

City View

24-Unit Multifamily Investment



FOR SALE

OFFERING SUMMARY

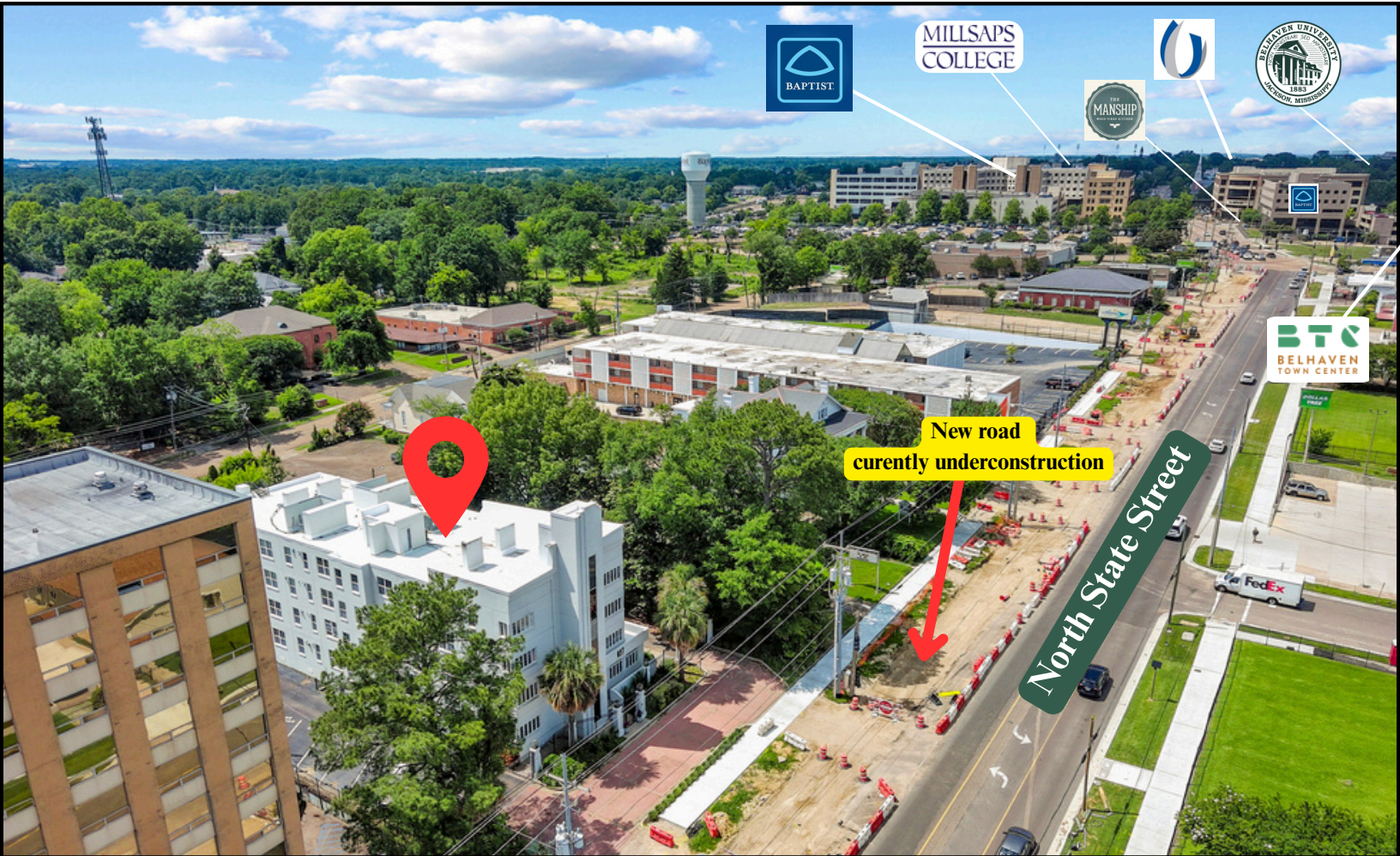
- 24-unit complex
- \$3,250,000
- Private Parking
- City of Jackson

PROPERTY FEATURES

- Centralized Location between Belhaven and Downtown Corridor
- Strong Professional Tenant Base
- Near Densely Concentrated walkable retail & educational facilities
- Frontage on North State Street in a highly desirable area.

