

Investment Property Report

10211 March Meadows Way, Olive Branch, MS 38654



MERIDIAN
PACIFIC PROPERTIES

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PROPERTY DETAILS



📍 10211 March Meadows Way, Olive Branch, MS 38654

🏠 \$389,995 List Price

📊 \$2,625 Estimated Rent

🛏 4 Beds

🛁 2.5 Baths

🚗 2 Car Garage

🏠 2,237 SF

🔨 Built in 2025

Property Description

Nestled in the highly regarded Cedar Bluff neighborhood of Olive Branch, Mississippi, this four-bedroom, two-and-a-half-bath home offers real estate investors a smart, strategic entry into the thriving Memphis-area rental market. With 2,237 square feet of well-planned living space, the Hazel A floor plan delivers a balance of comfort, functionality, and long-term appeal that tenants look

for and investors appreciate. The home's open layout connects a spacious kitchen and living area, creating a central hub ideal for both everyday living and entertaining. Natural light enhances the warmth of the space, while the large granite island provides a focal point for meals and gatherings. The first-floor primary suite offers added privacy and includes...

Property Type

Turnkey Rental

Start earning rental income immediately. This turnkey property will be move-in ready for tenants the day you close escrow. Our local property management team will take care of everything for you.

New Construction

This is a brand new home that has never been lived in. New construction homes typically have the highest overall ROI of any single-family rental property.

Build-to-Rent

Meridian's build-to-rent properties are designed to attract and retain long-term tenants. We use durable materials, modern amenities, and open floor plans

Class A Property

This property is rated Class A. It is a top-tier property in a desirable neighborhood, featuring premium construction, modern finishes, and strong rental demand—ideal for stable appreciation and high-quality tenants.

Property Location

🏡 Subdivision - The Preserve at Cedar Bluff

📍 Lot 35

📐 Floor Plan - Hazel Front Load A - 1520A

🇺🇸 County - DeSoto

🏠 \$4,348 Annual Property Tax

🏡 \$450 Annual HOA Fees

🔗 Request a personalized property pro forma — <https://meridianpacificproperties.com/appointments>

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PRO FORMA

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Buy this property for \$389,995 and earn \$2,625 per month in estimated rent.

Initial Investment	Purchase Price:	\$389,995
	Down Payment (30%):	\$116,999
	Closing Costs & Fees:	\$6,000
	Total Cash Investment:	\$122,999
Financing Details	Loan Amount (70%):	\$272,996
	Mortgage Rate:	6.250%
	Monthly Mortgage Payment:	\$1,681
Annual Expenses	Mortgage Payment (P&I):	\$20,171
	Property Taxes:	\$4,348
	Insurance Premium:	\$875
	HOA Fees:	\$450
	Vacancy Loss:	\$0
	Maintenance Costs:	\$630
	Property Management:	\$3,150
Total Annual Expenses (GSI):		\$25,844
Projected Income	Estimated Monthly Rent:	\$2,625
	Estimated Annual Rent (GSI):	\$31,500
	Gross Operating Income (GOI):	\$31,500
	Annual Rent - Annual Expenses:	\$5,656
Metrics & ROI	10-Year Internal Rate of Return:	10.6%
	10-Year Avg. Cash-On-Cash ROI:	1.9%
	Cash-On-Cash ROI + Debt Paydown ROI:	5.4%
	Capitalization Rate (First Year):	5.0%

Economic Assumptions

Year:	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Vacancy Rate (% of GSI):	0%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Maintenance Rate (% of GOI):	2%	3%	4%	5%	5%	5%	5%	5%	5%	5%
Property Mgmt Rate (% of GOI):	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Property Appreciation Rate:	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Rent Appreciation Rate:	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Expense Inflation Rate:	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Sales Cost Rate (% of Price):	-	-	-	-	-	-	-	-	-	7%

All numbers are estimates for illustration only and not guaranteed. Actual performance, pricing, and rent may vary. This is not a commitment to sell or invest. Please consult your financial advisor. We expect the rent to be within \$50 of the estimated rent.

Meridian helps to protect the rental income for our investors through our rent warranty program.

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