

# FOR SALE

## MISSISSIPPI 214-UNIT VALUE ADD PORTFOLIO



### 3102-3214 EDEN STREET; 2101 EDEN STREET; 2917 EDEN STREET

PASCAGOULA, MS 39581

#### PROPERTY HIGHLIGHTS:

- 88.32% portfolio occupancy provides an income-stable investment with the opportunity to lease the 25 vacant units and significantly increase rents to market on all units for additional income.
- Located  $\pm 0.6$  miles south of US-90, the area's major expressway,  $\pm 0.8$  miles south of Singing River Hospital,  $\pm 1.3$  miles east of Pascagoula High School, and within walking distance to Jackson Elementary School.
- Situated  $\pm 0.6$  miles south of the retail corridor along US-90 which includes Lowe's, Chicot Crossing Shopping Center (Dollar Tree, Office Depot, Citi Trends), Big Lots, and Walmart.
- Located within five miles of major employers such as Ingalls Shipbuilding, Chevron, Halter Marine, Rolls Royce, Bollinger Shipyards, Signal International, Singing River Health System, U.S. Coast Guard, and Lockheed Martin.

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