

SALE

TREASURE COAST CONDOS / MCDONNELL SQUARE

245 McDonnell Ave Biloxi, MS 39531



SALE PRICE

Subject to Offer

Kim Bush

(228)875-1272

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(228)875-1272

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

Additional Photos

Regional Map

Aerial Map

Site Plans

Rent Roll

Unit Mix Summary

Sale Comps

Lease Comps

Lease Comps Map & Summary

Demographics Map & Report

Advisor Bio 1

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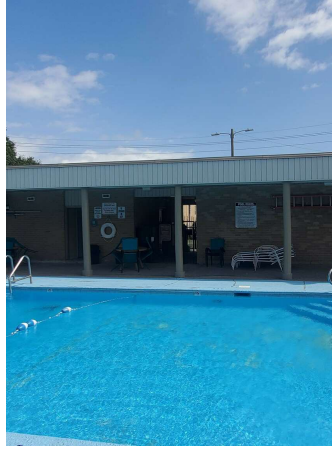


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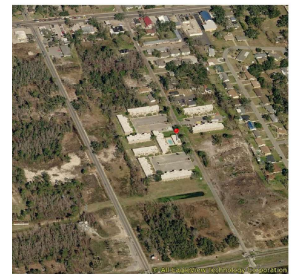
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245 McDonnell Ave Aerial



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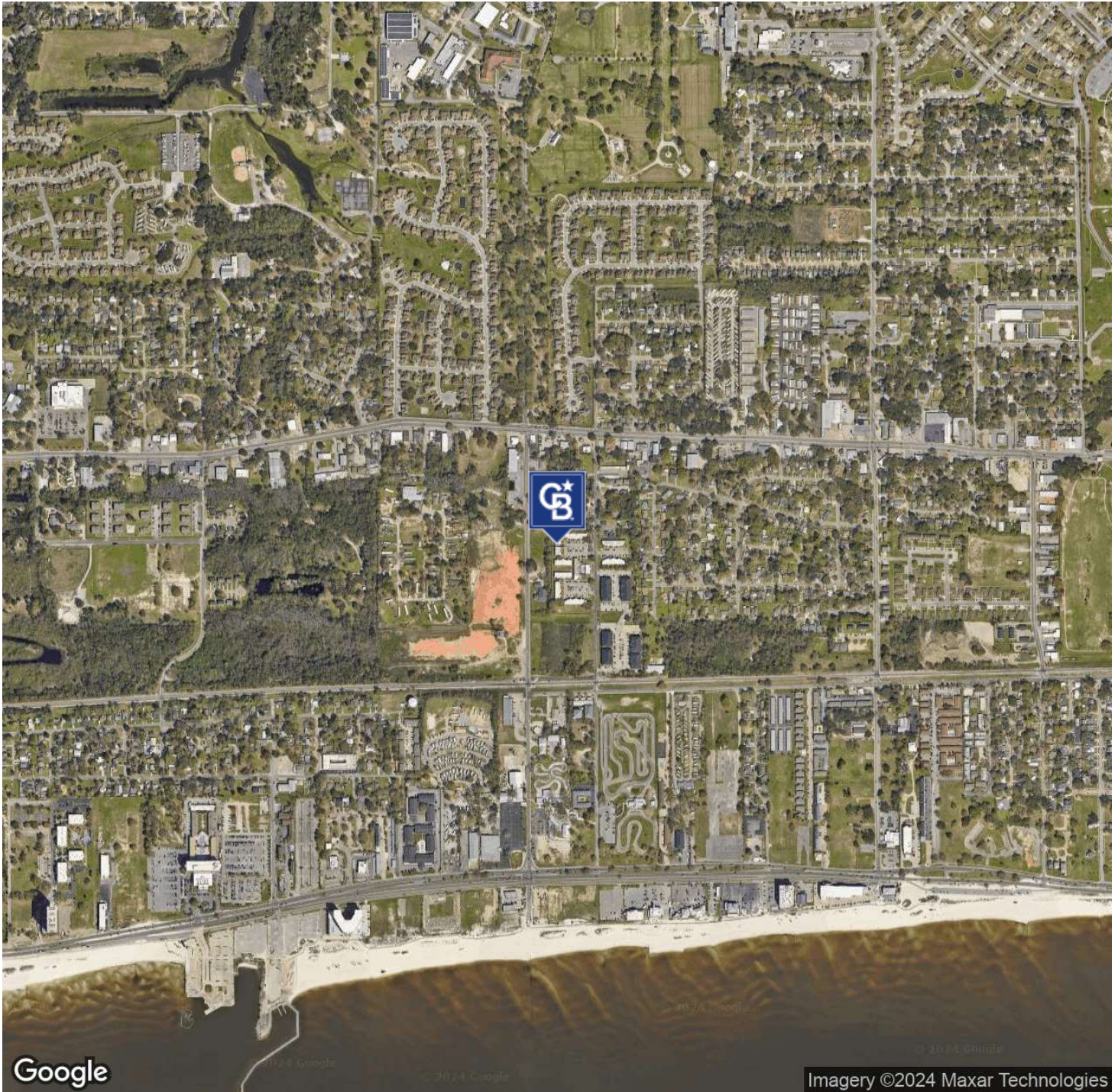


