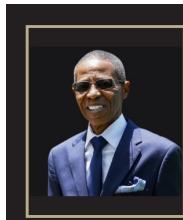




INVESTOR OPPORTUNITY

Executive Summary



Anthony R. Chatman

Associate Broker
M:2288062301 | O:2283241715
anthony@chatmanrealestategroup.com
<https://www.ChatmanRealEstateGroup.com>





Anthony R. Chatman, Associate Broker
(228) 806-2301 | Anthony@ChatmanRealEstateGroup.com

Executive Summary

294 Meadows Lane | Gulfport, Mississippi

Investment Snapshot

Purchase Price: \$176,600

Property Type: New-Construction Single-Family Home

Bedrooms/Baths: 3 / 1.5

Primary Strategy: Short-Term Rental (STR) with Long-Term Rental fallback

Baseline Underwriting (from ROI model): ADR \$150, Occupancy 65%, Year-1 PITI \$1,270 ■filecite■turn1file1■

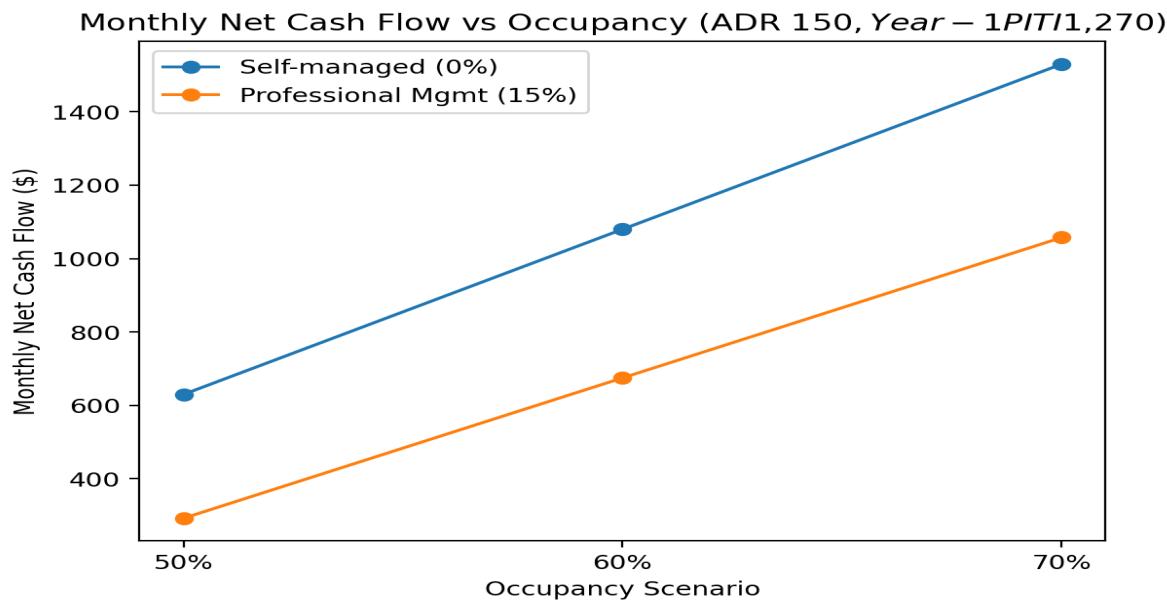
Why This Deal

Sub-\$180K new construction reduces near-term capex risk and supports strong guest appeal. Gulfport provides year-round demand drivers (beach/casino/event travel) at a lower entry price than most coastal alternatives.

Scenario Summary (ADR \$150; Year-1 PITI \$1,270)

Occupancy	Monthly Gross	Net (Self-Manage 0%)	Net (Mgmt 15%)
50%	\$2,250	\$630	\$292
60%	\$2,700	\$1,080	\$675
70%	\$3,150	\$1,530	\$1,058

Net Cash Flow Curve



Next Steps

Request the full investor package for the complete pro forma, Excel ROI model, and interactive DSCR calculator. I can also tailor ADR/occupancy assumptions to your target return profile and preferred management approach.

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