

**Multifamily
Investment Opportunity**
Offering Memorandum



MATTHEWS

CAMBRIDGE COURT APARTMENT HOMES

3820 NEWHAVEN DR | HATTIESBURG, MS 39401

STEPS FROM THE UNIVERSITY OF SOUTHERN MISSISSIPPI

EXCLUSIVELY LISTED BY



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MATTHEWS™

UNIVERSITY OF SOUTHERN MISSISSIPPI

±0.5 Miles Away | ±14,000 Students





Table of Contents

04	Property Overview
10	Financial Overview
18	Market Overview



PROPERTY OVERVIEW

3820 NEWHAVEN DR | HATTIESBURG, MS, 39401

EXECUTIVE SUMMARY

3820 Newhaven Dr

Hattiesburg, MS 39401

52

Total Units

±665

Average Unit SF

±34,580

Total Rentable SF

The Opportunity

Cambridge Court Apartments is a 52-unit multifamily community in Hattiesburg, Mississippi, one of South Mississippi's most stable rental markets. Comprised entirely of two-bedroom units, the property offers a highly desirable floor plan that appeals to a broad tenant base. Hattiesburg economy is anchored by The University of Southern Mississippi, Forrest General Hospital, Hattiesburg Clinic, Merit Health Wesley, and Camp Shelby, supporting consistent apartment demand from healthcare, education, military, and professional sectors.

The property presents a compelling value-add opportunity, with in-place rents below competing communities, creating a clear path for revenue growth through lease renewals, operational efficiencies, and strategic property management. Strong occupancy across comparable properties and limited new multifamily supply further support future rent growth and long-term performance. Cambridge Court offers investors the opportunity to acquire a stabilized, cash-flowing asset with meaningful upside in one of Mississippi's strongest secondary markets, backed by diverse economic drivers and durable rental demand.



INVESTMENT HIGHLIGHTS

Property Highlights

- **52-unit multifamily community** with attractive value-add potential.
- **Average two-bedroom unit size of 886 SF** with approximately **10% organic rent growth**.
- **Just 0.5 miles from The University of Southern Mississippi**, serving a large student and employment base.
- **Immediate access to I-59, US-98, and US-49**, providing excellent regional connectivity.
- **Well-maintained asset** with recent renovations and capital improvements.
- **Within 3 miles of Aldi, Walmart, Target, and Sam's Club**.
- **Surrounded by major employers**, including The University of Southern Mississippi, Forrest General Hospital, Merit Health Wesley, Hood Industries, Hattiesburg Coca-Cola Bottling Company, and Camp Shelby Joint Forces Training Center.
- **Approximately 10 minutes from local elementary, middle, and high schools**.
- **Just 3.8 miles from Hattiesburg Country Club**, where surrounding homes average approximately **\$450,000**.





Hattiesburg Country Club
Golf Course

Turtle Creek Mall
at home
Dillard's
JCPenney
ULTA
Bath & Body Works
HIBBETT
AMERICAN EAGLE
OUTFITTERS

Coca-Cola
Bottling Company
±120 Employees

Merit Health
Wesley
±211 Beds | ±1,200 Employees

Turtle Creek Crossing
Walmart
Supercenter
ASHLEY
ALDI
target
sam's club
PET SMART
KOHLS
HomeGoods

Hood Industries
Headquarters
±1,300 Employees

Subject Property

59
±46,393 VPD

THE UNIVERSITY OF SOUTHERN MISSISSIPPI
The University of Southern Mississippi
±13,191 Students | ±900 Employees

Hattiesburg-Laurel Regional Airport
±12 Miles Away

Hattiesburg High School
±1,000 Students

Hawkins Elementary School
±290 Students

Grace Christian Elementary
±367 Students

98
±32,930 VPD

HATTIESBURG ZOO

11
±18,532 VPD

F.B. Woodley Elementary
±460 Students

OAK GROVE FAMILY CLINIC
HATTIESBURG CLINIC
±2,500 Employees

FORREST GENERAL HOSPITAL
Forrest Health
±547 Beds | ±3,000 Employees

WILLIAM CAREY UNIVERSITY
The University of Southern Mississippi
±6,000 Students | ±500 Employees

Walmart
Supercenter

CORNER MARKET

49
±30,570 VPD

CAMP SHELBY
U.S. ARMY
MISSISSIPPI
Military Base
±1,450 Employees

PROPERTY PHOTOS



INTERIOR PHOTOS





FINANCIAL OVERVIEW

3820 NEWHAVEN DR | HATTIESBURG, MS, 39401

FINANCIAL SUMMARY

52
Units

2+1
Unit Mix

±665 SF
Avg Unit Size (SF)

Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
52	2+1	100%	665	\$1.36	\$907	\$925	\$1.39	\$935	\$38,092	\$48,100
52	Average		665	\$1.36	\$907	\$925	\$1.39	\$935	\$38,092	\$48,100
	Total		34,580	\$70.92	\$38,092	\$48,100	\$72.33	\$1,275	\$457,104	\$577,200

FINANCIAL SUMMARY

Annual Operating Summary

	Pro Forma Estimates	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 2 Stabilized	Per Unit
Gross Potential Rent	0% Over Actual	\$437,086		\$577,200	Market Rent	\$594,516	30% Upside
Less Vacancy	-7.5%	\$0	0.00%	-\$43,290	-7.5%	-\$29,726	-5.0%
Loss/Gain to Lease	-1.0%	\$0	0.00%	-\$5,772	-1.0%	-\$8,918	-1.5%
Less Concessions	-1.50%	-\$7,541	-1.73%	-\$8,658	-1.5%	-\$2,973	-0.5%
Less Change in Delinquency	-0.50%	\$0	0.00%	-\$2,886	-0.5%	-\$2,973	-0.5%
Expense/Utility Reimbursement	2% Over Actual	\$166	\$3	\$170	\$3	\$0	\$0
Other Income	2% Over Actual	\$14,118	\$271	\$14,400	\$277	\$14,688	\$282
Late Fees	0% Over Actual	\$11,018	\$212	\$11,018	\$212	\$11,238	\$216
Gross Operating Income		\$462,767		\$550,260		\$584,094	
Expenses		\$199,770	43.2%	\$252,856	42.60%	\$255,123	41.56%
Net Operating Income		\$262,997	\$5,058	\$297,405	\$5,719	\$328,971	\$6,326
Loan Payments		\$185,140		\$185,140		\$185,140	
Pre-Tax Cash Flow		\$77,857	5.8%	\$112,265	8.32%	\$143,831	10.66%
Total Return Before Taxes		\$77,857	5.77%	\$112,265	8.32%	\$143,831	10.66%

Pro Forma Annual Operating Expenses

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Year 2 Stabilized	Per Unit	% of SGI
Real Estate Taxes	15% Over Actual	9.29%	\$40,606	\$781	\$46,697	\$898	\$47,865	\$920	8.1%
Property Management Fee	7.0% GOI	7.46%	\$32,593	\$627	\$38,518	\$741	\$40,887	\$786	6.9%
Insurance	\$800.00 Per Unit	9.27%	\$40,501	\$779	\$41,600	\$800	\$42,640	\$820	7.2%
Payroll	\$200 Per Unit	1.81%	\$7,904	\$152	\$10,400	\$200	\$10,660	\$205	1.8%
General and Administrative	\$250.00 Per Unit	5.16%	\$22,544	\$434	\$13,000	\$250	\$13,325	\$256	2.2%
Contract Services	\$200.00 Per Unit	2.17%	\$9,492	\$183	\$10,400	\$200	\$10,660	\$205	1.8%
Landscaping/Grounds	\$150.00 Per Unit	1.71%	\$7,460	\$143	\$7,800	\$150	\$7,995	\$154	1.3%
Turnover	\$250.00 Per Unit	0.00%	\$0	\$0	\$13,000	\$250	\$13,325	\$256	2.2%
Repairs & Maintenance	\$450.00 Per Unit	2.10%	\$9,199	\$177	\$23,400	\$450	\$23,985	\$461	4.0%
Electricity	-10% Over Actual	1.66%	\$7,237	\$139	\$6,513	\$125	\$6,676	\$128	1.1%
Water/Sewer	2% Over Actual	3.48%	\$15,222	\$293	\$15,527	\$299	\$15,915	\$306	2.7%
Trash Removal	\$100.00 Per Unit	1.23%	\$5,364	\$103	\$5,200	\$100	\$5,330	\$103	0.9%
Marketing/Advertising	\$200.00 Per Unit	0.38%	\$1,647	\$32	\$10,400	\$200	\$5,200	\$100	0.9%
Reserves	\$200.00 Per Unit	0.00%	\$0	\$0	\$10,400	\$200	\$10,660	\$205	1.8%
Total Expenses		43.17%	\$199,770	\$3,842	\$252,856	\$4,863	\$255,123	\$4,906	42.9%
			Current	Per Unit	% of SGI				
Non-Controllable Expenses Taxes, Ins., Reserves			\$88,567	\$1,703	15.3%				
Total Expense without Taxes & Reserves			\$159,163	\$3,061	27.58%				

RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)	Occupied/Vacant
2+1	3807 #1	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3807 #2	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3807 #3	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3807 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3809 #1	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3809 #2	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3809 #3	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3809 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3810 #1	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3810 #2	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3810 #3	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3810 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3811 #1	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3811 #2	1	665	\$857.00	\$1.29	\$925	\$1.39	-\$68	8%	Occupied
2+1	3811 #3	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3811 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3812 #1	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3812 #2	1	665	\$857.00	\$1.29	\$925	\$1.39	-\$68	8%	Occupied
2+1	3812 #3	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3812 #4	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3813 #1	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3813 #2	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3813 #3	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3813 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied

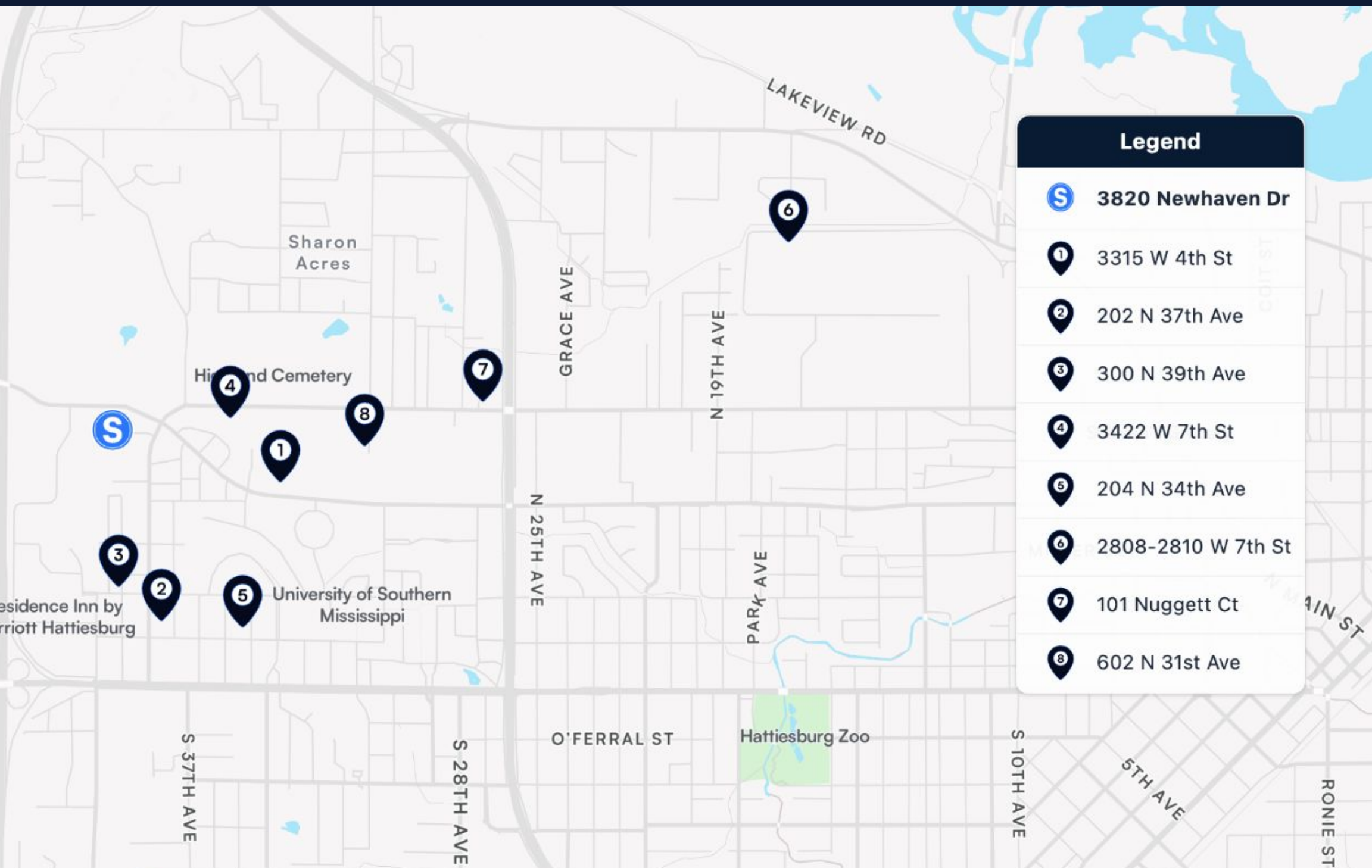
RENT ROLL CONTINUED

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)	Occupied/ Vacant
2+1	3814 #1	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3814 #2	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3814 #3	1	665	\$857.00	\$1.29	\$925	\$1.39	-\$68	8%	Occupied
2+1	3814 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3815 #1	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3815 #2	1	665	-	\$0.00	\$925	\$1.39	\$0	-	Vacant
2+1	3815 #3	1	665	\$857.00	\$1.29	\$925	\$1.39	-\$68	8%	Occupied
2+1	3815 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3816 #1	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3816 #2	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3816 #3	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3816 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3817 #1	1	665	\$900.00	\$1.35	\$925	\$1.39	-\$25	3%	Occupied
2+1	3817 #2	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3817 #3	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3817 #4	1	665	\$857.00	\$1.29	\$925	\$1.39	-\$68	8%	Occupied
2+1	3818 #1	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3818 #2	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3818 #3	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3818 #4	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3819 #1	1	665	\$857.00	\$1.29	\$925	\$1.39	-\$68	8%	Occupied