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Google

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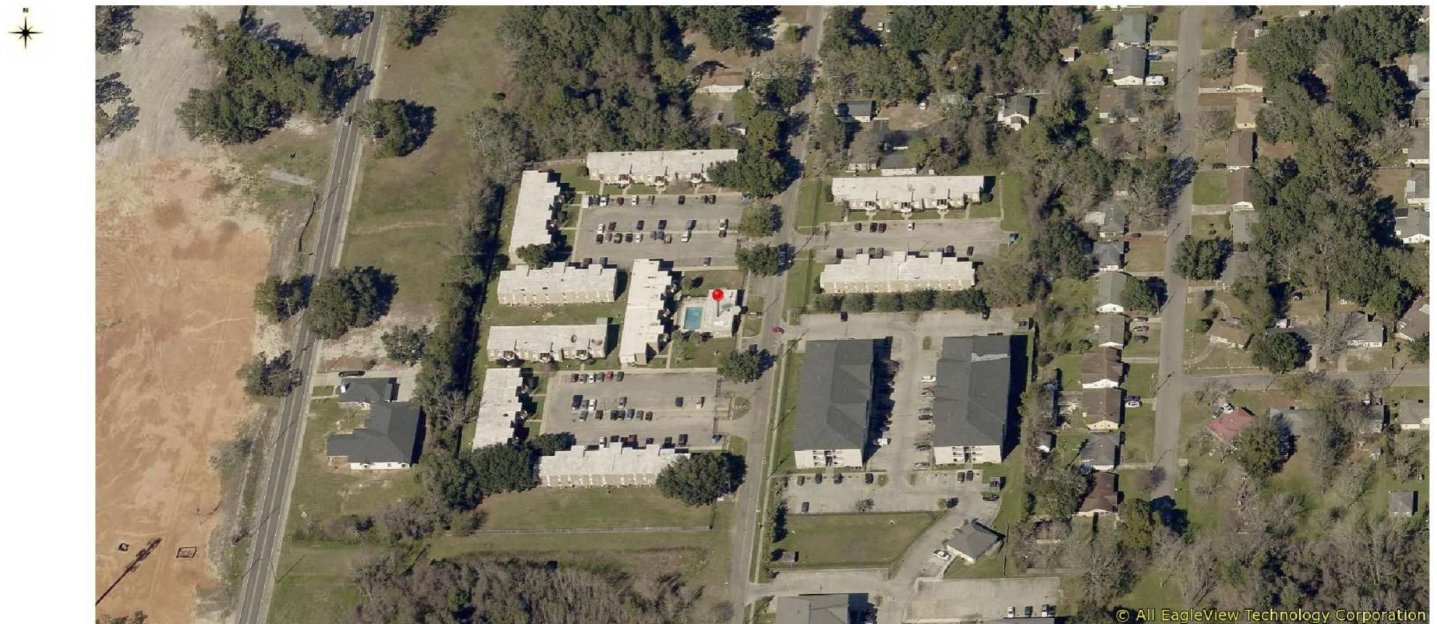
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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
101	3	1.5	1,002 SF	\$1,025	\$1.02	\$1,300	\$1.30
104	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
105	1	1	608 SF	-	-	\$850	\$1.40
107	2	1	745 SF	-	-	\$1,000	\$1.34
108	3	1.5	1,002 SF	\$1,000	\$1.00	\$1,300	\$1.30
109	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
110	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
111	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
112	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
113	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
114	1	1	608 SF	-	-	\$850	\$1.40
116	2	1	745 SF	-	-	\$1,000	\$1.34
117	2	1	745 SF	-	-	\$1,000	\$1.34
118	1	1	608 SF	-	-	\$850	\$1.40
119	1	1	608 SF	-	-	\$850	\$1.40
120	2	1	745 SF	-	-	\$1,000	\$1.34
121	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
122	3	1.5	1,002 SF	\$950	\$0.95	\$1,300	\$1.30
123	1	1	608 SF	-	-	\$850	\$1.40
124	1	1	608 SF	\$650	\$1.07	\$850	\$1.40
125	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
127	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
128	1	1	608 SF	-	-	\$850	\$1.40
130	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
131	2	1	745 SF	-	-	\$1,000	\$1.34
132	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
133	1	1	608 SF	-	-	\$850	\$1.40
134	2	1	745 SF	-	-	\$1,000	\$1.34
135	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
139	1	1	608 SF	\$825	\$1.36	\$850	\$1.40

