

## Memphis, TN - Marianna St - 3 Bedrooms and 2 Bathroom

**\$78,000 (¥11,700,000)**

- Great Investment Opportunity!
- Annual Cash on Cash Return 10.84% - Potential 38.32%
- Current Gross Annual Rent is \$11,400 with Potential of \$11,400
- Japan Tax Refund Projected Cash on Cash Return of 49.82%
- Comparables 1542 Dunmoor St - \$127k, 791 Inez St - \$126K, & 2554 Park Ave - \$1250k
- Combined US & Japan Cash on Cash Return 63.91%
- Eligible for tax refunds in Japan as property depreciates
  
- 1250 SQFT HOUSE with a 4791 SQFT lot home is in nice condition
- Single family home
- Property currently occupied with tenants paying \$950/mo until September 1, but after rent can be increased to \$1100/mo
- Property located in the Orange Mound area of Memphis



This property was posted to Tennessee on: 15 Jun 2025