

CAMPUS COTTAGES

119 N 35TH AVE, HATTIESBURG, MS 39401

FOR SALE



All materials and information received or derived from Moore Company Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Moore Company Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Moore Company Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

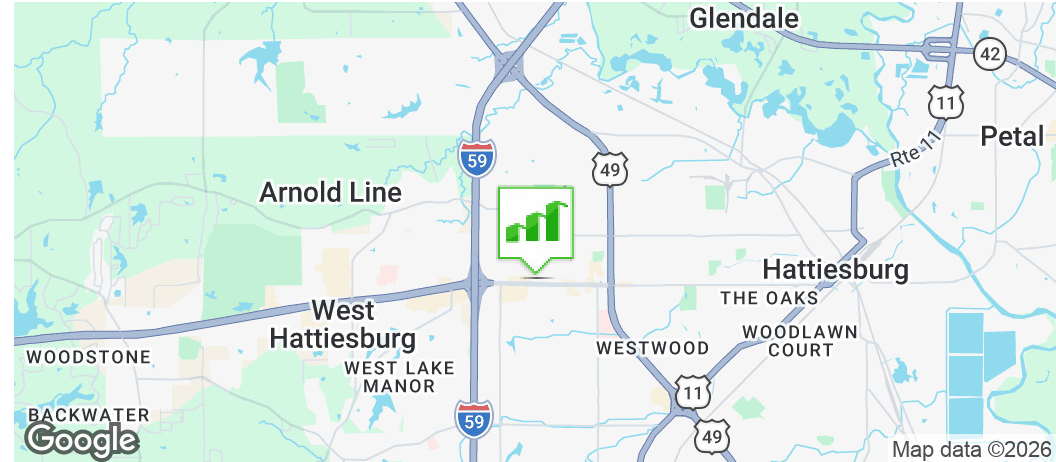
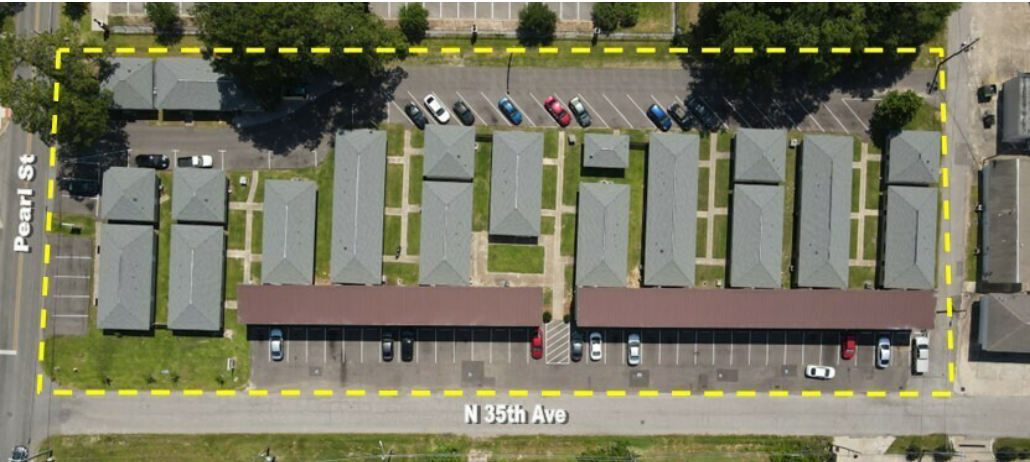
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moore Company Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moore Company Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.

CAMPUS COTTAGES

119 N 35TH AVE, HATTIESBURG, MS 39401

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,550,000
Number Of Units:	44
Cap Rate:	7.49%
NOI:	\$288,765
Lot Size:	±1.65 Acres
Year Built:	1968
Building Size:	±30,679
Renovated:	2024
Zoning:	R-3
Market:	Hattiesburg