Madison Properties Inc.

City View



Madison Properties, Inc. is pleased to present City View Apartments, a fully occupied, 24-unit multi-family asset ideally positioned in the heart of Jackson's most dynamic urban corridor. This Miami Art Deco building offers a four-story, elevator-served community that represents a rare, stabilized investment opportunity with institutional-quality finishes, strong infrastructure fundamentals, and a recession-resistant tenant base driven by one of the Southeast's most powerful concentrations of healthcare, higher education, government, and professional employment.

Situated directly on N. State Street, the property is surrounded by major demand generators, including UMMC, Baptist Medical Center, Millsaps College, Mississippi College School of Law, Belhaven University, and the Mississippi State Capitol. This location provides ample convenience for professional tenants looking for an area that offers entertainment, recreational parks and trails in close proximity to work.



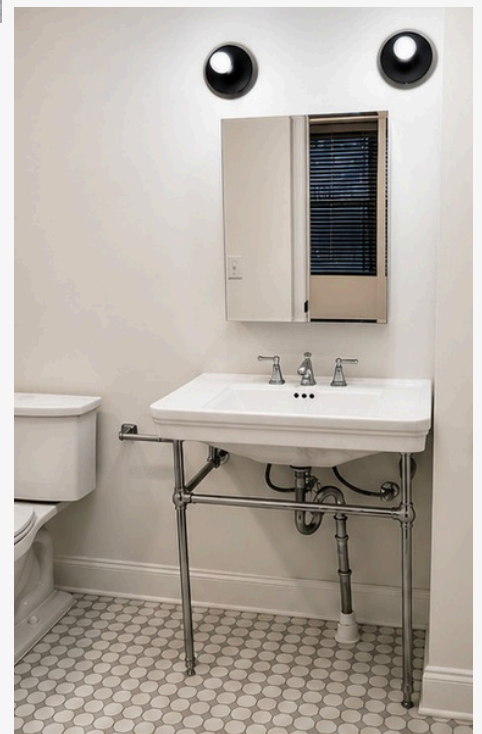
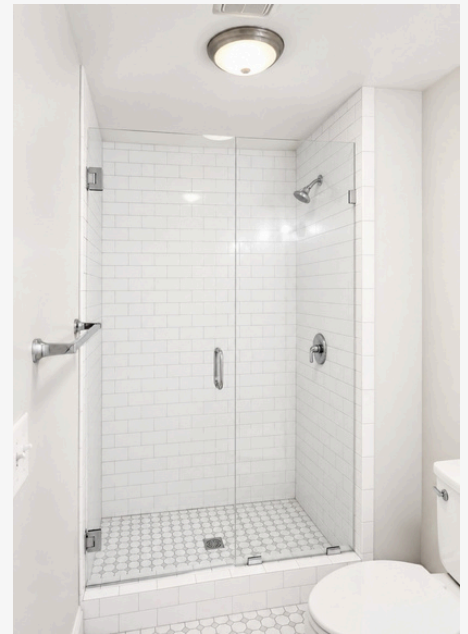
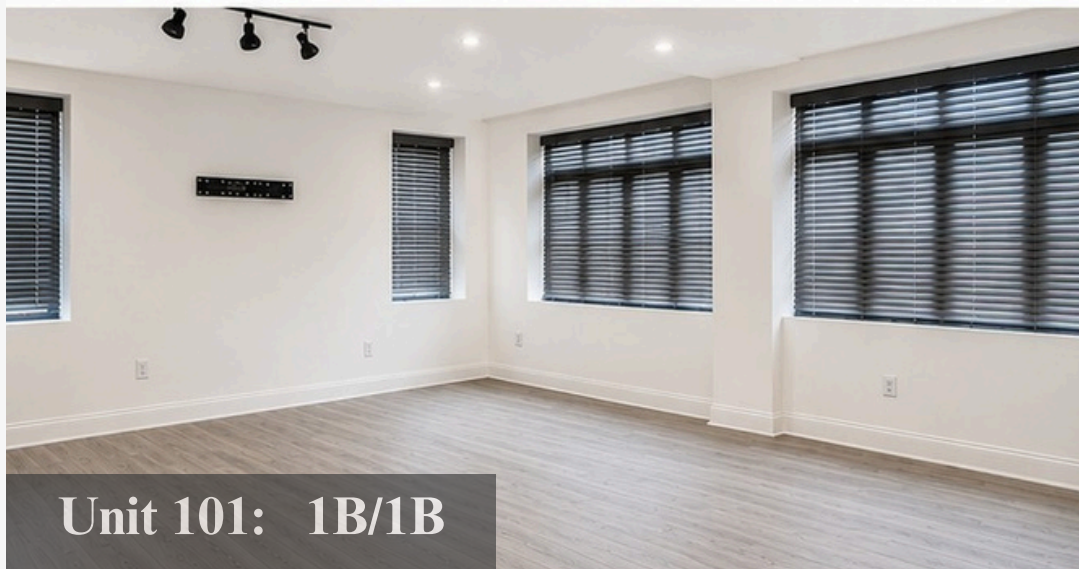
INVESTMENT HIGHLIGHTS

