

COLLIERS
EXCLUSIVE LISTING

HERITAGE PLACE APARTMENTS

129 UNITS | MERIDIAN, MISSISSIPPI

Performing Asset with Real Upside
in Rents and Unit Upgrades

BRIAN SAVAGE | +1 205 949 2704 | brian.savage@colliers.com

PROPERTY HIGHLIGHTS

- › Excellent location and physical condition
- › Preferred area asset with multiple floorplans, attractive layout and curb appeal
- › Constrained supply of future units with high occupancy in competitive set

INVESTMENT HIGHLIGHTS

- › Solid historical track record with increasing income from in-place rent increases
- › Recent management change enhancing returns through controlling expenses and pushing rents
- › Potential for double-digit yields going in with additional upside

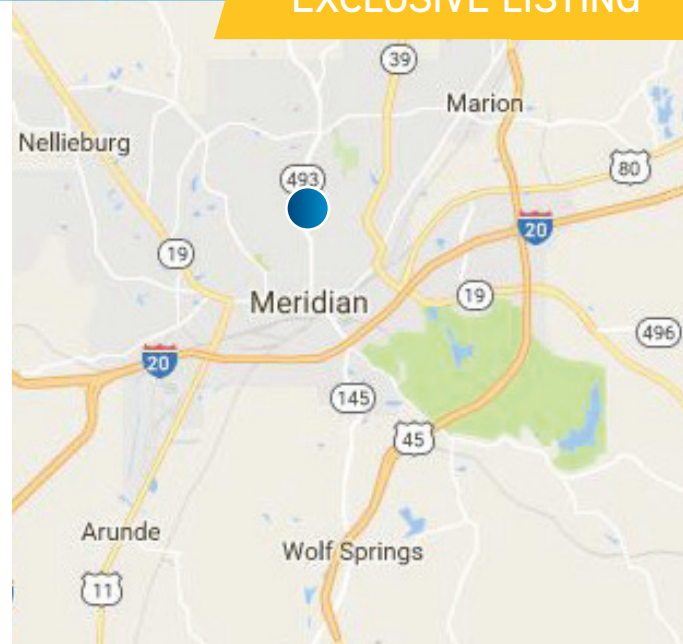




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PROPERTY NAME	Heritage Place Apartments
ADDRESS	3830 Poplar Springs Drive Meridian, MS 39305
ASKING PRICE	TBD
UNITS	129
YEAR BUILT	1968/1974-2000
TOTAL SF	127,681
AVERAGE UNIT SF	990
HERITAGE PLACE AVERAGE RENTS	\$693
HERITAGE PLACE OCCUPANCY	94%



CONTACT US



BRIAN SAVAGE
DIRECTOR
+1 205 949 2704
brian.savage@colliers.com

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COLLIERS INTERNATIONAL
880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955
www.colliers.com/alabama