

# SALE

## SINGLE-FAMILY RESIDENTIAL CONDO PORTFOLIO

1625 Martin Bluff Road Gautier, MS 39553



### OFFERING SUMMARY

|                  |                                                 |
|------------------|-------------------------------------------------|
| Sale Price:      | \$1,360,000                                     |
| Available SF:    | 22,764 SF                                       |
| Lot Size:        | 9.8 Acres                                       |
| Number of Units: | 20                                              |
| Price / SF:      | \$59.74                                         |
| Price / Unit     | \$68,000                                        |
| Cap Rate:        | 5.65%                                           |
| NOI:             | \$76,897                                        |
| Year Built:      | 1970                                            |
| Zoning:          | R-2 Single-Family Residential                   |
| Market:          | Multi-Family                                    |
| Submarket:       | Single Family Residential Condominium Portfolio |

### PROPERTY OVERVIEW

Introducing a lucrative investment opportunity: 1625 Martin Bluff Road in Gautier, MS. This impressive 22,764 SF building, boasting 20 units, stands as a prime example of multifamily real estate at its finest. Built in 1970 and currently enjoying an enviable 100% occupancy rate, this property aligns with your investment objectives. Situated in the sought-after multi-family area and zoned R-2 Single-Family Residential, it presents a secure and promising venture. The HOA covers essential amenities including insurance, water, sewer, and trash, while also offering access to a pool and park. With convenient proximity to interstate access and downtown, as well as neighboring prominent employers like Ingall's Shipbuilding and Chevron, this property promises a rewarding investment opportunity.

### PROPERTY HIGHLIGHTS

- 20 Units totaling 22,764 SF
- Built in 1970
- Zoned R-2 Single-Family Residential
- Impressive 100% occupancy rate
- Well-maintained low-rise/garden-style property
- Proven track record of consistent rental income
- Ample parking for residents and guests
- On-site HOA and local management for tenant convenience

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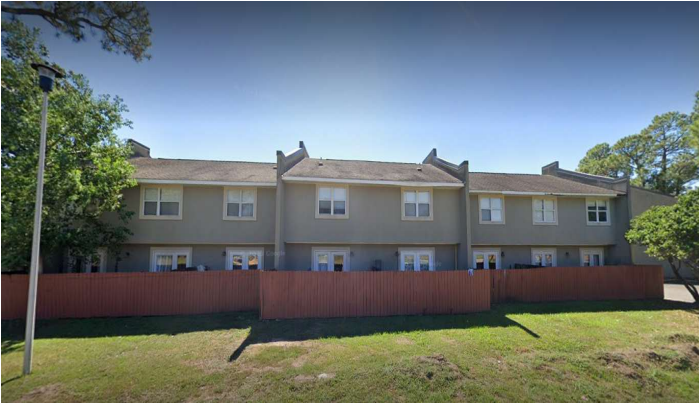
**COLDWELL BANKER  
COMMERCIAL**  
ALFONSO REALTY, INC.



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### LOCATION DESCRIPTION

Discover a promising investment opportunity in the vibrant Gautier, MS area, perfect for Condo and Multifamily investors. Situated near prime attractions like Shepard State Park and the Mississippi Sound, this Single-Family Residential Portfolio offers an ideal location for prospective residents. Boasting a family-friendly environment with proximity to quality schools and essential amenities, the area is primed for a thriving Multifamily market. With the growing demand for rental properties and a community rich in outdoor leisure and coastal allure, this location presents a compelling proposition for Multifamily investors seeking to capitalize on a robust market with untapped potential.

### SITE DESCRIPTION

Located in the charming city of Gautier, Mississippi, the site is nestled in a serene and picturesque neighborhood. This prime location offers the perfect blend of tranquility and convenience, with easy access to local amenities, shopping centers, and dining options. Residents can enjoy the natural beauty of the nearby Pascagoula River and the stunning Gulf Coast, perfect for outdoor enthusiasts and those seeking a peaceful retreat. The area is known for its friendly community, excellent schools, and a range of recreational activities, making it an ideal place for families, retirees, and professionals alike. With its strategic location and welcoming atmosphere, this site promises a comfortable and fulfilling lifestyle for its residents.

### INTERIOR DESCRIPTION

Two-Story Units featuring downstairs living space with upstairs two, and three bedroom options. Each unit offers washer/dryer hookups and access to complex amenities including well maintained pool area, childrens' play area, dog park and beautiful green space. Clean and well-maintained units managed by off-site, local Property Management with upgrades done for new tenants.

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