- 100% occupied – stabilized, cash-flowing asset at acquisition
- Recession-resistant demand: healthcare, law, government, and higher education anchors
 - Major Capital Expenditure addressed – new roof coating with 15-year unlimited warranty (May 2026)
 - Upgraded unit interiors with luxury vinyl plank flooring and tile-wrapped showers, stainless steel appliances
 - Gated, private parking with fob-controlled access – a differentiating amenity in the urban core
 - Energy-efficient LED lighting throughout, reducing operating costs
 - Elevator-served building broadens tenant accessibility and appeal
 - Walking distance to Baptist Medical Center; minutes to UMMC, MC Law, Millsaps, Belhaven Towncenter (Food, Shopping, and Entertainment district)

24-Unit Multifamily Building



Interior Units:

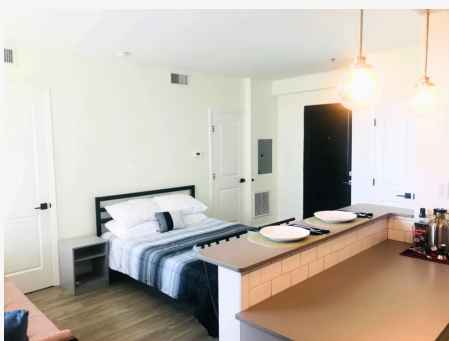


- LVP Flooring Throughout
- Updated Appliances
- Stacked Washer Dryers
- Walk-in Tile Showers

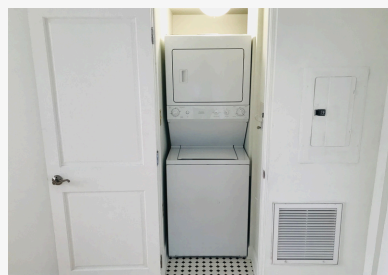
Interior Units:



Unit 404: Studio



Interior Units:



Interior Units:



Unit 104: Studio



- **Kitchen updates**
- **Quartz Counter Tops**
- **Tile Bathroom Floors**



24 Unit Mix

- 11 = 1Bed/1.5Bath
- 8 = 1Bed/1Bath
- 4 = Studio
- 1 = 2Bed/2Bath

City View Specifics

City View Multi-family is a beautifully renovated, four-story mid-rise featuring 24 upgraded residential units currently at 100% occupancy. One of the units is currently used as a successful short-term to mid-term furnished rental. The property has been meticulously maintained and offers residents a premium urban living experience in the heart of multiple entertainment districts.

Unit Interiors: Many of units feature LVP and Woodflooring and tile-wrapped shower surrounds, reflecting thoughtful renovations that attracts and retains quality, long-term professional tenants.

Secured Parking: Tenants enjoy private gated parking with fob-controlled access — a highly valued amenity for the professional renter demographic this location commands, and a meaningful competitive differentiator in the urban core submarket.

Building Systems: The property is equipped with a passenger elevator, LED lighting throughout public spaces for energy efficiency, and comprehensive security lighting. These features reduce operating expenses and enhance resident safety and satisfaction.

