

# Offering Memorandum



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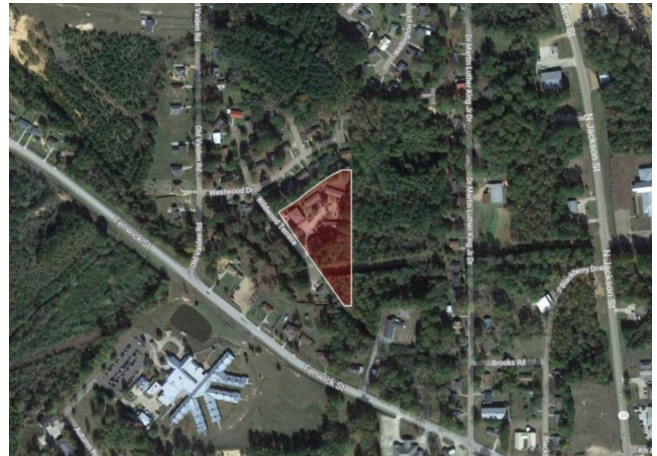
## Kosciusko Family Apartments

4% or 9% LIHTC Opportunity

Sales Price  
**\$1,425,000**

### Property Summary:

- Property Type: Project-Based Section 8 Multifamily
- Address: 200 Wildwood Terrace, Kosciusko, MS 39039
- Units: 24 Units
- Building Size: ±19,247 SF
- Lot Size: ±3.15 Acres
- Occupancy: 100%
- Built: 1983
- Zoning: R-4 Multifamily
- Taxes (2022): \$14,807



### Location Overview:

- Situated in Kosciusko, county seat of Attala County
- ±70 miles northeast of Jackson, MS
- Regional access via Highway 12 & Highway 35
- Area supported by retail, medical, and educational amenities

### Investment Highlights:

- Long-term HUD HAP Contract through 2036
- Stable occupancy with government-backed income
- Proven affordability market in central Mississippi
- Turnkey asset with solid physical condition
- 6–12 month estimated marketing exposure period