2+1	3819 #2	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3819 #3	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3819 #4	1	665	\$910.00	\$1.37	\$925	\$1.39	-\$15	2%	Occupied
2+1	3820 #1	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3820 #2	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3820 #3	1	665	\$935.00	\$1.41	\$925	\$1.39	\$10	-1%	Occupied
2+1	3820 #4	1	665		\$0.00	\$925	\$1.39	\$0	-	Vacant
Totals/Average	52	34,580	\$907	\$38,092	\$925	\$48,100	100%			

2 BEDROOM RENT COMPARABLES

	Property Name	Property Address	Number Of Units	City	State	Year Built	Rent/Unit	Avg SF	Avg Effective/SF
1	Claridge House Apartments	3315 W 4th St	19	Hattiesburg	MS	1977	\$1,142	1005	\$1.14
2	2 Square Apartments	202 N 37th Ave	24	Hattiesburg	MS	2005	\$1,041	900	\$1.16
3	Edgewood Townhomes	300 N 39th Ave	8	Hattiesburg	MS	1984	\$1,030	1070	\$0.96
4	Magnolia Trace Apartments	3422 W 7th St	77	Hattiesburg	MS	2003	\$1,002	736	\$1.36
5	Georgetown North	204 N 34th Ave	8	Hattiesburg	MS	1996	\$912	826	\$1.10
S	Cambridge Court Apartment Homes	3820 Newhaven Dr	52	Hattiesburg	MS	1986	\$907	600	\$1.51
6	Cedarwood Apartments	2808-2810 W 7th St	34	Hattiesburg	MS	1983	\$902	700	\$1.29
7	Village Crossing Apartment Homes	101 Nuggett Ct	32	Hattiesburg	MS	1984	\$817	665	\$1.23
8	Blainewood	602 N 31st Ave	58	Hattiesburg	MS	1980	\$806	730	\$1.10
	Average		35			1989	\$951	804	\$1.21

RENT COMPARABLES MAP





MARKET OVERVIEW

3820 NEWHAVEN DR | HATTIESBURG, MS, 39401

Hattiesburg, MS

48,500

Total Population

\$44,140

Median HH Income

20,600

of Households

37%

Homeownership Rate

23,550

Employed Population



Neighborhood Overview

Hattiesburg serves as a key residential and employment center in southern Mississippi, supported by a stable population base and a younger demographic influenced by the University of Southern Mississippi and William Carey University. These institutions, along with the city's healthcare and service sectors, generate consistent housing demand and support a stable rental environment. Relative affordability and a cost of living below national averages further enhance the area's appeal to both residents and investors.

The 39401 ZIP code and neighborhoods surrounding North 38th Avenue are primarily residential, offering a mix of single-family homes and multifamily housing catering to workforce and student renters. Proximity to major roadways, employment centers, universities, and retail corridors contributes to convenient commute times and steady occupancy levels, reinforcing the area's long-term residential demand.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	13,586	45,190	70,023
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	5,039	18,823	28,132
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$51,207	\$61,967	\$64,288