Roof — Major Capital Item Addressed: A new roof coating was professionally applied in May 2026, backed by a 15-year unlimited warranty. This substantially reduces near-term capital expenditure risk for the incoming investor and reflects the current ownership's commitment to long-term asset preservation.

LOCATION & DEMAND DRIVERS

University of Mississippi Medical Center

UMMC - Mississippi's only academic medical center: \$2B budget (~10% of the Jackson metro economy) and a top employer. 3,000+ students across 6 health schools, plus residents and faculty — steady demand.

Baptist Medical Center

Just 0.3 miles away — a 6-minute walk — Baptist adds hundreds of nurses, physicians, and administrative staff to the immediate rental pool.

Millsaps College

A prestigious private liberal arts college on 100 acres, minutes up the same corridor. Faculty, staff, and grad students regularly seek nearby off-campus housing.

Mississippi College School of Law

Downtown Jackson, walkable to City Hall and the State Supreme and Federal courts. MC Law's 430+ students plus faculty and staff drive strong professional renter demand.

Belhaven University

A private university (est. 1883) with ~3,600 students, deepening the graduate and professional renter base in this submarket.

Mississippi State Capitol & Government District

A two-minute drive to the State Capitol positions City View perfectly for legislators, lobbyists, attorneys, and state agency professionals requiring quality urban housing during legislative sessions and year-round.