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
145	2	1	745 SF	\$750	\$1.01	\$1,000	\$1.34
146	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
147	1	1	608 SF	\$700	\$1.15	\$850	\$1.40
150	3	1.5	1,002 SF	\$950	\$0.95	\$1,300	\$1.30
151	3	1.5	1,002 SF	\$950	\$0.95	\$1,300	\$1.30
152	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
153	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
154	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
155	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
156	2	1	745 SF	-	-	\$1,000	\$1.34
157	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
158	3	1.5	1,002 SF	-	-	\$1,300	\$1.30
159	3	1.5	1,002 SF	\$900	\$0.90	\$1,300	\$1.30
160	2	1	745 SF	-	-	\$1,000	\$1.34
161	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
162	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
163	1	1	608 SF	-	-	\$850	\$1.40
164	2	1	745 SF	-	-	\$1,000	\$1.34
165	2	1	745 SF	\$925	\$1.24	\$999	\$1.34
204	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
205	1	1	608 SF	\$800	\$1.32	\$850	\$1.40
206	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
209	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
210	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
211	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
212	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
213	1	1	608 SF	-	-	\$850	\$1.40
214	1	1	608 SF	-	-	\$850	\$1.40
216	2	1	745 SF	\$750	\$1.01	\$1,000	\$1.34
217	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
218	1	1	608 SF	-	-	\$850	\$1.40
219	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
220	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
223	1	1	608 SF	-	-	\$850	\$1.40
224	1	1	608 SF	-	-	\$850	\$1.40
227	1	1	608 SF	\$825	\$1.36	\$850	\$1.40
228	1	1	608 SF	-	-	\$850	\$1.40
232	1	1	608 SF	\$650	\$1.07	\$850	\$1.40
233	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
235	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
237	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
238	2	1	745 SF	\$850	\$1.14	\$999	\$1.34
239	1	1	608 SF	\$825	\$1.36	\$850	\$1.40
240	1	1	608 SF	\$675	\$1.11	\$850	\$1.40
241	1	1	608 SF	\$850	\$1.40	\$850	\$1.40
242	2	1	745 SF	\$595	\$0.80	\$1,000	\$1.34
245	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
246	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
247	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
249	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
252	2	1	745 SF	\$600	\$0.81	\$1,000	\$1.34
253	2	1	745 SF	\$900	\$1.21	\$1,000	\$1.34
254	1	1	608 SF	-	-	\$850	\$1.40
255	1	1	608 SF	-	-	\$850	\$1.40
256	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
257	2	1	745 SF	-	-	\$1,000	\$1.34
260	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
261	2	1	745 SF	\$925	\$1.24	\$1,000	\$1.34
262	1	1	608 SF	\$750	\$1.23	\$850	\$1.40
263	1	1	608 SF	\$750	\$1.23	\$850	\$1.40

