

# LEAFY SUBURBAN IDYLL

**\$45,000 USD**



**3 Bedroom**



**1.5 Bathroom**



**1 Car Space**

## Points of interest

- \* Already tenanted
- \* Cashflow positive
- \* Built 1964
- \* Central Heating/cooling
- \* Right near school
- \* Parkway Village Area



### **CASH FLOW**

ROI Gross	20.00%
ROI Net	13.83%
Yearly Net Income	\$6,223.68

### **RENTAL INCOME**

Rental Income	\$ 750.00
Property Taxes	\$ 97.86
Property Insurance	\$ 40.00
Property Management	\$ 43.50
Maintenance	\$ 50.00
Net Monthly Cashflow	\$ 518.64

### **APPROVED FINANCE TERMS**

Rate:	8.75%
Term:	7 Years
LTV:	50%
Loan Structure:	P & I
Approx lender fees:	\$1,350.00
Monthly Repayments:	\$ 359.16

### **ONCE OFF FEES**

Closing Costs	\$1,400.00
Buyers Fee	\$2,970.00
Loans USA Fee*	\$2,200.00

## **4213 Chippewa, Memphis TN 38118**

### Property Features

This single level, brick veneer, recently renovated home is located in Parkway Village Area near Memphis City school district. This property sold in January 2007 for \$72,000 (huge 38% discount) off the previous price. The house is near a Primary School which is why it is such a sort after rental area. Tenants are already in place, so just sit back and reap the rewards from this house for years to come.

\$30,670 USD approximately required to close this great investment property.



Please contact us for further information on this great investment opportunity.

**1300 722 058**