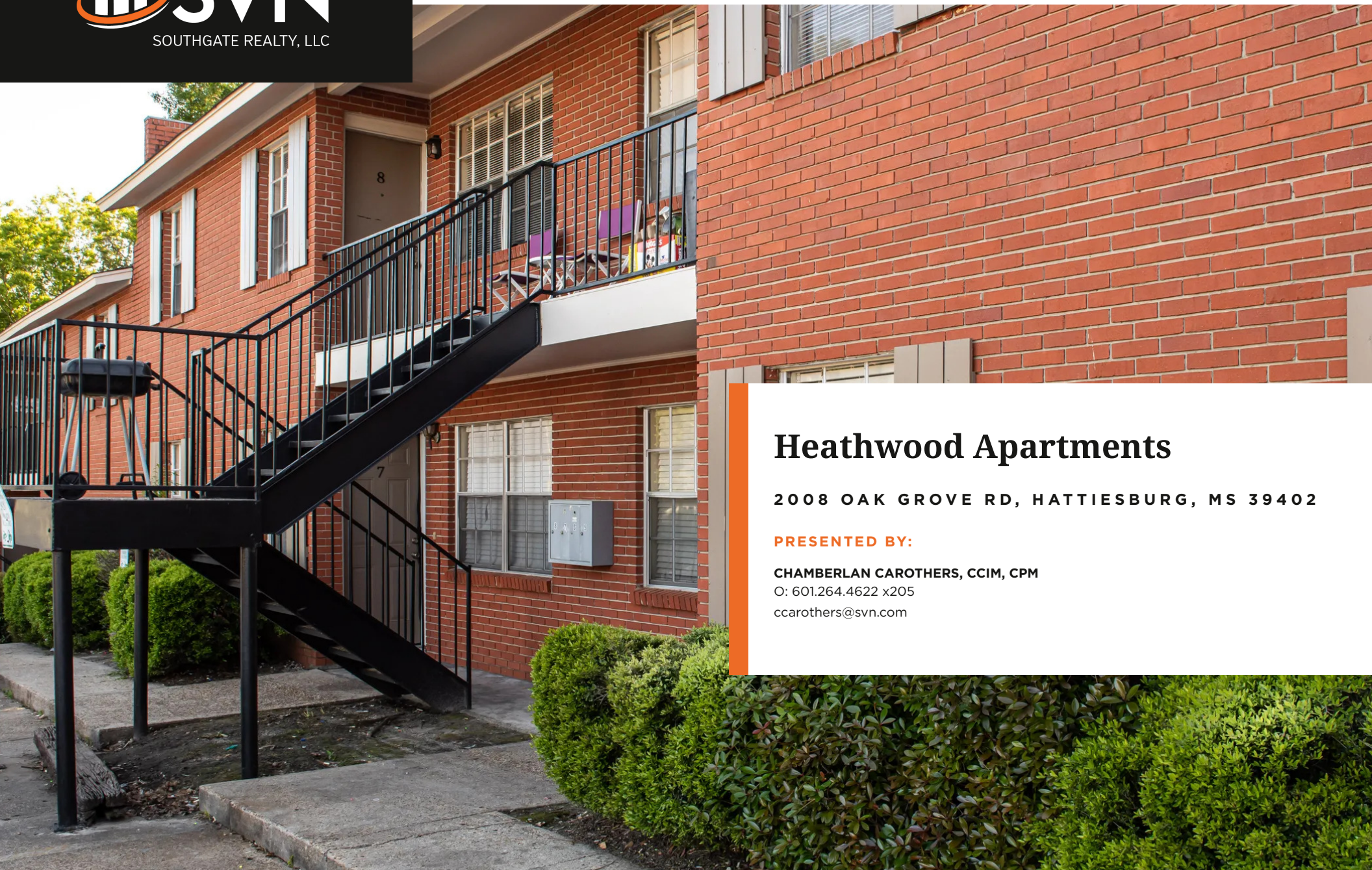




# Offering Memorandum



## Heathwood Apartments

2008 OAK GROVE RD, HATTIESBURG, MS 39402

**PRESENTED BY:**

**CHAMBERLAN CAROTHERS, CCIM, CPM**

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## PROPERTY SUMMARY

### HEATHWOOD APARTMENTS

2008 OAK GROVE RD  
HATTIESBURG, MS 39402

#### OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>SALE PRICE:</b>    | \$1,080,000 |
| <b>BUILDING SIZE:</b> | 16,496 SF   |
| <b>CURRENT LEASE:</b> | 100%        |
| <b>LOT SIZE:</b>      | 18,409 SF   |
| <b>PRICE / SF:</b>    | \$65.47     |
| <b>CAP RATE:</b>      | 7.32%       |

