



SEACREST ON SOUTHERN | 1910 SOUTHERN AVE, BILOXI, MS 39531



44 UNITS



BILOXI, MS



RENOVATED 2024

INVESTMENT HIGHLIGHTS

A+ COASTAL LOCATION

Seacrest on Southern boasts a prime location just one block from the white-sand beaches of the Gulf Coast, offering residents a true coastal lifestyle. The property is conveniently positioned within minutes of downtown Biloxi, Beau Rivage Resort & Casino, Keesler Air Force Base, and the area's vibrant dining, entertainment, and retail corridors. Its proximity to major employers, beachfront recreation, and Highway 90 provides excellent accessibility and long-term appeal for both residents and investors. This highly desirable setting drives consistent rental demand and supports long-term value appreciation.

2024 RENOVATION WITH PREMIUM INTERIOR FINISHES

The property features high-end, fully renovated interiors designed to attract quality tenants and minimize future capital needs. Each unit showcases fully updated features including granite countertops, stainless-steel appliances, designer lighting, modern cabinetry, luxury vinyl plank (LVP) flooring throughout, high-end bathroom finishes and more. With renovations completed in 2024, investors can acquire a turnkey asset requiring minimal immediate capital expenditures.

STRONG GULFPORT/BILOXI MULTIFAMILY MARKET FUNDAMENTALS

The Gulfport–Biloxi MSA continues to demonstrate healthy multifamily performance, with rent growth averaging approximately 4% year-over-year and occupancy levels maintaining around 92%. The market benefits from a balanced supply-demand dynamic, supported by steady population and employment growth tied to the region's military, tourism, and healthcare sectors. With limited new construction in the near-term pipeline, existing assets like Seacrest on Southern are well-positioned to capitalize on sustained rent growth and stable occupancy trends.



4%
Year over Year
Rent Growth

92%
Occupancy
Levels



PROPERTY SUMMARY

PROPERTY INFORMATION

Address:	1901 Southern Ave, Biloxi, MS 39531
Lot Size:	0.91 Acres
Zoning:	R3 Multifamily Residential

BUILDING DESCRIPTION

Year Built:	1960
Year Renovated:	2024
Total Units	44
Exterior Materials:	Brick
Doors	Solid 6-panel doors, exterior; hollow 6 panel, interior
Windows:	Double pane windows
Framing:	Wood framing
Ground Floor	Concrete slab
Elevated Floors	Concrete
Roof Construction:	Flat
Roof Covering:	Duro-Last membrane
Foundation:	Concrete
Parking:	52 total surface spaces



PROPERTY AMENITIES

KITCHENS

Granite counter tops; Stainless steel refrigerator; Oven and dishwasher; New Shaker style cabinets

BATHROOMS

New Shaker style cabinets with granite countertops; New toilets; New marble surround in shower/tub combination area; Tubs have been resurfaced

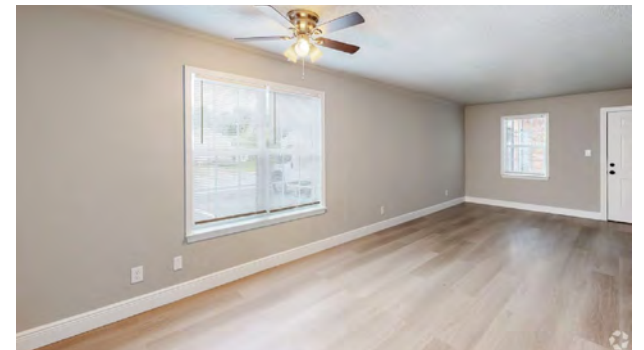
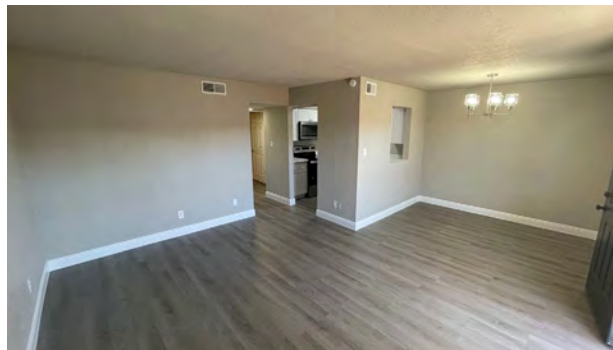
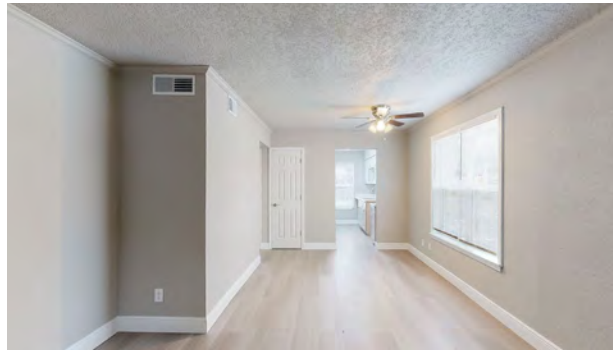
MISCELLANEOUS

Luxury vinyl plank flooring throughout units; All new ceiling fans, light fixtures, electrical outlets; Most units have all new electric panels.

COMMUNITY AMENITIES

Newly renovated laundry facility with a brand new 50 gal hot water heater; Swimming pool; Resurfaced parking area; Onsite management; and Onsite 24hr emergency maintenance





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