80
Mgmt. fees	400.00	4,800.00
Insurance	222.74	2,672.88
Taxes	<u>512.40</u>	<u>6,148.80</u>
Total	1,522.94	18,635.28
NOI:	\$2,352.06	\$27,864.72
CAP Rate: 8%		

Updated: 9/8/2017 (25)

The above information has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs

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