

5400 & 5420 28th Street

Gulfport, Mississippi 39501

OFFERING PRICE

\$735K

\$56,538 / unit

TOTAL UNITS

13

+ laundry + commercial

GROSS RENTS / MO

\$8,700

\$104,400 annually

CURRENT CAP RATE

6.96%

on in-place NOI

The Offering

Property Type	Multifamily + Mixed-Use
Parcel 1	5420 28th Street, Gulfport
Parcel 2	5400 28th Street, Gulfport
Total Residential Units	13
Unit Mix	12 × 2Bd/1Ba 1 × Studio
Commercial Space	~600 SF (vacant)
On-Site Laundry	Present (non-operating)
Gross Scheduled Rent	\$8,700 / month
Property Taxes (combined)	\$6,456 / year
Owner-Paid Water	\$550 / month
Dumpster Service	\$400 / month
Insurance (confirmed)	\$13,125 / year
Offering Price	\$735,000

ASKING PRICE

\$735,000

13 units across two legally separate parcels in Gulfport's most demand-stable corridor.

6.96% **7.04x\$56,538**

IN-PLACE CAPGRM PER UNIT

📍 Location: Directly Across from NCBC Gulfport (Navy Seabee Base)

Naval Construction Battalion Center Gulfport is one of the largest military installations on the Gulf Coast, employing thousands of active-duty Seabees, civilians, and contractors year-round. The base sits directly across 28th Street from this property — creating a permanent, credit-quality tenant demand pool that does not fluctuate with local economic cycles. Military BAH (Basic Allowance for Housing) rates for Gulfport-area servicemembers with dependents range from approximately \$1,350–\$1,650+/month for E-5 and above — well above current rent levels at this property, representing built-in absorption capacity for any rent increases a new owner implements.

Income & Expense Pro Forma

LINE ITEM	MONTHLY	ANNUAL	SOURCE
GROSS INCOME			
12 × 2-Bedroom / 1-Bath Units	\$8,100	\$97,200	~\$675 avg/unit
1 × 1-Bedroom Studio	\$600	\$7,200	Implied from total
600 SF Commercial Space	\$0	\$0	Vacant — upside
On-Site Laundry	\$0	\$0	Non-operating — upside
Gross Scheduled Rent	\$8,700	\$104,400	Per owner
Less: Vacancy & Credit Loss (8%)	(\$696)	(\$8,352)	Conservative estimate
Effective Gross Income	\$8,004	\$96,048	
OPERATING EXPENSES			
Property Taxes — 5420 28th St	(\$475)	(\$5,694)	County records
Property Taxes — 5400 28th St	(\$64)	(\$762)	County records
Water (owner-paid)	(\$550)	(\$6,600)	Per owner
Dumpster Service	(\$400)	(\$4,800)	Per owner
Insurance	(\$1,094)	(\$13,125)	Confirmed — owner policy
Repairs & Maintenance (est.)	(\$433)	(\$5,200)	~\$400/unit/year
Property Management (est. 8%)	(\$640)	(\$7,684)	If professionally managed
Misc / Admin / Licenses	(\$83)	(\$1,000)	Accounting, permits
Total Operating Expenses	(\$3,738)	(\$44,865)	~47% expense ratio
Net Operating Income	\$4,265	\$51,183	Before debt service

Self-Managing Buyer Note: A buyer who self-manages eliminates the \$7,684/yr management fee, lifting NOI to approximately **\$58,867/yr** and the cap rate to **8.01%** at the \$735,000 ask price — a meaningfully different return profile for an owner-operator.

Current vs. Stabilized Returns

SCENARIO A — IN-PLACE (DAY ONE)

Gross Rent / Year	\$104,400
Effective Gross Income	\$96,048
Total Expenses	\$44,865
Net Operating Income	\$51,183
Cap Rate @ \$735K	6.96%
GRM	7.04x
Cash-on-Cash (est. 25% down)	~6.6%

SCENARIO B — STABILIZED (MARKET RENTS + ANCILLARY)

Gross Rent / Year	\$157,200
Effective Gross Income (8% vac.)	\$144,624
Total Expenses (scaled)	\$53,265
Stabilized NOI	\$91,359
Implied Cap Rate @ \$735K	12.4%
Implied Value @ 8% Exit Cap	~\$1,142,000
Value Created Above Purchase	~\$417,000

Scenario B assumes: 12 × 2Bd at \$850/mo avg, studio at \$750/mo, commercial space at \$800/mo, laundry at \$400/mo = \$13,100/mo gross. Expenses scaled proportionally with management on new gross, plus higher R&M at \$500/unit. Stabilized value calculated at an 8.0% exit cap — conservative for a Navy-adjacent asset with demonstrated demand. These are projections, not guarantees.

