

Eastbrook Apartments — Value Add Opportunity

For Sale

780 U.S. 61 Vicksburg, MS 39183





Property Overview

NAI UCR Properties is pleased to present Eastbrook Apartments, a 120-unit multifamily community located in the thriving Vicksburg market of Warren County, Mississippi. Built in 1976 and comprehensively renovated 2023- Q1 2026, the property offers Class A interior finishes and amenities in a submarket with no Class A inventory.

The offering is a compelling operational value-add. Approximately \$8mm+ of capital improvements is complete; buyer inherits zero unfunded capex for 5-7 years. Current ownership was the original debt and equity provider, who acquired the property through a partnership takeover and subsequent foreclosure. Remaining value creation is operational, third party professional management, autopay rollout, eviction of identified delinquents, Ratio Utility Billing System (RUBS), and market at lease renewal. The property is 90% physically occupied / 82% economically occupied as of May 6th, 2026 (102 of 120 units leased), with stabilization to 92-94% economic occupancy over a 12-18 month operational transition.

Current ownership is a retired, business professional who acquired the property through a partnership takeover after the original operating partner mismanaged construction and was removed.

The Vicksburg market has seen recent economic development announcements totaling around \$5B across multiple sectors. The market benefits from a stable employment ecosystem driven by industrial, refinery, logistics, tourism, and increasing digital infrastructure investment. Residents enjoy proximity to major employers, retail services, schools, parks, and a revitalizing downtown district, while the metro connectivity to Jackson, MSA broadens employment options and workforce inflow.



Property Highlights

- 15 Buildings
- +/- 34.9 Acres
- Gated Entrance
- 120 Units: 24 (1 BD / 1 BA), 48 (2 BD / 2 BA), & 48 (3 BD / 2 BA)
- Comprehensive Renovation in 2023 - Q1 2026 (\$8.0mm+ Investment)
- 90% Physical / 82% Economic Occupancy (May 6, 2026)
- 12-18 Month Operational Stabilization Timeline
- Balanced unit mix supporting single & family households
- Wooded residential landscape w/ mature trees and natural green space
- Amenity-rich environment including a brand new infinity pool, clubhouse, & gym/fitness area

Sale Price	Subject To Market
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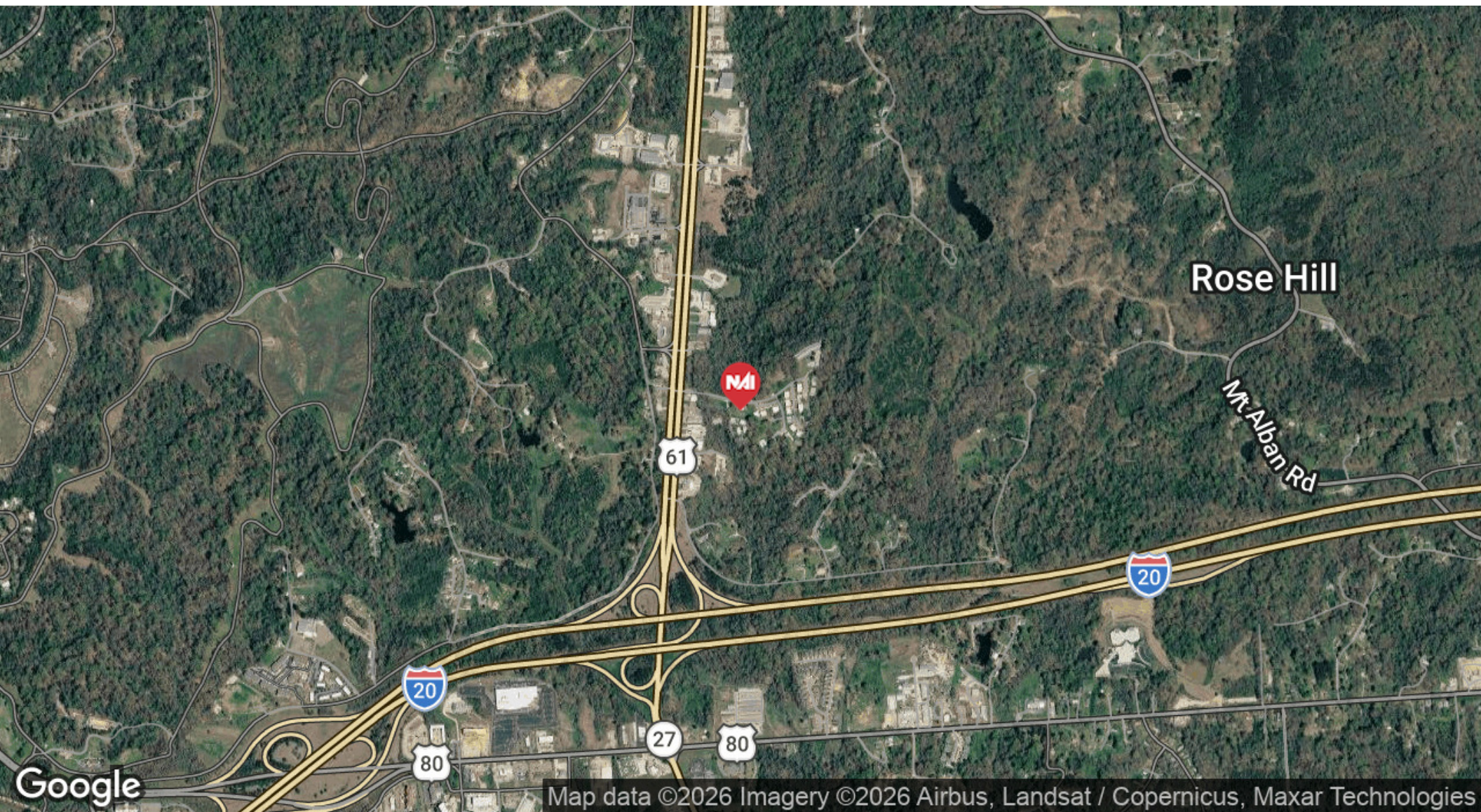
Location Information	
Building Name	Eastbrook Apartments Value-Add Opportunity
Street Address	780 U.S. 61
City, State, Zip	Vicksburg, MS 39183
County	Warren