PROPERTY HIGHLIGHTS

- Located in an OPPORTUNITY ZONE- situated in the middle of the fast-growing Mid-Town Area
- Value Add with rents below market
- 44 Units (30 Units have been recently renovated)- 100% Occupany!
- All parking has been repaved and striped (2024)
- Onsite laundry has recently been added (3 washer & 3 dryers)
- Solar window screens have been installed on the front of each unit for increased efficiency
- Surrounded on 3 sides by the University of Southern Mississippi: With ± 14,606 Students Enrolled and a staff of just under 900
- Property is just 3 blocks from the heart of the University campus- because of its close proximity, campus police patrol this area and it is a stop on the University's shuttle route
- Close proximity to Forrest General Hospital: A 547-bed, Level II Regional Trauma Center and hospital system. Employing just under 4,000 Employees and yielding a total economic benefit of over \$316 Million (2023)
- Easy accessibility to a variety of National restaurants, retailers and hotels which include: Starbucks, CVS, Winn Dixie, Big Lots, Home Depot, Longhorn Steak House, Crumbl Cookies & many more
- ± 0.5 miles from I-59 (Exit 65A)

CAMPUS COTTAGES

119 N 35TH AVE, HATTIESBURG, MS 39401

Additional Photos



CAMPUS COTTAGES

119 N 35TH AVE, HATTIESBURG, MS 39401

1 Bedroom



CAMPUS COTTAGES

119 N 35TH AVE, HATTIESBURG, MS 39401

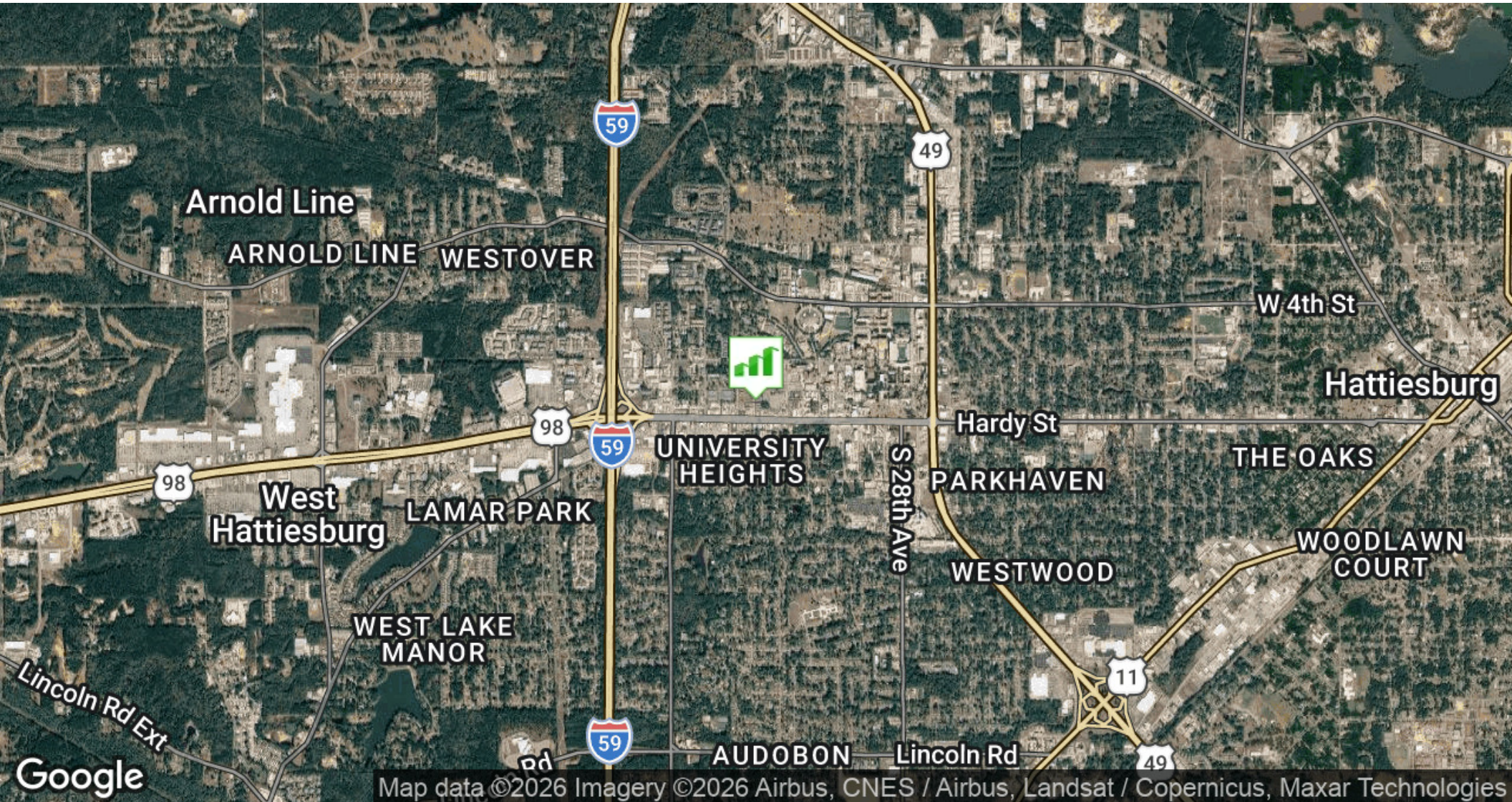
2 Bedroom



CAMPUS COTTAGES

119 N 35TH AVE, HATTIESBURG, MS 39401

Location Map



CAMPUS COTTAGES

Retail Map

119 N 35TH AVE, HATTIESBURG, MS 39401



INCOME SUMMARY

CAMPUS COTTAGE APARTMENTS

Rental Income	\$433,800
Gross Income	\$433,800

EXPENSE SUMMARY

CAMPUS COTTAGE APARTMENTS

Taxes	\$38,160
Insurance	\$36,000
Manager Salary	\$30,000
Utilities- Common	\$20,597
Pest Control	\$300
Grounds	\$5,700