## PROPERTY SUMMARY

Introducing a prime investment opportunity at 2008 Oak Grove Rd, Hattiesburg, MS. This 16,496 SF property, boasting 16 units, offers a lucrative asset for the savvy Multifamily / High-Rise investor. Built in 1978 and zoned R-3, this well-maintained gem enjoys an impressive 100% lease rate, ensuring immediate returns. Located in the sought-after Oak Grove area, this property presents an attractive prospect for those seeking a solid investment in the thriving real estate market. Don't miss out on this rare chance to acquire a lucrative property with exceptional growth potential.



## PROPERTY HIGHLIGHTS

- 16,496 SF building
- 16 units
- Lamar County School District
- Built in 1978
- Zoned R-3
- Prime location in Hattiesburg
- 100% occupancy rate



KEY FEATURE



KEY FEATURE

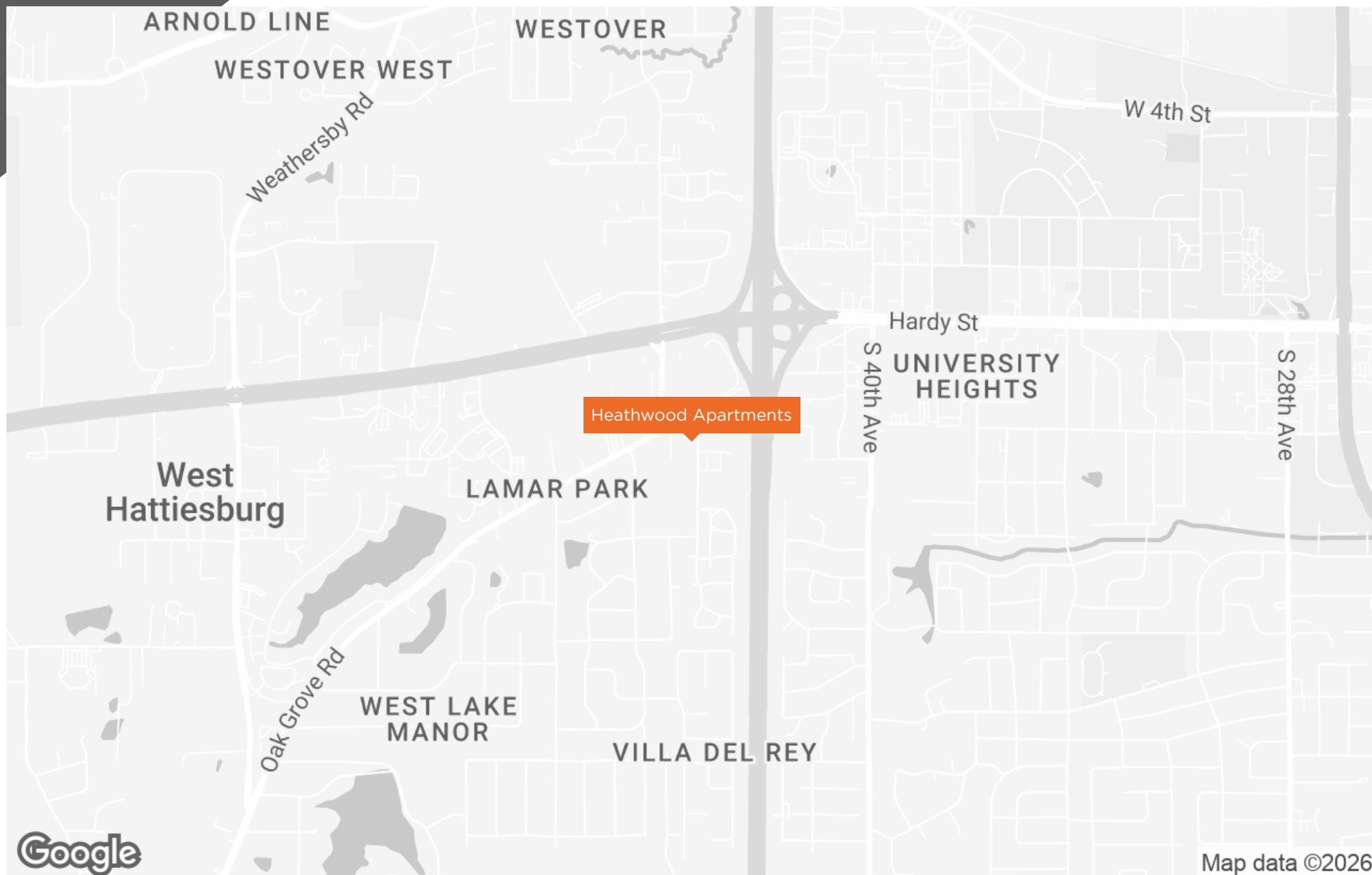


KEY FEATURE

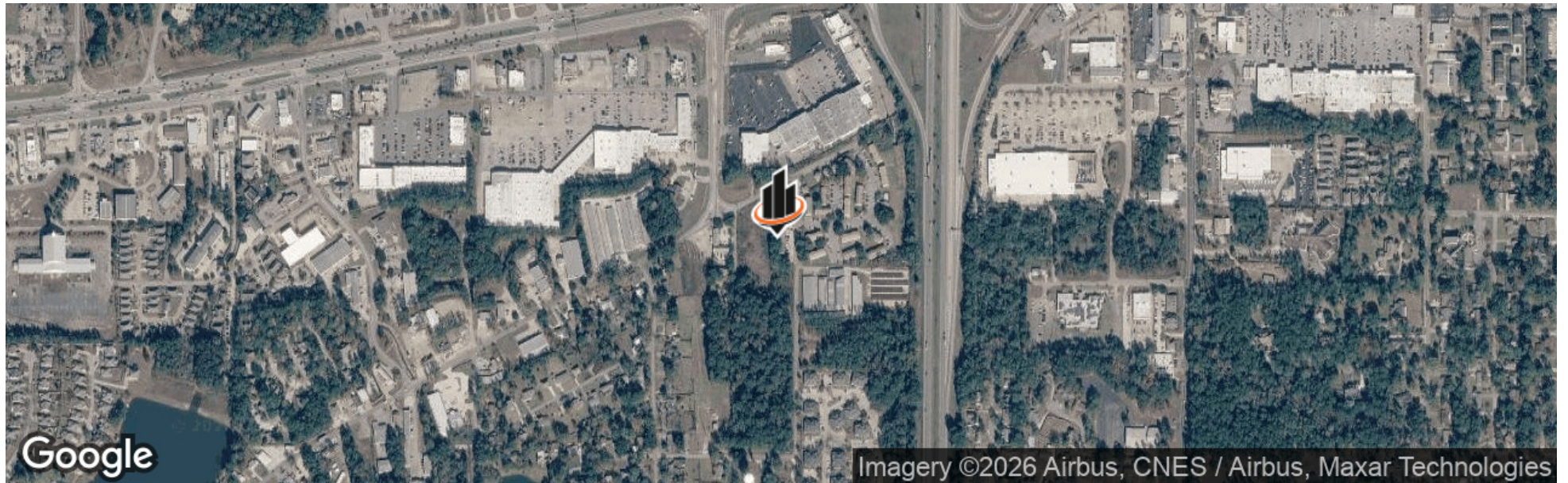
## PROPERTY PHOTOS



## REGIONAL MAP



## AERIAL MAP



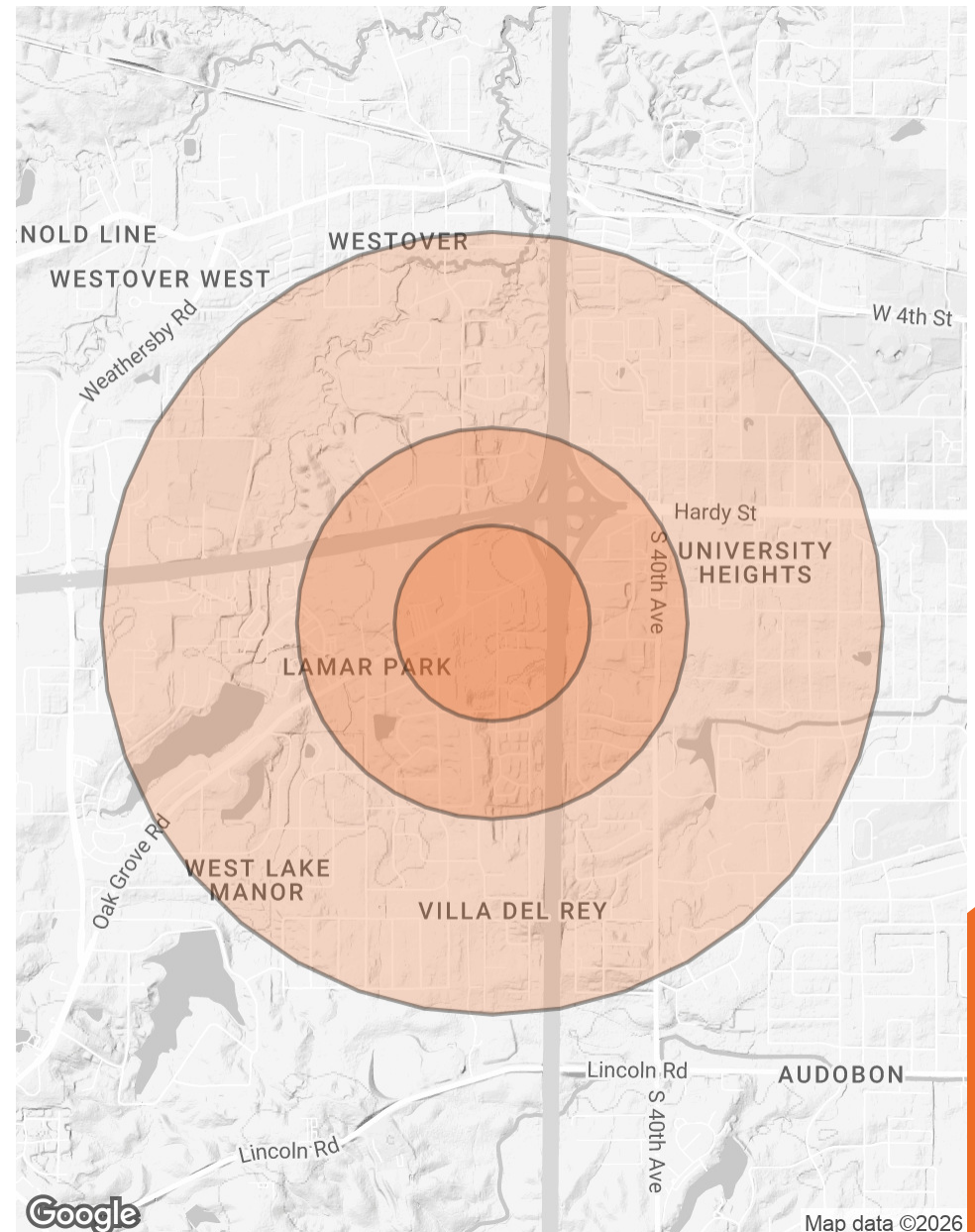
# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 367        | 1,322     | 7,140  |
| AVERAGE AGE          | 35.8       | 38.7      | 33.2   |
