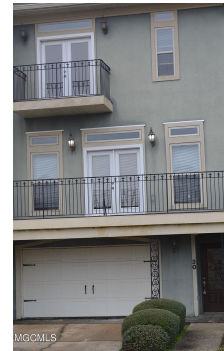


Property Details

CONTROL: Owner VALUE: \$299,000
LOAN: \$173,000
EQUITY: \$126,000

TITLE: BEACH LIVING IN MISSISSIPPI
TYPE: Homes/Condos
HAVE: 3 level TH in Long Beach, MS steps from the Gulf of Mexico. 2br /2+1/2 bath. Garage, elevator.
ADDRESS: 30 Oak Alley Place, Long Beach, Mississippi
BENEFITS TO NEW OWNER: Strong rental market and desirable neighborhood within walking distance to the Gulf of Mexico.

GROSS SCHEDULED INCOME: \$23,400 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$8,040
NOI: \$15,360
DEBT SERVICE: \$9,294
CASH FLOW: \$6,066
CAP RATE: 5.14%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$173,000	\$1,747	6%	12/31/2039	No

BENEFITS SOUGHT: cash or really short path to cash

MOTIVATION: 8

CAN ADD: cryptocurrency

REMARKS: New roof summer 2021. Current comps for active listings are \$325k up to \$365k.

OWNER: StreetSmart Investments
LLC

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