



Offering Memorandum

Holiday Apartment Homes

2006 OAK GROVE ROAD, HATTIESBURG, MS 39402

PRESENTED BY:

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PROPERTY SUMMARY

HOLIDAY APARTMENT HOMES

2006 OAK GROVE ROAD
HATTIESBURG, MS 39402

OFFERING SUMMARY

SALE PRICE:	\$700,000
BUILDING SIZE:	9,792 SF
CURRENT OCCUPANCY:	92%
LOT SIZE:	0.38 Acres
PRICE / SF:	\$71.49
CAP RATE:	8.52%



PROPERTY SUMMARY

Welcome to a compelling investment opportunity at 2006 Oak Grove Road, Hattiesburg, MS. This substantial 9,792 SF property, offering 12 units and built in 1977, presents an enticing prospect for the discerning Multifamily / High-Rise investor. Zoned R-3 for High Density Residential use, this well-positioned asset showcases significant growth potential in the coveted Hattiesburg area. Secure this prime property, suited for immediate income generation and future development opportunities. Take advantage of this chance to add a high-performing asset to your real estate portfolio.

PROPERTY HIGHLIGHTS

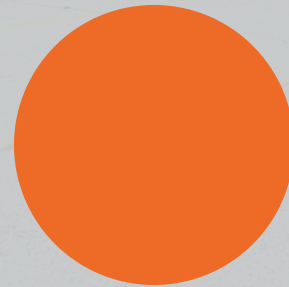
- 9,792 SF building
- 12 units
- Lamar County School District
- Built in 1977
- Zoned R-3
- High Density Residential
- Prime Hattiesburg location



