



Coastal
BOAT & RV STORAGE
228-323-0034
228-297-1445

COASTAL BOAT & RV STORAGE

16217 Landon Road - Gulfport, MS 39503

In Cooperation With Sands Investment Group Mississippi, LLC - Lic. #22675
BoR: Andrew Ackerman - Lic. MS #22616

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EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Coastal Boat & RV Storage Located at 16217 Landon Rd in Gulfport, MS 39503. This Deal Includes an Additional 1 Acre to Develop and Add More Covered or Open Parking, Providing For a Unique Investment With the Possibility of Growth in Revenue.

Sale Price

\$625,000

OFFERING SUMMARY

Cap Rate:	8.03%
NOI:	\$50,218

BUILDING INFORMATION

Street Address:	16217 Landon Rd
City, State, Zip:	Gulfport, MS 39503
County:	Harrison
Lot Size:	3.3 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- This Site is 100% Occupied
- Additional 1 Acre to Develop and Add More Parking, Providing For a Strong Investment; There are 58 Total Parking Spots- 33 Open and 20 Covered
- Amenities: Property is Fenced, Gated and Has Key Code Access
- Newly Constructed: Built July 2021
- Gulfport is the 2nd Largest City in Mississippi: Site is Situated With Easy Access to I-10, Seeing 68,500+ Vehicles Per Day
- Harrison County - Code of Ordinance Appendix A Zoning Sec IV: "Parking or Storage of Major Recreational Equipment Including Boats, Boat Trailers, Travel Trailers, Campers or Camper Trucks, Coaches, Motorized Dwellings, Recreational Vehicles or Similar Equipment Shall Not Be Parked or Stored in Required Front Yard of Any Zoning District: No Such Equipment Shall Be Used For Living, Sleeping, or Housekeeping Purposes on Any Lot Except in an Approved Location, Such as a RV Campground."
- Leases are a Mixture of Month to Month & Long Term



SECTION 2

FINANCIAL OVERVIEW

RENT ROLL

Unit #	Size	Unit Type	Status	Monthly Rate	Annual Rate	Date In
1	12 x 40	Covered	Occupied	\$100.00		9/1/2023
2	12 x 40	Covered	Occupied	\$180.00		5/8/2022
3	12 x 40	Covered	Occupied	\$180.00		7/23/2021
4	12 x 40	Covered	Occupied		\$2,200.00	7/13/2021
5	12 x 40	Covered	Occupied	\$180.00		4/16/2022
6	12 x 40	Covered	Occupied		\$1,980.00	8/17/2022
7	12 x 40	Covered	Occupied	\$200.00		3/3/2022
8	12 x 40	Covered	Occupied	\$180.00		7/10/2022
9	12 x 40	Covered	Occupied	\$180.00		9/6/2021
10	12 x 40	Covered	Occupied	\$180.00		11/15/2022
19	12 x 50	Covered	Occupied	\$150.00		7/4/2023
20	12 x 50	Covered	Occupied	\$180.00		8/19/2023
21	12 x 50	Covered	Occupied	\$200.00		4/17/2023
22	12 x 50	Covered	Occupied	\$200.00		2/19/2022
23	12 x 50	Covered	Occupied	\$200.00		4/3/2023
24	12 x 50	Covered	Occupied	\$200.00		7/1/2023
25	12 x 50	Covered	Occupied		\$1,980.00	1/16/2023
26	12 x 50	Covered	Occupied	\$200.00		4/21/2023
27	12 x 50	Covered	Occupied	\$180.00		5/28/2023
28	12 x 50	Covered	Occupied	\$150.00		6/3/2023
A	12 x 20	Uncovered	Vacant			
B	12 x 20	Uncovered	Vacant			
C	12 x 20	Uncovered	Vacant			
D	12 x 20	Uncovered	Occupied	\$70.00		8/10/2023
11	12 x 30	Uncovered	Occupied	\$50.00		9/29/2021
12	12 x 30	Uncovered	Occupied	\$60.00		8/4/2021
13	12 x 30	Uncovered	Occupied	\$50.00		6/16/2022
14	12 x 50	Uncovered	Occupied	\$50.00		9/1/2023
16	12 x 50	Uncovered	Occupied	\$75.00		8/25/2023
17	12 x 50	Uncovered	Occupied	\$75.00		8/25/2023
18	12 x 50	Uncovered	Occupied	\$75.00		8/25/2023
E	12 x 40	Uncovered	Occupied		\$550.00	11/12/2022