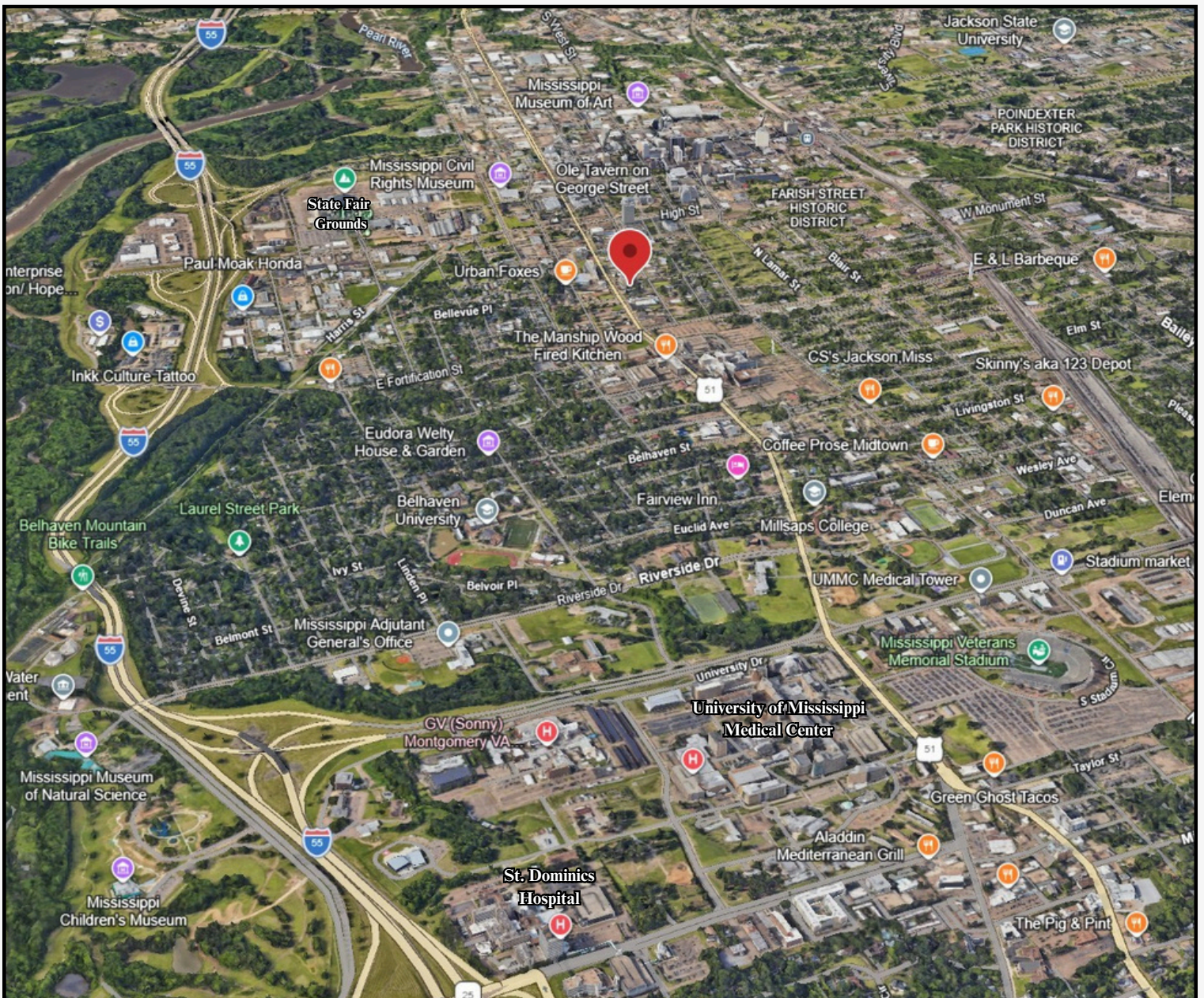
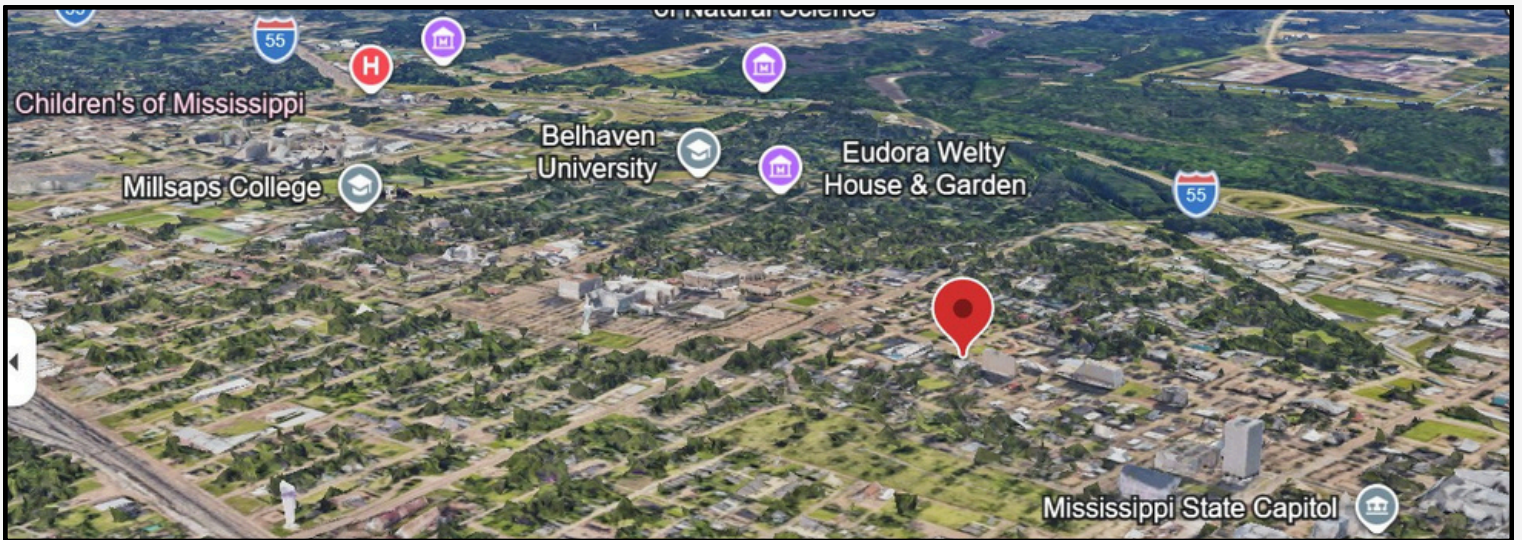
Belhaven Town Center