KEY FEATURE

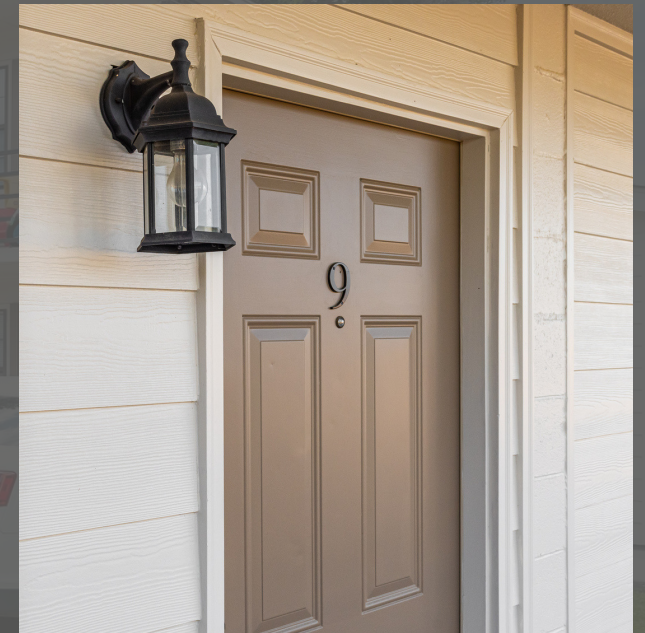


KEY FEATURE



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PROPERTY PHOTOS

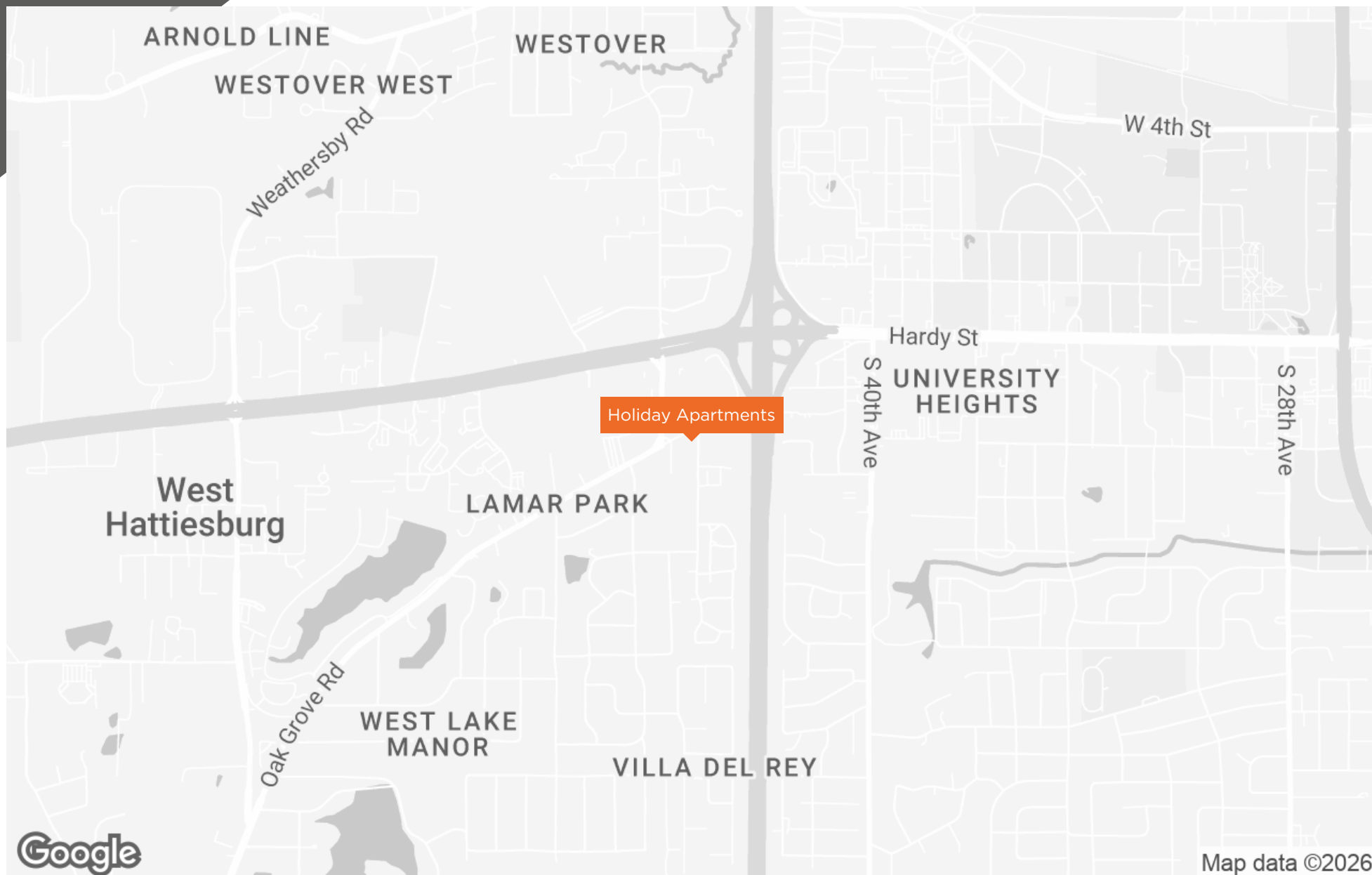


LOCATION DESCRIPTION

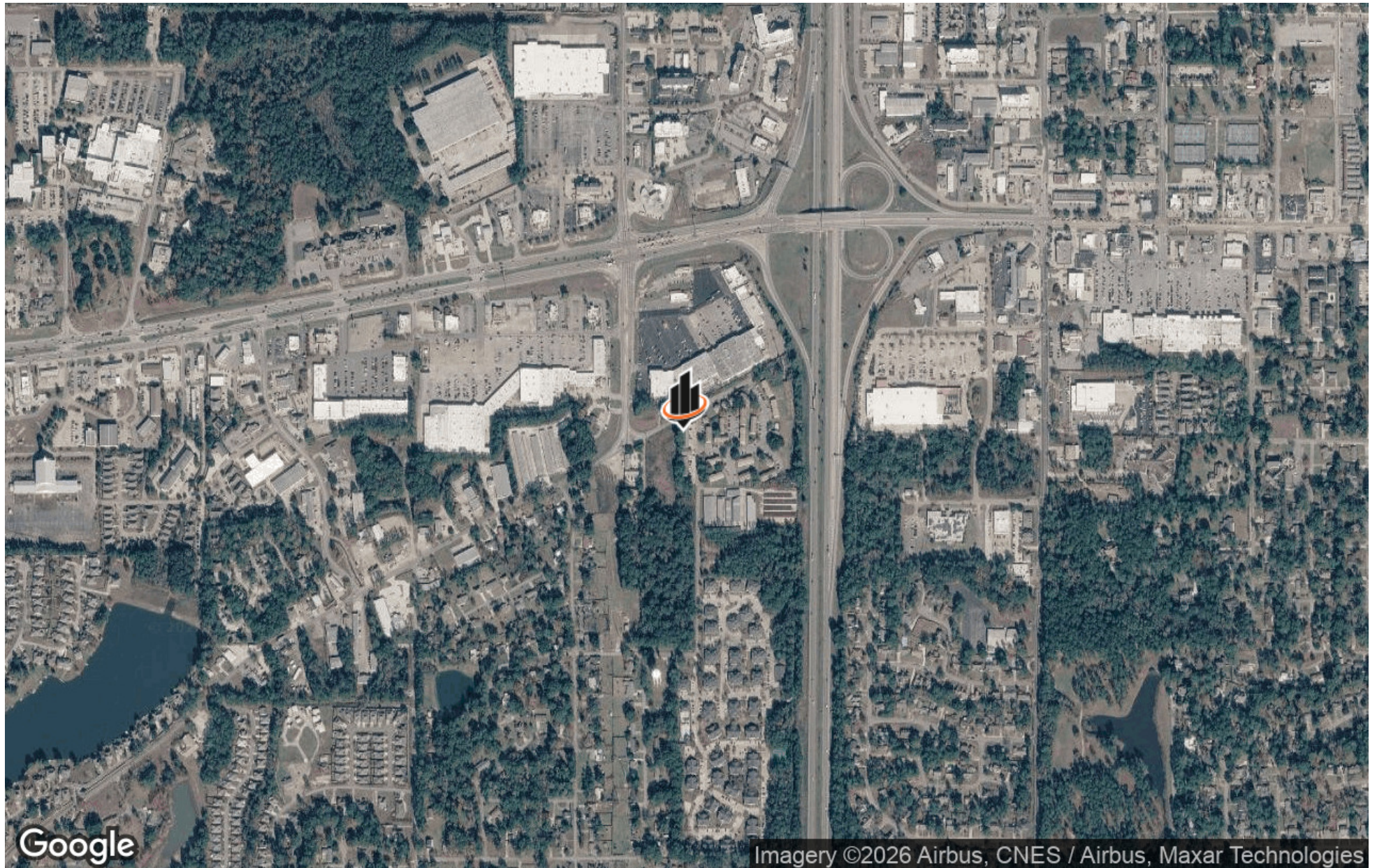
Discover the vibrant Hattiesburg market, a thriving hub renowned for its dynamic atmosphere and diverse amenities. Boasting close proximity to the University of Southern Mississippi, residents enjoy easy access to cultural and educational opportunities. The bustling downtown area showcases an array of dining, entertainment, and retail options, offering a lively urban experience. Additionally, the area features scenic parks and outdoor recreational spaces, perfect for residents seeking a balance of city living and outdoor leisure. With a strong rental demand and a growing population, the location presents an inviting investment environment for Multifamily / High-Rise investors seeking to capitalize on the city's promising real estate landscape.