RENT ROLL

F	12 x 40	Uncovered	Occupied	\$70.00		2/26/2023
G	12 x 40	Uncovered	Occupied	\$70.00		2/22/2023
H	12 x 40	Uncovered	Occupied	\$50.00		11/14/2021
I	12 x 40	Uncovered	Occupied		\$660.00	7/4/2021
J	12 x 40	Uncovered	Occupied	\$50.00		8/3/2021
K	12 x 40	Uncovered	Occupied	\$70.00		8/21/2023
L	12 x 40	Uncovered	Occupied	\$75.00		8/20/2021
M	12 x 40	Uncovered	Occupied	\$60.00		6/28/2022
N	12 x 40	Uncovered	Occupied	\$50.00		10/30/2021
O	12 x 40	Uncovered	Occupied	\$60.00		8/19/2022
P	12 x 40	Uncovered	Occupied	\$50.00		1/6/2023
Q	12 x 40	Uncovered	Occupied		\$660.00	2/23/2023
R	12 x 40	Uncovered	Occupied	\$70.00		7/25/2023
S	12 x 40	Uncovered	Occupied		\$550.00	9/28/2021
T	12 x 40	Uncovered	Occupied	\$75.00		8/25/2023
U	12 x 40	Uncovered	Occupied	\$50.00		6/3/2021
V	12 x 40	Uncovered	Occupied	\$75.00		8/25/2023
W	12 x 40	Uncovered	Occupied	\$70.00		5/23/2023
X	12 x 40	Uncovered	Occupied	\$70.00		2/3/2023
Y	12 x 40	Uncovered	Owner Unit			
31	12 x 40	Uncovered	Occupied	\$50.00		4/1/2023
32	12 x 40	Uncovered	Occupied	\$50.00		11/5/2021
33	12 x 50	Uncovered	Occupied	\$75.00		8/25/2023
34	12 x 50	Uncovered	Occupied	\$75.00		8/25/2023
Floater	12 x 30	Uncovered	Occupied	\$75.00		9/1/2023
Total				\$4,885.00	\$8,580.00	