Higher Education



±14,000
Student Enrollment

±9K/Yr
In-State Tuition

±200
Degrees Offered

17
NCAA Division Sports



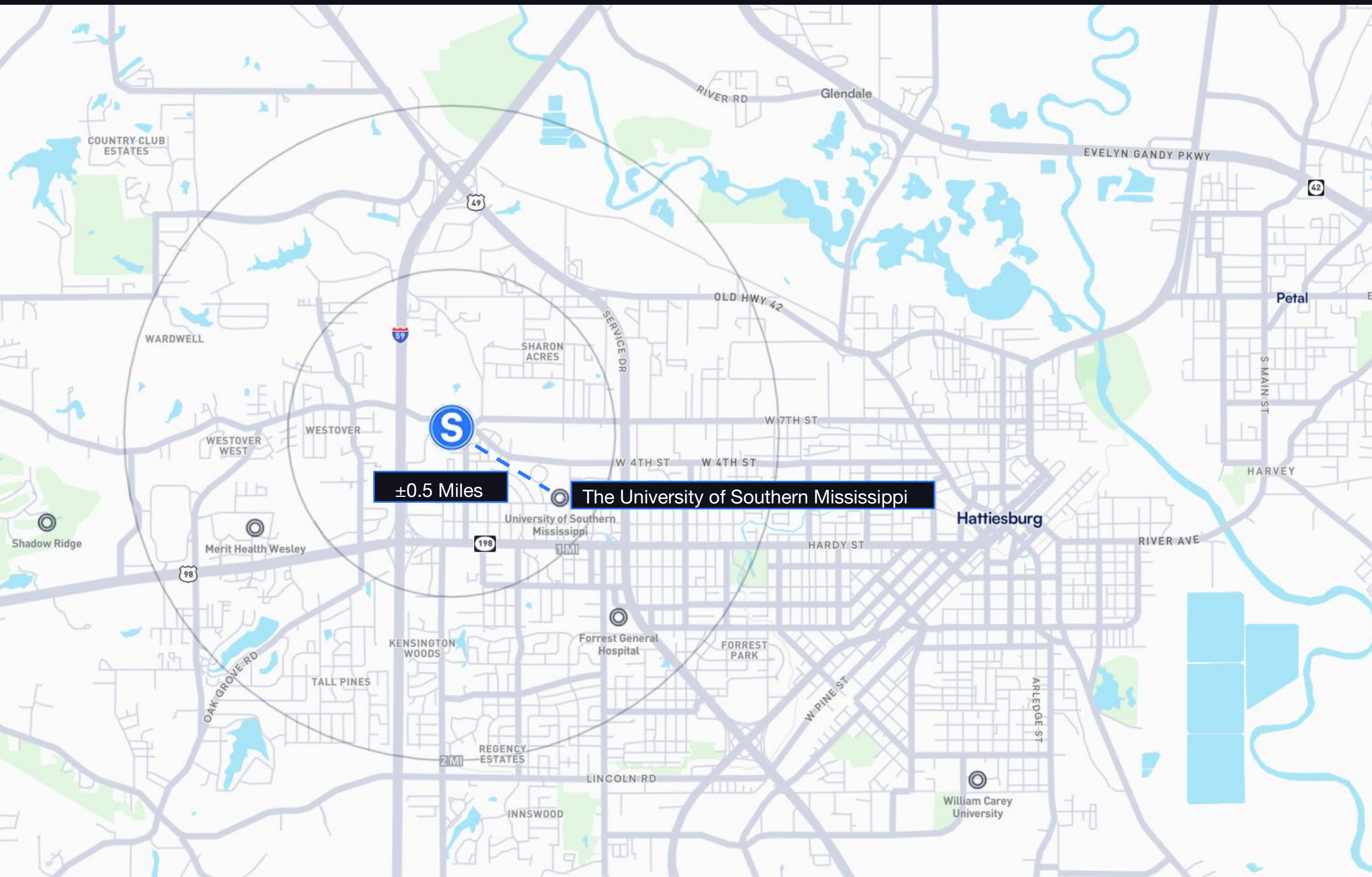
THE UNIVERSITY OF
**SOUTHERN
MISSISSIPPI**

The University of Southern Mississippi serves as one of the largest and most influential institutions in the region, playing a critical role in Hattiesburg economy and housing market. The university enrolls a substantial student population and employs a significant number of faculty, administrative, and support staff, generating consistent year-round demand for both student and workforce housing.

USM's wide range of undergraduate, graduate, and professional programs, along with its research activity and athletic programs, enhances the city's regional draw and supports a steady inflow of students and young professionals.

Beyond direct employment and enrollment, the university contributes to long-term economic stability by supplying a skilled workforce to local healthcare systems, public agencies, and private employers. Its presence strengthens population retention, supports nearby retail and service businesses, and reinforces sustained rental demand in surrounding residential neighborhoods.

| Regional Map



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3820 Newhaven Dr | Hattiesburg, MS 39401

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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