5-YEAR HOLD PROJECTION (SCENARIO B PATH)

YEAR	GROSS RENTS	NOI (EST.)	CUM. CASH FLOW	EST. VALUE @ 8% CAP	TOTAL RETURN
Year 1 (current)	\$104,400	\$51,183	\$51,183	\$639,788	Baseline
Year 2 (partial lift)	\$120,000	\$62,000	\$113,183	\$775,000	+\$163K equity
Year 3 (approaching market)	\$140,000	\$78,000	\$191,183	\$975,000	+\$363K equity
Year 5 (stabilized)	\$157,200+	\$91,359+	\$350,000+	\$1,142,000+	~+\$767K total

Hold projection assumes gradual rent normalization over 4–5 years via natural lease turnover (no forced evictions needed), commercial lease-up by Year 2, and laundry restoration in Year 1. Values are illustrative. Actual results depend on execution, market conditions, and financing terms.

Three Paths to Higher NOI



BELOW-MARKET RENT ROLL

Current 2Bd/1Ba units average ~\$675/month. Gulfport 2Bd market rents are \$850-\$1,100+/month. Military BAH for the area supports \$1,350+ for E-5 with dependents. No capital required — rent upside is captured through natural lease turnover as units turn.

↑ **Potential: +\$2,100-\$5,100/mo on 2Bd units alone**



VACANT COMMERCIAL SPACE

~600 SF of street-facing commercial space is currently vacant and generating zero income. With Navy base traffic and proximity, this space is suited for a small service business, office, or storage tenant. Minimal tenant improvement costs anticipated.

↑ **Potential: +\$600-\$900/mo (\$7,200-\$10,800/yr)**



ON-SITE LAUNDRY RESTORATION

An on-site laundry facility is present but non-operating. Leasing the space to a coin-operated laundry operator or installing equipment directly can add recurring passive income. Operators typically handle installation and maintenance in a revenue-share or flat-rent arrangement.

↑ **Potential: +\$300-\$700/mo (\$3,600-\$8,400/yr)**

CURRENT GROSS RENTS

\$8,700/mo



STABILIZED POTENTIAL

\$13,100/mo

+51% above current collections

Comparable Sales

PROPERTY	UNITS	SF	SALE PRICE	\$/UNIT	DATE	NOTES
★ 5400/5420 28th St, Gulfport	13	—	\$735,000	\$56,538	Subject	Navy base + upside
2524 28th St, Gulfport	14	12,960	\$590,007	\$42,143	Jul 2023	Best comp — same street
3121 6th Ave, Gulfport	12	8,346	\$540,000	\$45,000	Mar 2023	Similar size
177 16th St, Gulfport	11	10,262	\$1,100,000	\$100,000	Apr 2024	Renovated — ceiling comp
321 Rodenberg Ave, Biloxi	18	11,044	\$775,000	\$43,056	Dec 2025	Regional, recent
6525 Jasmine St, Moss Point	8	4,447	\$329,900	\$41,238	Apr 2026	Smaller, recent
15070 W Tyler St, Gulfport	13	6,113	\$105,000	\$8,077	Mar 2026	Distressed — excluded

Key takeaway: The most directly comparable sale — 2524 28th Street, 14 units on the same street — closed at \$590,007 in July 2023, or \$42,143/unit. At \$735,000 (\$56,538/unit), the subject property is priced at a premium of approximately 32% per unit above that comp. The premium is justified by: (1) two years of rent and value appreciation since that close, (2) the commercial space and laundry income streams that comp did not offer, and (3) a clear value-add narrative that underwriting-savvy buyers will recognize. The renovated 16th Street sale at \$100,000/unit establishes a clear ceiling demonstrating significant value-creation runway for an active owner.

Buyer Checklist

2+ years owner income & expense statements (P&L)

All current leases and rental agreements

Current rent roll with lease expiration dates

12 months utility bills — water, electric, gas

Confirmed insurance declarations page

Property tax receipts — both parcels (5400 & 5420)

Dumpster service contract and billing

Physical inspection — all units, laundry, commercial

Roof inspection and remaining useful life estimate

HVAC condition and age — all units

Plumbing / electrical inspection report

Survey — both parcels (verify legal descriptions)

Title search — both parcels, confirm clear title

Phase I Environmental (commercial space)

Zoning verification — confirm permitted uses

Laundry equipment condition / restoration estimate

Any open permits, violations, or code issues

Owner disclosure statement — known defects

FINANCING CONSIDERATIONS

This property qualifies as commercial/multifamily (5+ units) and would typically be financed with a **commercial mortgage** (not a residential loan). Buyers should anticipate 20–30% down payment requirements, loan terms of 5–25 years with 20–30 year amortization, and underwriting based on the property's income. At \$735,000 with 25% down (\$183,750), a 7.5% rate on a 25-year am produces a monthly debt service of approximately **\$3,814/mo (\$45,768/yr)**, yielding an estimated **DSCR of ~1.12x** on current NOI — bankable but tight, which reinforces the value-add upside as the primary investor thesis.