REGIONAL MAP



AERIAL MAP

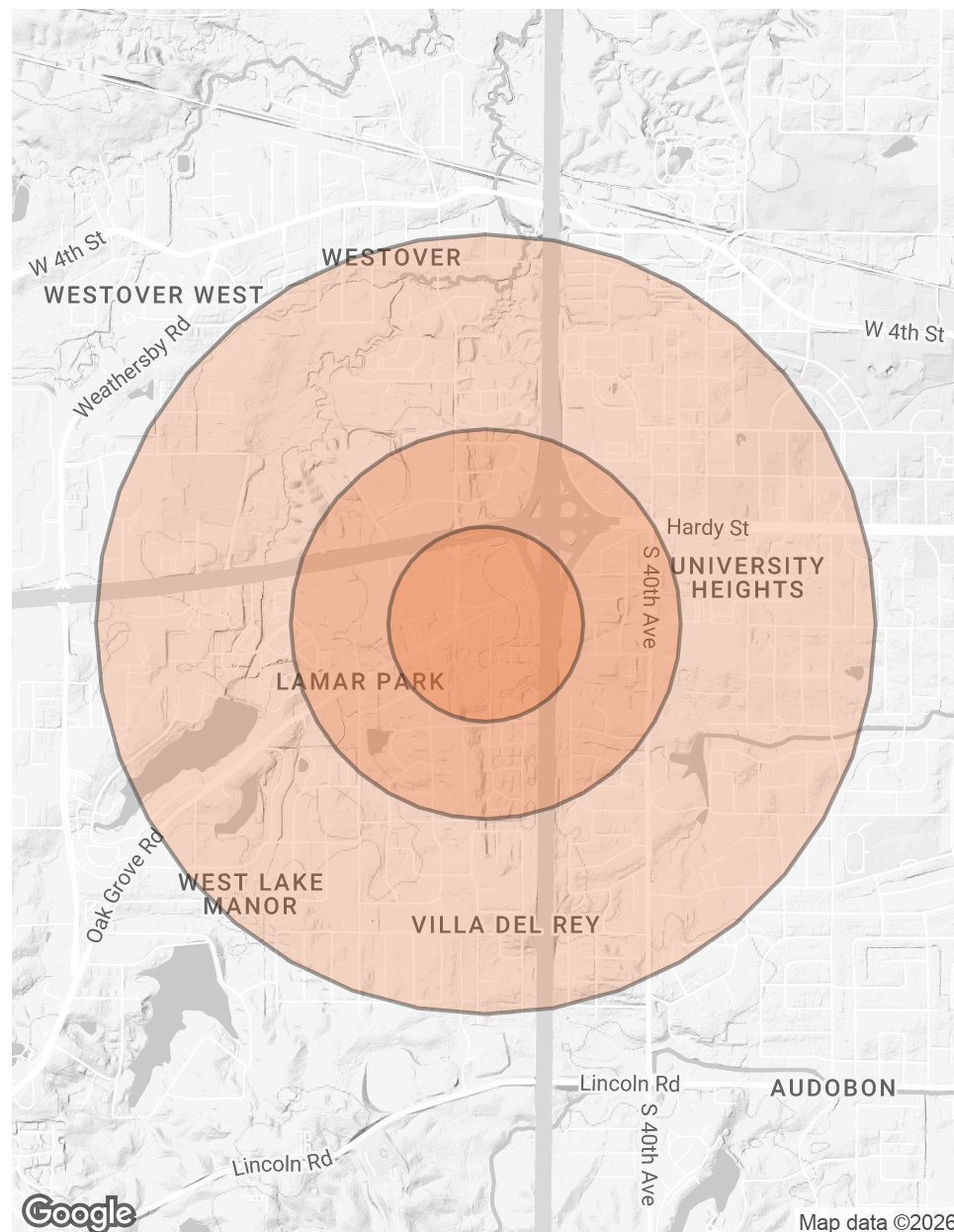


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	370	1,315	7,360
AVERAGE AGE	36.0	38.6	32.7
AVERAGE AGE (MALE)	44.8	44.1	35.5
AVERAGE AGE (FEMALE)	36.2	38.6	31.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	138	535	3,099
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$78,763	\$70,770	\$72,529
AVERAGE HOUSE VALUE	\$209,459	\$204,687	\$206,117

2023 American Community Survey (ACS)



MEET THE TEAM



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