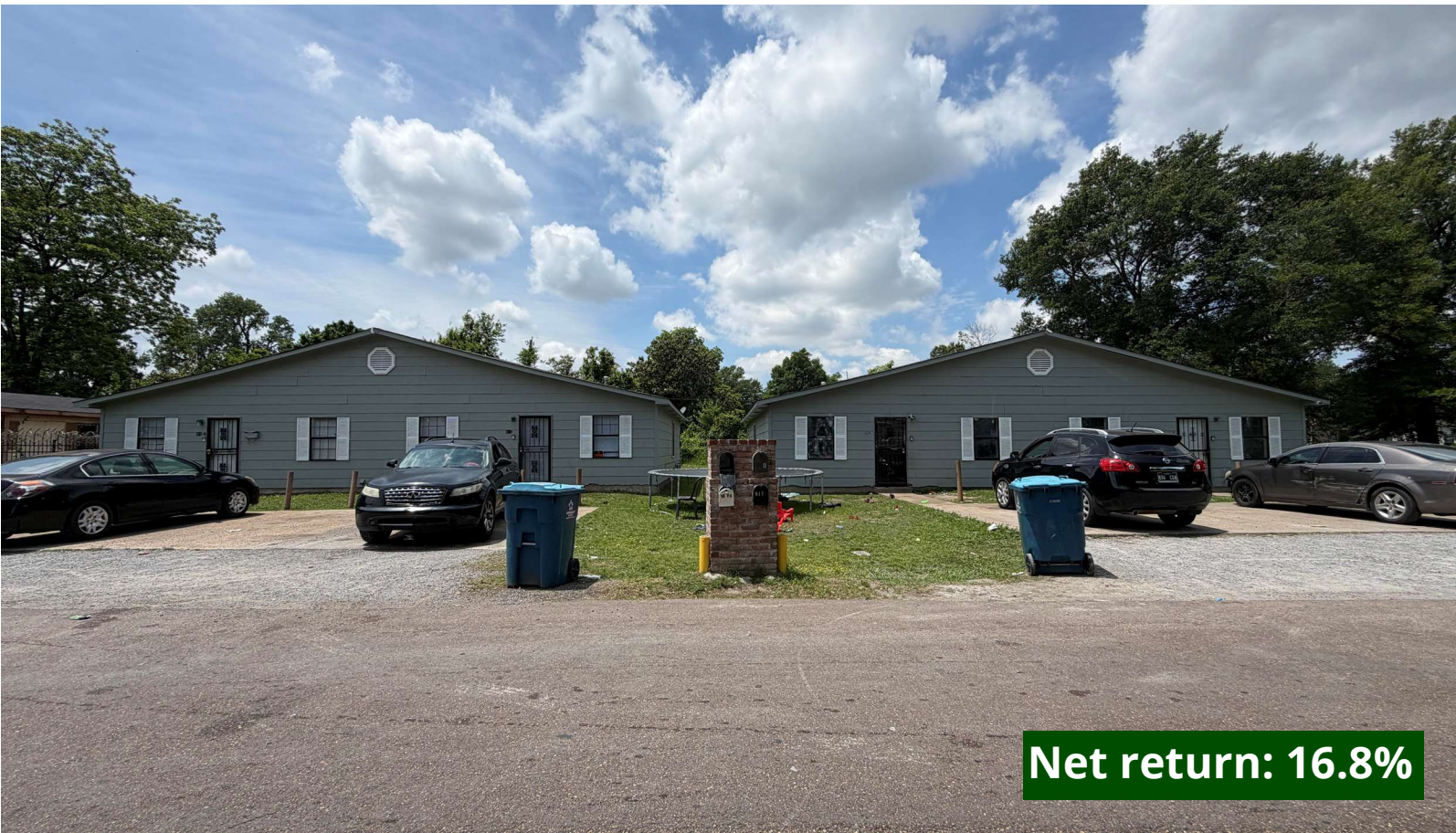



Net return: 16.8%

611 Barnes Avenue, Clarksdale, MS

Property Information

Asking Price	\$319,900	County	Coahoma County
Property Type:	Multi family	Subdivision	Billy Page Add
Total units	8	Construction	Frame, Brick
Total bedrooms	24	Roof	Asphalt Shingle
Total bathrooms	9	Water source	City water
Building size	7412	Water disposal	Sewer
Lot size	0.68 acres	Heating	Central
Year built	2004	Cooling	Central

Property Description

TURNKEY DUPLEXES!!! 4 duplexes, 8 x 3bed/1bath units. 3 of the duplexes were built in 2004. Units easily rent for \$800-875+. Separate electric and water meters. Central heat and air. City water and sewer. Washer and dryer hookup in every unit!! 16%+ NET RETURN INVESTMENT!!! Low maintenance rentals. Located in beautiful Clarksdale, the birthplace of the blues. NO DEFERRED MAINTENANCE!!! ROOFS AND HVAC ARE UNDER 5 YEARS OLD!!! Professional management and financing is available.



Property Financial Summary

Asking price	\$319,900	Type	Proforma
Gross income (annually)	\$75,600	Gross income (monthly)	\$6,300
Operating expenses (annually)	\$21,739	Operating expenses (monthly)	\$1,812
Net income (annually)	\$53,861	Net income (monthly)	\$4,488
Gross return	23.63%	Net return	16.84%