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
264	2	1	745 SF	\$900	\$1.21	\$1,000	\$1.34
265	2	1	745 SF	\$850	\$1.14	\$1,000	\$1.34
TOTALS			64,311 SF	\$52,720	\$75.09	\$87,498	\$125.64
AVERAGES			699 SF	\$811	\$1.16	\$951	\$1.37

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF
Upstairs	1	1	22	23.90%	608 SF
Upstairs	2	1	21	22.80%	745 SF
Downstairs	1	1	21	22.80%	608 SF
Downstairs	2	1	21	22.80%	745 SF
Downstairs	3	1.5	7	7.60%	1,002 SF
TOTALS/AVERAGES			92	99.90%	701 SF

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TREASURE COAST CONDOS / MCDONNELL SQUARE

245 McDonnell Ave, Biloxi, MS 39531

Subject Property

Discover an exceptional investment opportunity at 245 McDonnell Ave, Biloxi, MS. This impressive 64,259 SF building, boasting 92 units, presents a prime multifamily/single-family majority-owner rental portfolio investment. Built in 1970 and renovated in 2006, the property features a high occupancy rate of 72%, showcasing its consistent appeal. Zoned as Multi-Family Residential, this property offers potential for both residential and mid-term rental markets. With steady rents and a strong rental

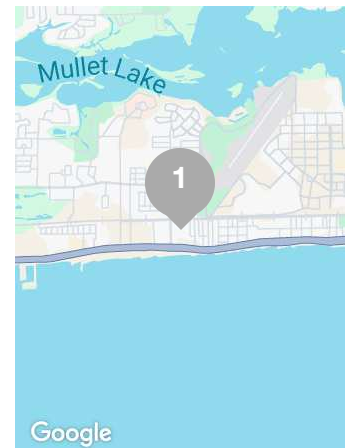


OAK SHORES

1664 Beach Blvd, #143, Biloxi, MS 39531

Sold 8/26/2024

Gated Community! Professionally designed and decorated condo includes all furnishings. Fully equipped kitchen, linens, washer/dryer, and TV's. Complex offers two pools, community room and playground. Short walk to beach and close to restaurants, casinos and shopping.



OAK SHORES

1664 Beach Blvd #29, Biloxi, MS 39531

Sold 8/28/2024

TURN KEY, Short Term rental is ready for your next income producing venture. Tastefully decorated, updated, and a fully furnished bottom floor unit. This condo was recently updated in Sept. 2022, with a new AC unit, granite counter tops in the kitchen and bath areas, as well as new blinds and fresh paint. This unit is perfectly located to the pools, and playground and is equipped with a Ring Doorbell that stays with the property. Your guests will love the Gated community, fitness center and close to the Beach and all of the restaurants and entertainment that Biloxi



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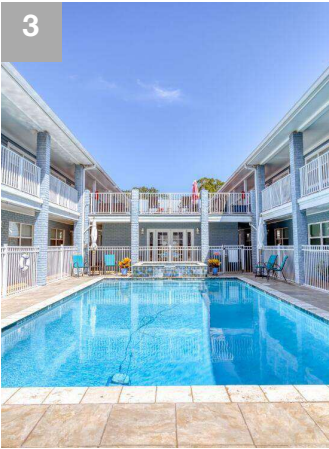


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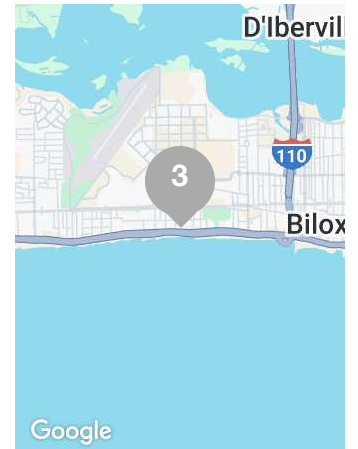
3

CYPRESS COVE

1282 Beach Blvd #114, Biloxi, MS 39530

Sold 7/31/2024

This darling condo is located towards the back of the community which gives an added level of peace and quiet. The fountain is just outside the door with a short 2-minute walk to the beach. Close to KAFB, casinos, great dining choices and entertainment. Has made a great military rental for last couple of years. Furniture will not be staying with the unit.



