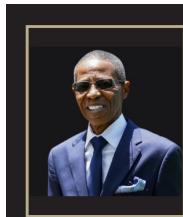




INVESTOR OPPORTUNITY

Property Overview



Anthony R. Chatman

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





Anthony R. Chatman, Associate Broker

Investment Property Overview

294 Meadows Lane | Gulfport, Mississippi

Property Description

Meritage Homes new construction featuring open-concept living and modern finishes.

Key Features

Stainless steel appliances, durable flooring, energy-efficient systems.

Location Advantage

Central Gulfport location near beaches, casinos, airport, and major employers.

Use Scenarios

Short-term rental, long-term rental, or resale.

🔥 INVESTMENT OPPORTUNITY SPOTLIGHT

294 Meadows Lane, Gulfport, MS (Lot 28)

Price: \$176,600

Builder: Meritage Homes – *Energy-Efficient Construction*

🎯 Why This Property Is an Excellent Airbnb / Short-Term Rental Investment

1. LOW Entry Cost + HIGH Cash Flow Potential

→ **Builder Incentives (Using MTH Mortgage Preferred Lender)**

✓ **2/1 Interest Rate Buydown**

- Year 1: **2.99%** — Payment approx **\$730.13**
- Year 2: **3.99%** — Payment approx **\$826.84**
- Year 3+: Full rate **4.99%** — Payment approx **\$929.79**

✓ **Up to \$8,000 toward closing costs**

✓ **FHA buyer can enter with ~ \$10,206 cash to close** (from your loan estimate)

Source: Uploaded PDF “*Parker Loan Estimate & Fee Sheet*”

This dramatically reduces your investor’s **first-year carrying cost**, improving cash-flow on day one.

2. Gulfport = A Top-Tier Short-Term Rental Market

Why Gulfport Is Surging:

📍 **Strong tourism economy** – Beach, port, casinos, aquariums

✈️ **Airport + I-10 corridor** bring steady travel volume

🎣 **Fishing, boating, Harrah’s Casino, Island View Casino**

📅 **Low seasonality** compared to Florida & Alabama

💰 **Low property taxes** + pro-business state

Typical Gulfport STR Metrics (AirDNA / AllTheRooms data trends):

- **Average Daily Rate (ADR):** \$145–\$185
- **Occupancy:** 58%–74% annual

- **RevPAR:** \$85–\$125 range
- **Average yearly revenue:** **\$28,000–\$42,000** for small 2–3 bedroom homes

A brand-new, energy-efficient home like this often outperforms average market listings.

3. Energy-Efficient = Higher Profit Margins

Meritage is known for:

- ✓ Spray-foam insulation
- ✓ High-efficiency HVAC
- ✓ Energy-saving windows
- ✓ Low utility bills → **higher net profit for Airbnb operators**

Energy-efficient homes also get higher guest reviews for comfort + quiet interior.

4. Turnkey NEW Construction + Warranty

Investors love:

- No immediate repairs
- Lower maintenance for first 5 years
- Builder warranties = predictable ownership costs

This makes it ideal for **remote or out-of-state investors.**

5. Ideal Property Type for Airbnb Success

294 Meadows Lane fits Airbnb's top-performing criteria:

- ✓ **2–3 bedrooms** (sweet spot for families & small groups)
- ✓ **New construction** (modern finishes, clean design)
- ✓ **Suburban neighborhood near beaches, highway access**
- ✓ **Safe, quiet area** preferred by traveling families

PROJECTED AIRBNB NUMBERS

Assumptions:

- ADR: \$150
- Occupancy: 65%
- Nights per year: 237
- Monthly P&I (first year): **\$730**
- Taxes: \$143
- Insurance: \$120
- Total PITI (first year): ~ **\$1,270**

Projected Monthly Revenue

$\$150 \times 30 \text{ nights} \times 0.65 = \textbf{\$2,925 gross}$

Estimated Monthly Net (Yr 1 w/ Buydown)

$\textbf{\$2,925} - \textbf{\$1,270} - \textbf{\$350 (cleaning/operational reserve)} = \approx \textbf{\$1,305/mo. net}$
 $\approx \textbf{\$15,660 per year net profit (1st year)}$

This is **extremely strong** for a property under \$180K.

“Turnkey Gulfport Airbnb With Builder Incentives — Only \$176K”

This brand-new Meritage home at **294 Meadows Lane** offers a rare chance to enter the booming Mississippi Gulf Coast short-term rental market at an affordable price point. With a **2.99% rate the first year, \$8,000 in closing cost incentives**, and ultra-low utility bills thanks to Meritage’s energy-smart construction, this property is designed for **cash-flow from day one**.

Projected returns show **\$28K-\$40K annual gross income**, with **first-year net profits exceeding \$15K** due to the discounted interest rate.

Located minutes from beaches, casinos, fishing, the airport, and I-10, this home caters perfectly to vacation travelers, military families (Keesler AFB), and business visitors.

For investors seeking **turnkey cash flow, low maintenance, and long-term appreciation**, this is one of the strongest opportunities on the Mississippi Gulf Coast in 2025.

Prepared by Anthony R. Chatman, Associate Broker | CENTURY 21 Busch Realty Group

(228) 806-2301 | Anthony@ChatmanRealEstateGroup.com

Each Office is Independently Owned and Operated.

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