Property Information	
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	CBR-4 (Commercial Business Multi-Family Residential)
Lot Size	34.9 Acres
Amenities	Remodeled Clubhouse, Community Pool, & Gym/Fitness Area

Parking & Transportation	
Parking Type	Surface

Utilities & Amenities	
Security Guard	No
Central HVAC	Yes

Building Information	
Building Size	125,160 SF
Occupancy %	90.0%
Number of Floors	2
Year Built	1976
Year Last Renovated	2026
Construction Status	Existing
Framing	Wood
Condition	Excellent - Fully Renovated 2023 - Q1 2026
Roof	TPO & Asphalt Shingle
Free Standing	Yes
Number of Buildings	15
Walls	Drywall
Floor Coverings	LVT flooring throughout
Foundation	Concrete Slab
Exterior Walls	Decorative Stone & Vinyl Siding Over Wood Frame







MARKET & LOCATION

Eastbrook Apartments are positioned within Vicksburg, the economic anchor of Warren County, located along the Mississippi River corridor approximately 45 minutes west of the Jackson MSA. Vicksburg benefits from a stable employment ecosystem driven by industrial, refinery, logistics, tourism, and increasingly, digital infrastructure investment. Residents enjoy proximity to major employers, retail services, schools, parks, and the revitalized downtown district, while the metro connectivity to Jackson broadens employment options and workforce inflow.