PROFIT & LOSS

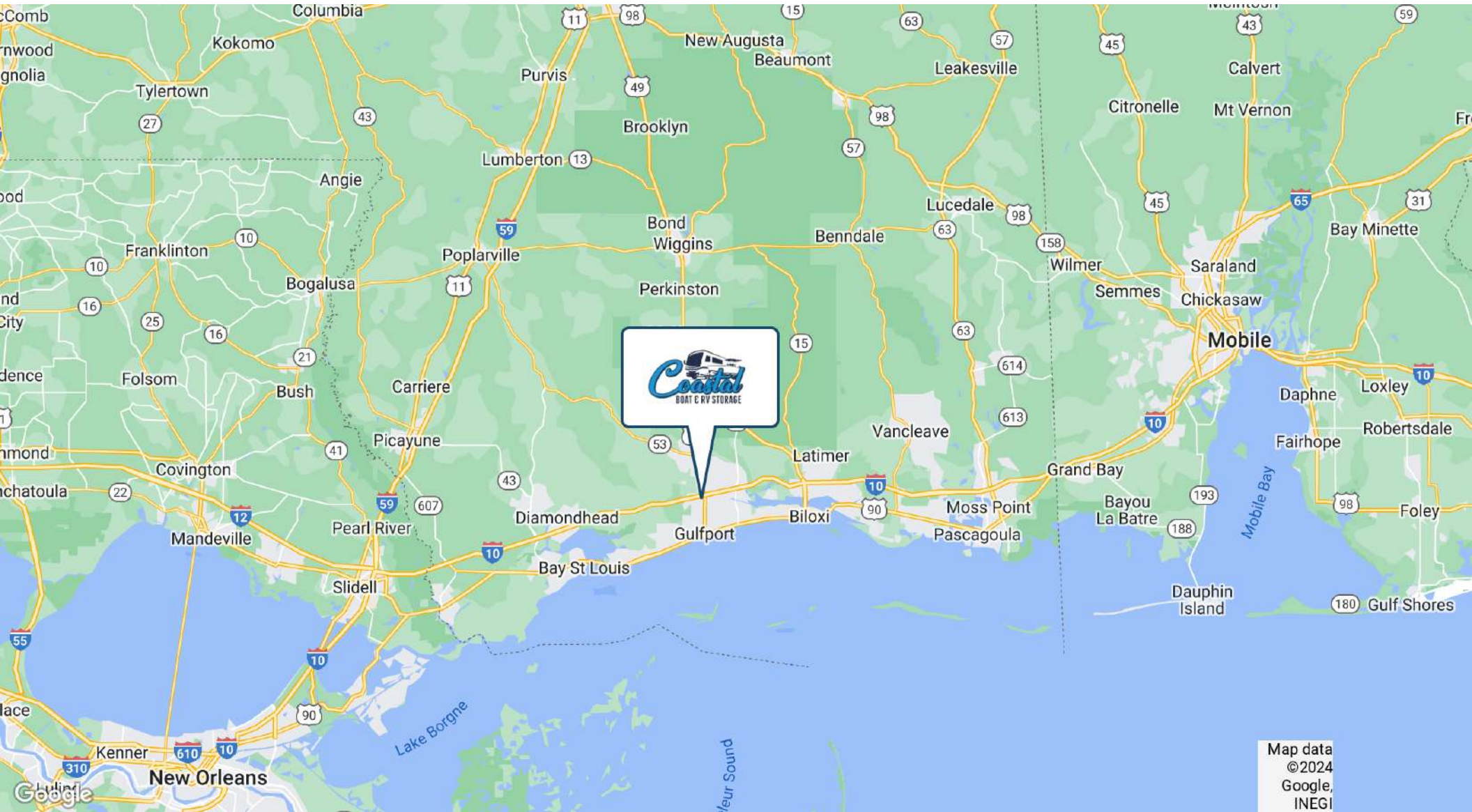
Income	Annual
Rental Income	\$66,840
Electronic Surcharge	\$9
Quickbooks Payment Sales	\$339
Gross Profit	\$67,188
Expenses	Annual
Advertising	\$96
Bank Service Charge	\$79
Contractors	\$2,792
Dues & Subscriptions	\$40
Insurance	\$3,014
Legal	\$2,429
Meals & Entertainment	\$190
Office Supplies	\$1,009
Quickbooks Payment Fees	\$1,586
Reimbursable Expenses	\$446
Rent & Lease	\$523
Repairs & Maintenance	\$295
Taxes	\$1,402
Utilities	\$3,070
Total Expenses	\$16,970
NOI	\$50,218



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



Landon Road Storage

Insite Collections

ADT

Coastal
BOAT & RV STORAGE

ZIP LIN Adventure Park

Comfort
INN & SUITES

Secure Dry
Self Storage

Landon Rd (7,532 VPD)