| AVERAGE AGE (MALE)   | 45.0       | 44.5      | 36.0   |
| AVERAGE AGE (FEMALE) | 35.9       | 38.8      | 32.5   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 136        | 529       | 3,015     |
| # OF PERSONS PER HH | 2.7        | 2.5       | 2.4       |
| AVERAGE HH INCOME   | \$80,161   | \$72,491  | \$74,080  |
| AVERAGE HOUSE VALUE | \$208,525  | \$205,528 | \$207,519 |

2023 American Community Survey (ACS)



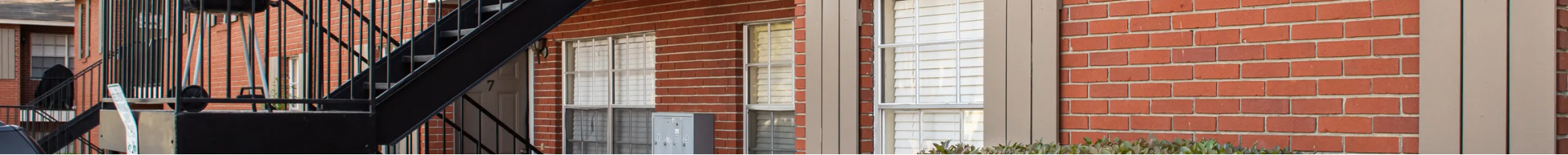
## MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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