

FULL PACKAGE: OFFERED AT \$4.8M

- 68 Property Units
- 158 Doors
- Approximately 90,508 Sq/Ft (some units are missing)
- \$20,293 monthly income
- \$67,820 monthly income projected with all 68 units rented at current rates
- \$101,050 monthly income projected with a value add rehab

PROPERTY ADDRESS	APN	UNITS	DOORS	SF	RENTS	PROJECTED RENTS	VALUE ADD REHAB
3113 Valley St	076134270000100200	1	1	1438		750	900
3117 Valley St	076134270000100301	1	1	1546		800	900
3119 Valley St	076134270000100400	1	1	1508		800	900
3116 Valley St	076131012700700900	1	3	1518		800	900
3102 Valley St	076131012700701000	1	1	1431		750	900
3121 Valley St	76134270000100500	1	1	1284		1284	1450
3127 Valley St	76134270000100600	1	2	2100		1000	1300
3120 Valley Street, apts	076131012700700701	1	10	810	1905	4000	6500
3122 Valley Street Apts	076131012700700700	1	2	810	1225	1225	1800
3124 Valley Street Apts	076131012700700702	1	2	810	1240	1240	1600
419 59th Ave, Meridian, MS	76143124000100200	1	2	1059	650	1300	1600
470 56th Ave, Meridian, MS	076144313000100300	1	1	900	800	800	950
480 56th Ave, Meridian, MS	076144313000100200	1	1	900	850	850	950
701 53rd Ave	076144327000100300	1	1	1353		600	800
5211 5th St Lot or Not	07614441400300400	1	1	1419		700	900
4711 Paulding Street	076133043101100100	1	1	920	900	900	1000
1102 45th Ave	076132046000200300	1	3	2181		1500	1700
1432 45th, Meridian, MS	71123334000800400	1	1	976	800	800	950
1901-41st Ave	071123251000300403	1	12	3024		4800	6600
1905-41st Ave	071123251000300404	1	1	3024		500	500
2310 41st Ave	71123334000800400	1	1	3024		500	500
1915 41st Ave ?	071123251000300401	1	4	2419		500	500
3311 12th St	76131012301300500	1	1	600		400	500
1120 34th Ave	71121110002800900	1	1	1008		700	850
1328 35th	71124035200700600	1	2	540	400	800	1000
3005 9th St	084182012101200200	1	3	2748		1500	1800
3011 9th St	084182012101200300	1	2	1428		1000	1200
3111 5th St	76134270700100300	1	1	1851		700	900
3117 5th St	76134270700100400	1	1	2226		500	700
3123 5th St	76134270700100500	1	1	1720		500	800
3100 25th St	071121110000100800	1	1	2431		500	800
1012 27th Ave	084182348400400300	1	1	1548		500	650
1015 26th Ave	084182348400400100	1	1			500	650
1013 26th Ave	084182348400400800	1	1	1792		500	800
2012 27th Ave	083072256500400700	1	2	1102		1000	1300
2023 26th Ave	083072256500400600	1	1	1458		500	650
1930 26th Ave	083073349200100300	1	1	1280		500	600
3510 40th St	1273640730000001000	1	1	960		500	600
3107 5th St	76134270700100200	1	2	1419		1000	1300
TOTAL		39	76	58565	8770	37999	57300

PROPERTY ADDRESS	APN	UNITS	DOORS	SF	CURRENT RENTS	PROJECTED RENTS	VALUE ADD REHAB
104 21st St	063081409000200500	1	1	1463		800	1000
1416 24th Ave	063073349800400300	1	1	2065		1000	1100
2012 34th Ave (A-B-C) 1 or 3	71121110002800900	1	3	837	360	720	850
4706 25th Street,Meridian, MS	71122000000001000	1	1	960	768	850	950
4708 25th Street (aka 4418 25th St)	71122000000001000	1	1	960	840	850	900
915 Church Ave	84191376200500300	1	1	1064		650	800
917 Church Ave	84191376200500400	1	1	732		850	1000
2026 28th Ave,Meridian, MS	83072331000400500	1	1	1888	850	900	1000
1617 8th Ave	063083117000300600	1	2	1388		900	1000
6625 Old 8th St Rd	75150000000006300	1	1	1139		1250	1400
3106 6th Ave,Meridian, MS	83053244000500200	1	2	1970	1250	650	800
1619 8th Ave	83083117000300700	1	1	904		650	800
1623 8th Ave	83083024000200100	1	1	967		900	1200
3107 5th St	76134270700100200	1	2	1419		750	950
1120 34th Ave,Meridian, MS	76131012301300600	1	1	1008		900	1200
1413 15th,Meridian, MS	063074080600301600	1	2	773	1150	850	1100
1917 22nd Ave	83074079600301400	1	2	1086		1000	1250
1915 22nd Ave	83074079600301300	1	2	1326		1250	1400
510 31st Street,Meridian, MS	83053244000500200	1	2	840	1250	1250	1400
512 31st Street,Meridian, MS	83053244000500200	1	2	840	700	680	750
4919 22nd Street,Meridian, MS	07111111400200300	1	1	723	680	900	1000
3106 6th Ave	83053244000500200	1	2	1400		720	900
1807 6th Ave,Meridian, MS	063083406000100300	1	2	800	1325	1600	2000
1615 24th,Meridian, MS	84073349500501100	1	4	716	625	750	900
3810 10th St	76131012500300600	1	1	1475		750	900
3810 1/2 10th St	76131012500300700	*	*	*		*	*
1717 25th Ave	063073349500101201	1	6	2430		500	3000
3303 Davis Street Apts.,Meridian, MS	076134270400100300	1	4	810	1725	500	2000
3005 7th St (Arbor Pl) 20 units	84182012200500100	2	20			500	1400
2108 (2110) 8th Street (Can't Find)	064181348501100600	1	1				
1913 15th Ave,Meridian, MS	063074080600301600	2	8	780	2880	2880	7200
4031 23rd Ave (Mulberry)	139313011000100000	1	4		3071	3071	3600
TOTAL		29	83	31943	11523	29821	43750