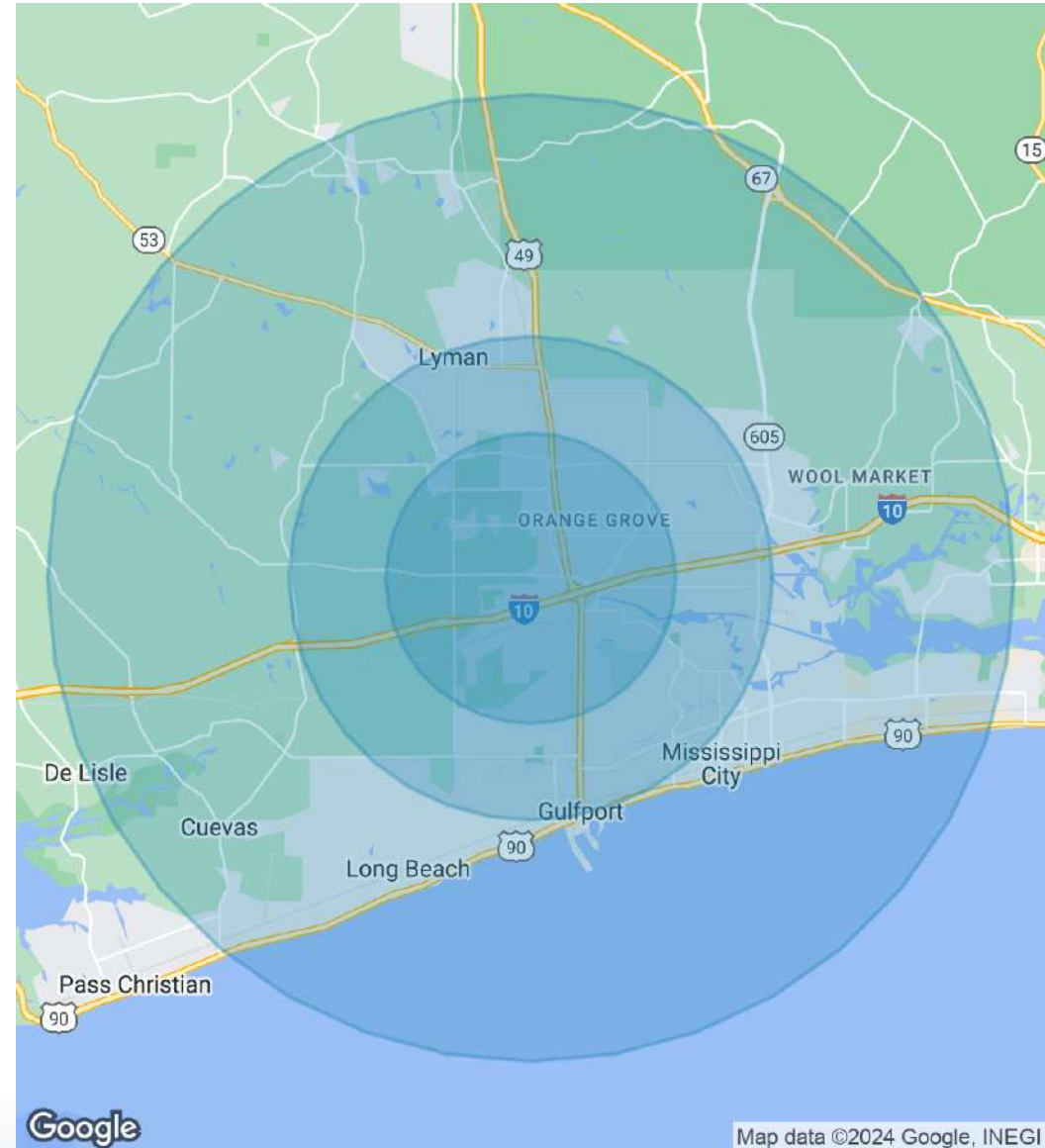
Wade Ln

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,402	73,151	150,401
Average Age	35.7	35.4	37.9
Average Age (Male)	35.3	33.8	36.5
Average Age (Female)	36.9	37.7	39.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,636	31,425	68,134
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$61,584	\$62,798	\$68,365
Average House Value	\$137,794	\$146,123	\$163,167