HVAC Repair/Maint	\$7,825
Appliance Repair	\$1,330
Plumbing Repairs/Maint	\$5,123
Gross Expenses	\$145,035
Net Operating Income	\$288,765

CAMPUS COTTAGES

Rent Roll

119 N 35TH AVE, HATTIESBURG, MS 39401

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
1	1	1	\$800	3/1/2025	2/28/2026
2	1	1	\$775	12/1/2024	6/30/2026
3	1	1	\$800	8/1/2024	7/31/2026
4	1	1	\$850	1/1/2024	1/31/2026
5	1	1	\$800	3/1/2025	3/31/2026
6	1	1	\$800	9/1/2025	8/30/2026
7	1	1	\$725	12/1/2024	11/30/2025
8	1	1	\$800	1/1/2025	12/31/2025
9	1	1	\$725	12/1/2024	11/30/2025
10	1	1	\$725	12/1/2024	11/30/2025
11	1	1	\$800	7/1/2025	6/30/2026
12	1	1	\$800	12/1/2024	11/30/2025
13	1	1	\$775	12/1/2024	11/30/2025
14	1	1	\$775	8/1/2024	7/31/2026
15	1	1	\$700	7/1/2023	6/30/2024
16	1	1	\$800	2/1/2025	1/31/2026
17	1	1	\$800	10/1/2024	xxxxx
18	1	1	\$800	12/18/2024	12/31/2025
19	1	1	\$800	8/1/2024	7/31/2025
20	1	1	\$700	7/1/2023	6/30/2024
21	1	1	\$800	2/1/2025	1/31/2026
22	1	1	\$725	12/1/2024	11/30/2025
23	1	1	\$750	11/1/2023	10/31/2024

CAMPUS COTTAGES

Rent Roll

119 N 35TH AVE, HATTIESBURG, MS 39401

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
24	1	1	\$800	12/1/2024	11/30/2025
A	1	1	\$800	8/1/2024	5/30/2027
B	1	1	\$825	5/1/2024	4/30/2026
C	1	1	\$725	12/1/2024	11/30/2025
D	1	1	\$800	3/1/2025	2/28/2026
E	1	1	\$825	5/1/2024	4/30/2026
F	1	1	\$725	12/1/2024	11/30/2025
G	1	1	\$850	8/10/2024	8/31/2026
H	1	1	\$700	7/1/2023	6/30/2024
I	1	1	\$700	10/6/2023	xxxxx
J	2	1.5	\$875	7/1/2023	6/30/2025
K	2	1.5	\$875	12/1/2024	11/30/2025
L	2	1.5	\$1,000	8/1/2025	7/31/2026
M	2	1.5	\$1,000	7/1/2025	6/30/2026
N	2	1.5	\$1,050	9/1/2024	8/31/2025
O	2	1.5	\$850	7/1/2023	6/30/2024
P	2	1.5	\$1,050	3/1/2025	2/28/2026
Q	2	1.5	\$1,000	4/1/2025	3/31/2025
R	2	1.5	\$875	8/1/2024	7/31/2025
S	2	1.5	\$1,000	1/1/2024	5/31/2026
T	2	1.5	\$1,000	8/1/2024	4/30/2026
TOTALS			\$36,150		