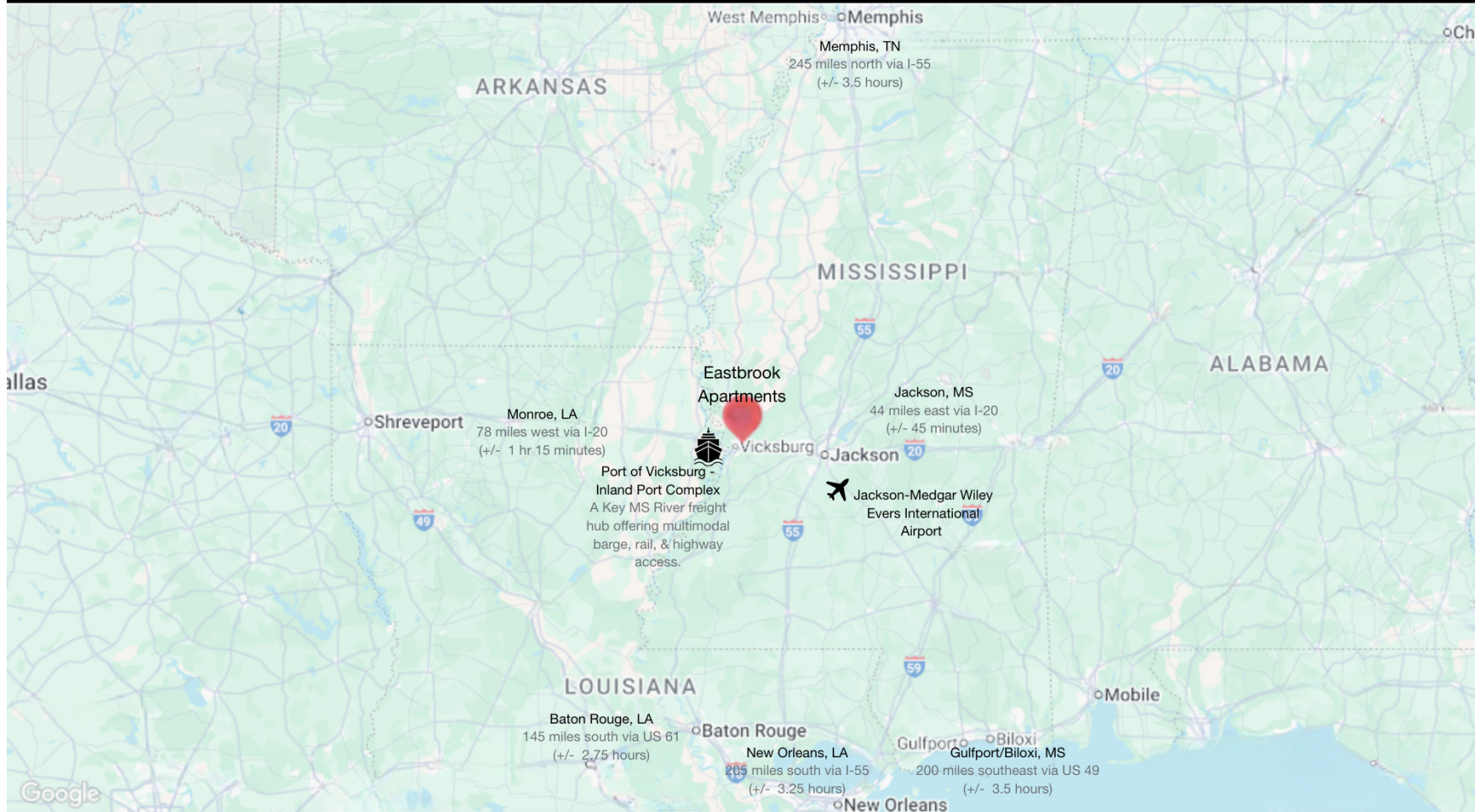
Historic Downtown Vicksburg

Just minutes from Eastbrook, Downtown Vicksburg delivers a vibrant mix of dining, boutique retail, arts, culture, and riverfront attractions that draw both locals and visitors year-round. This walkable district blends historic charm with modern amenities, offering residents an elevated lifestyle experience and strong entertainment access.



Strategic Regional Access

Eastbrook Apartments sits along the I-20 corridor, offering quick, convenient connectivity to major Mississippi and Louisiana markets. This central location supports commuter mobility, employer access, and long-term regional demand.



Tax Advantage Quantified

Mississippi statute (MCA § 27-35-50) prohibits reassessment of assessed value upon transfer or ownership. The actual 2025 property tax of \$74,357 (Warren County) carries forward at 1-2% annual escalation only - vs. 30-50% step-up in reassessment states.

State	Reassess on Transfer?	Hypothetical Tax @ \$12.5M Sale	10-Year Cumulative Tax
Mississippi (Subject)	NO	\$74,357	\$815,000 (1.5% escalation)
Florida	YES	~\$240,000	\$2,580,000
Georgia	YES	~\$215,000	\$2,310,000
Texas	YES	~\$285,000	\$3,060,000

Statute Citations

Mississippi Code Annotated § 27-35-50 (assessed value continuity); Florida Statutes § 193.155; O.C.G.A. § 48-5-7.4; Texas Property Tax Code § 23.01.



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