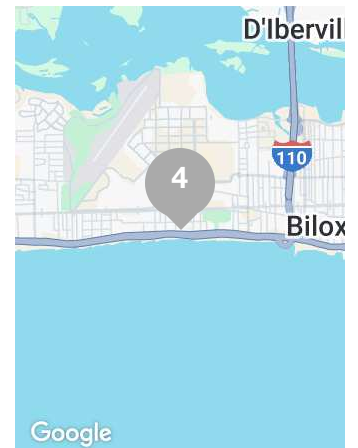
4

CYPRESS COVE

1282 Beach Blvd #120, Biloxi, MS 39531

Sold 4/5/2024

Adorable 1 bedroom beach condo! Beautiful furniture and decor to stay. Granite counters, stainless steel appliances, washer/dryer included. Ground floor unit overlooks the POOL! Perfect beach location! Near casinos, restaurants, fishing. Awesome rental or retirement home.



5

MCDONNELL SQUARE

245 McDonnell Ave #230, Biloxi, MS 39531

Sold 1/11/2024

Well maintained upstairs corner unit in a gated complex conveniently located just 2380 feet north of Beach Boulevard, where a 32-mile beachfront welcomes you with 8-miles of multipurpose pathway for a gulf view exercise, adorned with historical sites, park benches, and an array of shopping and dining opportunities. Where McDonnell meets the beach restaurants include Fat Bottom BBQ, Shaggy's, The Reef, Waffle House & more. Finishline Performance Karting & Big Play Entertainment Center are there also. Biloxi VA Hospital & National



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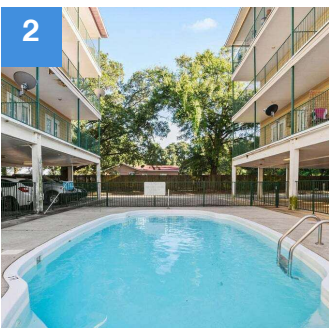
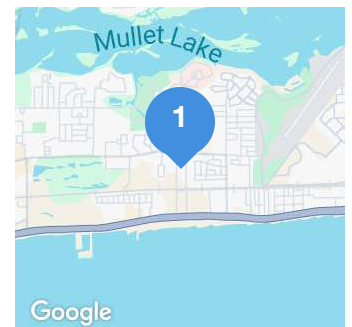
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245 MCDONNELL AVE #205

245 McDonnell Ave #208, Biloxi, MS 39531

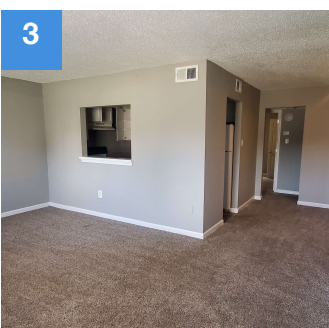
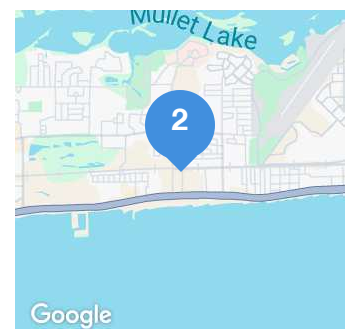
Upstairs 1-bed/1-bath condo for Rent in Biloxi, 1/2 mile from the beach and just over a mile from Keesler's Main Entrance.



