

# Property Details

CONTROL: Owner VALUE: \$285,000  
LOAN: \$160,000  
EQUITY: \$125,000

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: 5.39%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$160,000	\$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.

OWNER: StreetSmart Investments  
LLC

COUNSELOR: Steve Streetman Phone: 301-332-3750  
3540 Crain Hwy. PMB 370 Cell: 301-332-3750  
Bowie, Maryland, 20716 Fax: 503-218-9829  
Email: [steve@streetsmartinvestmentsllc.com](mailto:steve@streetsmartinvestmentsllc.com)