



SFR RENTAL PACKAGE 1217 John Street, Greenville, MS

Property Information

Asking Price	\$1,295,000	County	Washington County
Property Type:	Single family	Subdivision	
Parking		Construction	Brick, Frame
Total bedrooms	74	Roof	Asphalt Shingle
Total bathrooms	34.5	Water source	City water
Building size	28832	Water disposal	Sewer
Lot size	5.04 acres	Heating	Gas Furnace, Central
Year built	1958	Cooling	Window A/C, Central

Property Description

INSANE OPPORTUNITY!!! Don't miss this unbeatable investment—a package of 23 properties ready to skyrocket your real estate portfolio and fast-track your wealth! Own a diverse mix of 2 to 4-bedroom homes that attract a wide range of tenants. With competitive rents and many tenants on Section 8, there's massive potential to boost your income. Enjoy immediate cash flow with 75% occupancy from day one! Many properties are under-rented, offering you the chance to maximize profits. Seize this high-yield opportunity in a booming market. Whether you're seasoned or just starting out, this package offers stability and exciting growth potential. **HOUSES WILL GENERATE A 17.5%+ NET RETURN ON INVESTMENT!!!** Property management and financing is available.



Property Financial Summary

Asking price **\$1,295,000**
Estimated rehab **\$30,000**
Total investment **\$1,325,000**

Type **Proforma**
After repair value **\$1,499,900**
Potential profit **\$174,900**

Gross income (annually) **\$294,540**
Operating expenses (annually) **\$62,722**
Net income (annually) **\$231,818**
Gross return **22.23%**

Gross income (monthly) **\$24,545**
Operating expenses (monthly) **\$5,227**
Net income (monthly) **\$19,318**
Net return **17.50%**

