

SUMMARY OF SALIENT FACTS

Property Address:	156 Porter Avenue Biloxi, Harrison County, Mississippi 39530
Tax Parcel Number:	1310I-01-015.000
Zoning:	Downtown (DT)
Flood Zone:	X
Gross Land Area:	20,449 square feet
Usable Land Area:	20,449 square feet
Property Use:	Office Building
Gross Building Area:	11,291 square feet
Net Rentable Area:	11,291 square feet
Number of Units:	6
Number of Buildings:	1
Number of Stories:	1
Year Built:	1950
Construction Class:	Concrete Bloc

RENTAL INFORMATION

- 154 Porter Avenue (3254 sq. ft.)– Leased by Silver Bridge Holdings, LLC – current lease runs from June 1, 2023 through May 31, 2026 at **\$2,100/month**.
- 156 Porter Avenue (926 sq. ft.) – Leased by Court Programs, Inc. – current lease runs from June 15, 2024 and through June 14, 2027 at **\$1,100/month**.
- 158 Porter Avenue (1359 sq. ft.) – Leased by Green Aura, LLC – current lease runs from August 16, 2022 through August 2024 at **\$1,000/month**. Just executed new lease from September 1, 2024 to August 31,2025 at **\$1,000/month**.
- 160 Porter Avenue (2856 sq. ft.) – Leased by BOAT People SOS – current lease runs from March 31, 2022 through March 30, 2026 at **\$1,800/month**.
- 162 Porter Avenue (1827 sq. ft.) – Leased by Biloxi Beach Resort Rentals – current lease runs from May 15, 2024 through May 14, 2027 at **\$1,850/month**.
- 164 Porter Avenue (1069 sq ft.) – Leased by Biloxi Roots – current lease runs from April 1, 2023 through March 31, 2025 at **\$1,200/month**.

Yearly Insurance:	\$12,445.29
Yearly Property Taxes:	\$8,162.71
Yearly Maintenance:	\$8,400.00 (approximate)
CAP RATE:	9.15% (based on sales price of \$869,000)