LOTS	APN	UNITS
1087000100100 or 71024087000100	71024087000100100	1
71111000000007800	71111000000007800	1
71121000000000200	71121000000000200	1
76131012301101100	76131012301101100	1
76131012301100700	76131012301100700	1
76142000000003200	76142000000003200	1
84192376000200200	84192376000200200	1
127364339000200-100	127364339000200-100	1
83071418200101200	83071418200101200	1
Land Locked Lot	076134270000102001	1
LOT---(Valley & King)	076134270000100100	1
83073349700401600	83073349700401600	1
76143323000201000	76143323000201000	1
071-12-2-0000-000-00900	071-12-2-0000-000-00900	1
076-13-1-0125-003-00700	076-13-1-0125-003-00700	1
076-13-4-2700-001-02001	076-13-4-2700-001-02001	1
076-13-4-2700-001-00300	076-13-4-2700-001-00300	1
076-13-4-2700-001-00800	076-13-4-2700-001-00800	1
076-13-4-2700-001-00100	076-13-4-2700-001-00100	1
076-14-3-3230-002-01000	076-14-3-3230-002-01000	1
Narrow 30'x123' Lot	71121000000000200	1
608 33rd Ave Lot	076134270000101100	1
3120 11th St Lot		1
3200 11th St Lot		1
917 Fulton Ave	84192376000600400	1
3101 5th St (Lot)	76134270700100100	1
Dbl Lot by Freeway -- Billboard?	820932172000300000	2
114170000000000-422	114170000000000-422	1
TOTAL		29

LOTS	APN	UNITS
82093172000100600	82093172000100600	1
82093172000300200 could be 82093172000300200	82093172000300200	1
83064253000700800	83064253000700800	1
83082402000300400	83082402000300400	1
83084234000201400	83084234000201400	1
83084355000100100	83084355000100100	1
83084234000201500	83084234000201500	1
84184279000200100	84184279000200100	1
84191376200100300	84191376200100300	1
84191376200800900	84191376200800900	1
54180000000001400	54180000000001400	1
76131012301201000	76131012301201000	1
76134270000101100	76134270000101100	1
83071256400601000	83071256400601000	1
LOT--Acquired from JS	083083024000200200	1
83073349400200900	83073349400200900	1
1704 30th Ave Lot	84183039000600600	1
1936 8th Pl Lot	83082388000200600	1
1704 30th Ave Lot	83073349400200900	1
3200 11th St Lot	76131012301201000	1
20 35th Ave S Lot	76134109001700100	1
083-08-3-0240-002-00200	083-08-3-0240-002-00200	1
082-09-3-1720-003-00201	082-09-3-1720-003-00201	1
1141800000000000-101	1141800000000000-101	1
2003 21st St Lot	83071256400601000	1
2002 21st St Lot ? SHOWING DIFFERENT OWNER		1
807 Braxton Ave Lot	084192376000200200	1
LOT--Acquired from JS	071122000000000900	1
2108 15th Ave Lot	083071418200101200	1
1936 8th Place Lot	083082388000200600	1
TOTAL		30





METRICS & SCENARIO TABLE

These metrics reflect the portfolio's legacy operating footprint. PKG 1 and PKG 2 were historically under-managed with under-market rents and aging structures. The current figures show the baseline condition of the portfolio before modernization. Post-rehab metrics reflect the projected financial output after units are updated to safe, clean, functional workforce housing. These figures demonstrate how value-add execution directly transforms revenue, expenses, and NOI by aligning the properties with Meridian's tightening housing market and rising demand pressures from CINCO 5 and Compass Datacenters.



Rehab Impact Summary

The rehab impact summary outlines the capital necessary to modernize the portfolio and transition it from legacy condition into stabilized workforce product. Light rehab addresses cosmetics, basic repairs, and minor system updates; full rehab covers major items such as roofs, HVAC, plumbing, and structural improvements. Post-rehab NOI shows substantial increases because renovated units can finally command market-supported rents. This aligns with Meridian's economic resurgence, where updated workforce housing will be in greatest demand as industrial and hyperscale tech projects activate.

Scenario	Amount
Light Rehab	\$1.245M
Full Rehab	\$2.075M
Cost Basis Light	\$3.445M
Cost Basis Full	\$4.275M
Value @7%	\$5.15M
Value @8.5%	\$4.24M

5-Year Performa (Based on Actuals)

The 5-year performa is based on real 2021–2025 historical performance, divided evenly across PKG 1 and PKG 2. Year 1 begins with negative NOI due to the heavy deferred maintenance burden present during the historical period. As rents increase at 4% annually and expenses stabilize with only 2% growth, NOI improves steadily year over year. This trajectory represents the natural healing effect of normalization—once the portfolios are modernized, re-tenanted, and aligned with Meridian's broader economic expansion. By Year 5, the portfolio approaches breakeven after CapEx, demonstrating strong forward momentum heading into the next market cycle.

Year	Income	Expenses	NOI	CF After CapEx
Y1	\$206,500	\$223,521	-\$17,021	-\$117,021
Y2	\$214,760	\$227,991	-\$13,231	-\$113,231
Y3	\$223,350	\$232,551	-\$9,201	-\$109,201
Y4	\$232,284	\$237,202	-\$4,918	-\$104,918
Y5	\$241,575	\$241,946	-\$371	-\$100,371