183 MCDONNELL AVE #202

183 McDonnell Ave #202, Biloxi, MS 39531

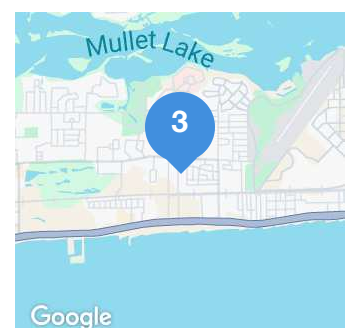
Gorgeous condo in a gated community, just one block north of Biloxi Beach! This unit offers an open floor plan with granite counter tops, stainless appliances, a wet bar, TONS of cabinet space and walk in closets. Unit is on the top floor. There is an elevator for tenant's use. Community features a gorgeous pool.



245 MCDONNELL AVE #264

245 McDonnell Ave #264, Biloxi, MS 39531

Move-In Ready two-bed, one-bath condo on upper level in the heart of the entertainment district of Biloxi and located near Keesler AFB main entrance and the VA Medical Center. Amenities include pool, laundry room with vending machines, and public green space.



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495 POPPS FERRY RD #78

495 Popp's Ferry Rd #78, Biloxi, MS 39531

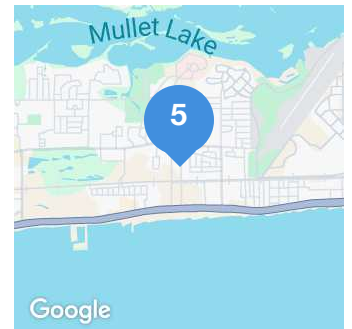
This great condo overlooks the water and has a view over boat slips. This is the location you will want to watch both the sunrise and the sunset. The unit boasts covered parking, a large covered porch. The first floor has the living room, dining room, and kitchen. The deck off the living room is perfect for hosting. The second floor of the unit has the bedrooms and each has an on suite bath. There is a pool and clubhouse to fill the time between



245 MCDONNELL AVE #108

245 McDonnell Ave #108, Biloxi, MS 39531

Cute 3-bed, 1.5 bath condo in the on the coast of Biloxi close to casinos, dining and shopping with nearby public transportation available. Located right outside of the Keesler Air Force Base and the VA Medical Center.



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	NAME/ADDRESS	LEASE TERM	NO. UNITS
★	Treasure Coast Condos / McDonnell Square 245 McDonnell Ave Biloxi, MS	Negotiable	92
1	245 McDonnell Ave #205 245 McDonnell Ave #208 Biloxi, MS	-	-
2	183 McDonnell Ave #202 183 McDonnell Ave #202 Biloxi, MS	-	-
3	245 McDonnell Ave #264 245 McDonnell Ave #264 Biloxi, MS	-	-
4	495 Popp's Ferry Rd #78 495 Popp's Ferry Rd #78 Biloxi, MS	-	-
5	245 McDonnell Ave #108 245 McDonnell Ave #108 Biloxi, MS	-	-
AVERAGES		NAN MONTHS	

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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,153	3,308	8,928
Average Age	35	36	35
Average Age (Male)	35	36	35
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	476	1,341	3,417
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$59,543	\$64,640	\$80,464
Average House Value	\$123,990	\$132,174	\$187,718

TRAFFIC COUNTS

Between Pass Road & Irish Hill Drive 14,000/day

Demographics data derived from AlphaMap

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CREP

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PROFESSIONAL BACKGROUND

2021 Award Winner

COLDWELL BANKER #1 COMMERCIAL Agent for Mississippi

TOP PRODUCER • 26 million in GCI.

CB Bronze Circle of Distinction

Accomplished sales and award winning sales/marketing experience spanning 35+ years. Many roads traveled building relationships and taking care of clients on both sides of the transaction. Commercial transactions take extra care in details and so many dynamics depending on the type of property, location, history, market influence, etc. It is most often a long arduous process and takes stamina to go the distance.

I'm proud to say, I've been successful with some very difficult and complicated transactions. And, I can go back to clients from the past who are happy to see me again because I conducted our relationship based on good faith and trust.

I'm all about Real Estate that works.

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