TRAFFIC COUNTS	
I-10	68,635 VPD
10th Street	62,363 VPD
Landon Rd	7,532 VPD





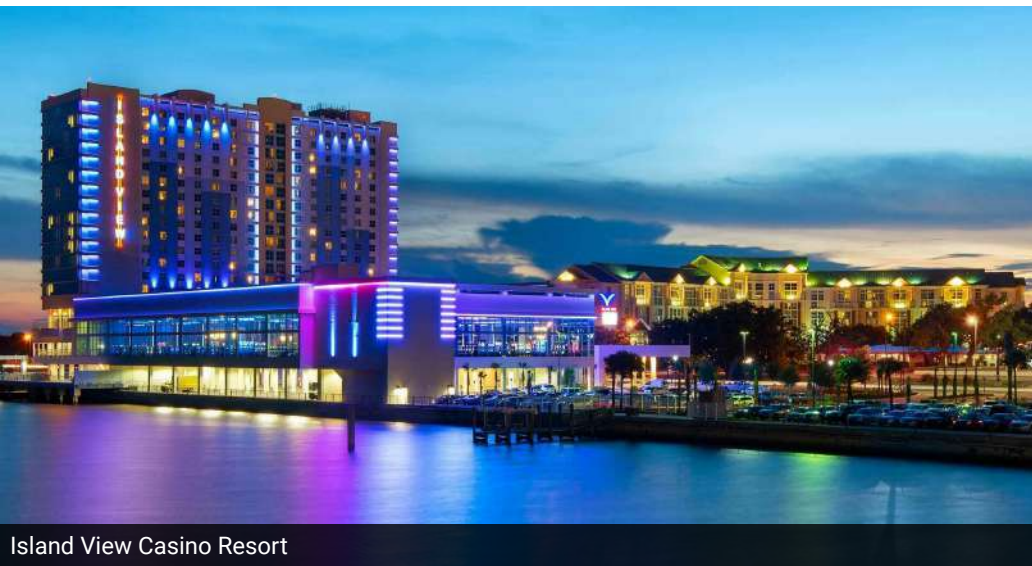
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Gulfport, MS



Island View Casino Resort

GULFPORT, MS

Incorporated on July 28, 1898, Gulfport is located in South Mississippi in Harrison County. In December 1993 the City annexed 33 square miles north of Gulfport becoming the second largest city in Mississippi with a land area of 56 square miles. Gulfport is 65 miles NE of New Orleans, Louisiana. The City of Gulfport is the 2nd largest city in Mississippi with a population of 74,251 as of July 1, 2023. Along with Biloxi, Gulfport is the other county seat of Harrison County and the larger of the two principal cities of the Gulfport-Biloxi, Mississippi Metropolitan Statistical Area, which is included in the Gulfport-Biloxi-Pascagoula, Mississippi Combined Statistical Area.

Gulfport is an important business and commercial hub. The region has a wide mix of businesses including manufacturing, healthcare research, pharmaceuticals and technology. Gulfport also has shipbuilding companies such as Gulf Ship, United States Marine and Trinity Yachts. The major employment sectors in Gulfport are construction; arts, entertainment and recreation; healthcare, accommodation and food services, government, education and social assistance. Gulfport, located on the Gulf of Mexico, is also home to William Carey, a private Baptist College as well as Mississippi Gulf Coast Community College, Jefferson Davis Campus. Gulfport is also the East Coast home of the U.S. Navy Seabees, or Construction Battalions, which work on a number of domestic and international projects. Some of the major employers include Naval CBC Base, Memorial Hospital, Harrison City School, Island View Casino and Gulfport Schools among the top few.

The Mississippi Sound Historical Museum is popular among those who wish to learn more about the area's history. The Harbor Square Park and Cowan Road Field are recreational spots frequented by the town's residents. The Gulf Islands Water Park is the largest water park on the Gulf Coast. Golfers can enjoy a round at the Bayou View Golf Course. Gulfport hosts many festivals like the Highlands and Islands Scottish Games and Celtic Festival and the Cajun, Country, Swamp Pop Music Festival every year. There are a number of historic neighborhoods and home sites, as well as diverse shopping opportunities and several motels scattered throughout the city to accommodate golfing, gambling and water-sport tourism.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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