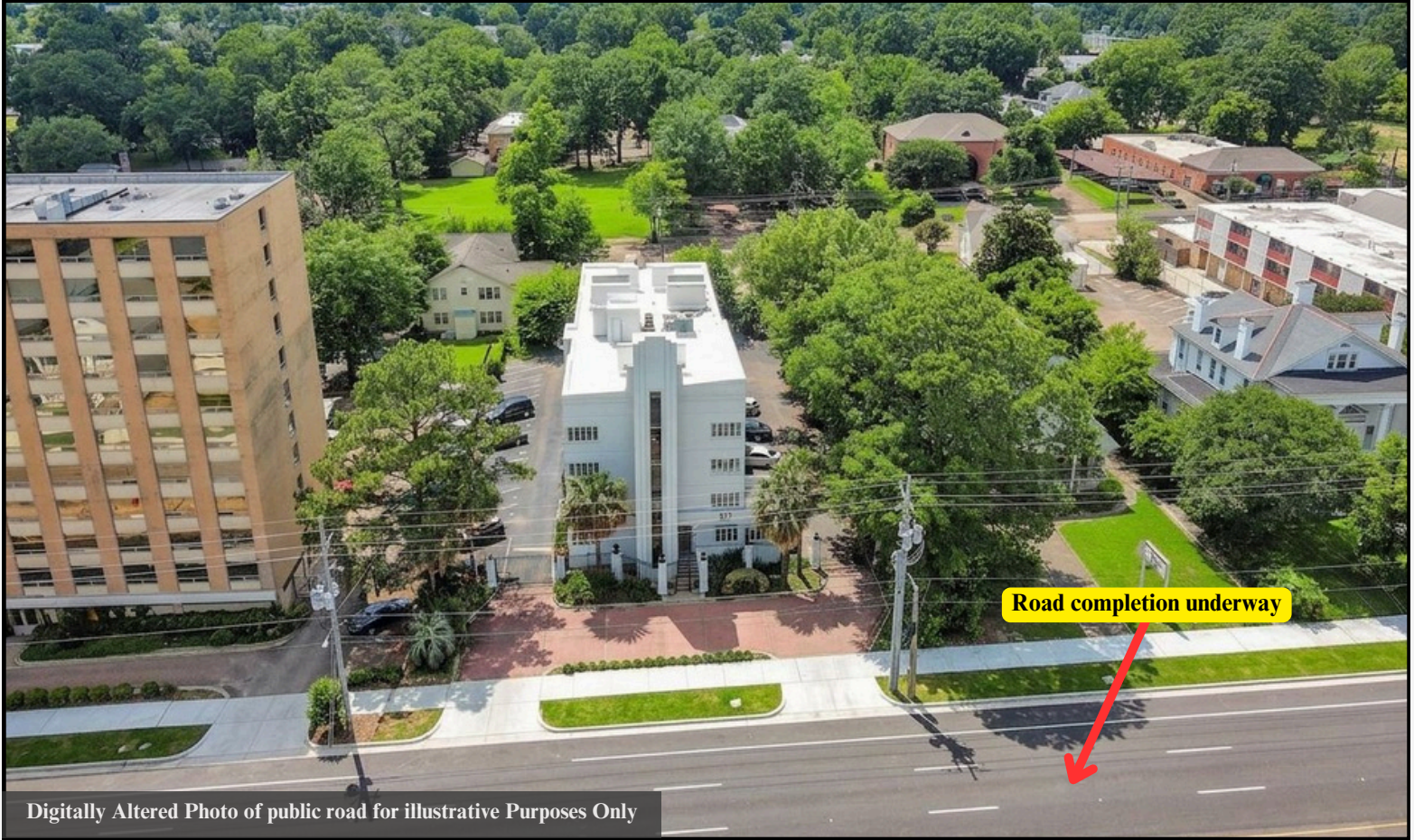
Minutes from a vibrant dining and entertainment corridor — Fertile Ground Brewery, The Manship, Keifers, Elvie's, Pulito Osteria, Poppie's Pies, and Rowans — plus boutiques and coffee shops.

Fondren: Music & Visual Arts District A 2-minute drive to Fondren's entertainment hub — The Capri theatre, The Station's large outdoor yard, Pig N Pint, Fondren Guitars, The Apothecary, and Fondren Public.

Museum Trail - A paved multi-use trail linking the Mississippi Museum of Natural Science, Children's Museum, and Ag & Forestry Museum — ideal for walking, running, and cycling. Phases are still in progress to integrate city walking, biking, and community infrastructure.

Geographical Map





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