



# HERITAGE PARK APARTMENTS

96 UNITS | 100% LIHTC | OXFORD, MS

# The Offering

## Property Summary

ADDRESS	600 McElroy Dr
CITY, STATE	Oxford, MS 38655
YEAR BUILT	2002
NUMBER OF UNITS	96 Units
RENT & INCOME RESTRICTIONS	100% LIHTC @ 50% & 60% AMI
TENANCY TYPE	Age Restricted (55+)
CURRENT OCCUPANCY	98%
AVERAGE UNIT SIZE	930 SF
TOTAL SF	89,280 SF
BUILDINGS	25 Residential, 1 Clubhouse
ACRES	11.30 AC
CURRENT DENSITY (UNITS/ACRE)	8.5 units/AC
YEAR PLACED-IN-SERVICE	2002
END OF YEAR 15	December 31, 2016
BEGINNING OF QC ELIGIBILITY	January 1, 2027



## Offering Procedures

**TOUR SCHEDULE:**

Please contact Michael Fox (michael.fox@jll.com) or Cody Doolin (cody.doolin@jll.com) to schedule a tour. Under no circumstances are Investors allowed to visit the Property without approval from JLL. Failure to adhere to this request will be taken into consideration by the Seller when offers are selected.

**OFFER DATE:**

To Be Announced

**BEST & FINAL:**

Upon review of the initial offers submitted, if appropriate, a select group of Investors will be notified of their participation within the Best and Final Round.

**TERMS AND CONDITIONS:**

The Property is offered on an “as is” basis, subject to the existing rent, income, age, and occupancy restrictions required by the existing LIHTC LURA.

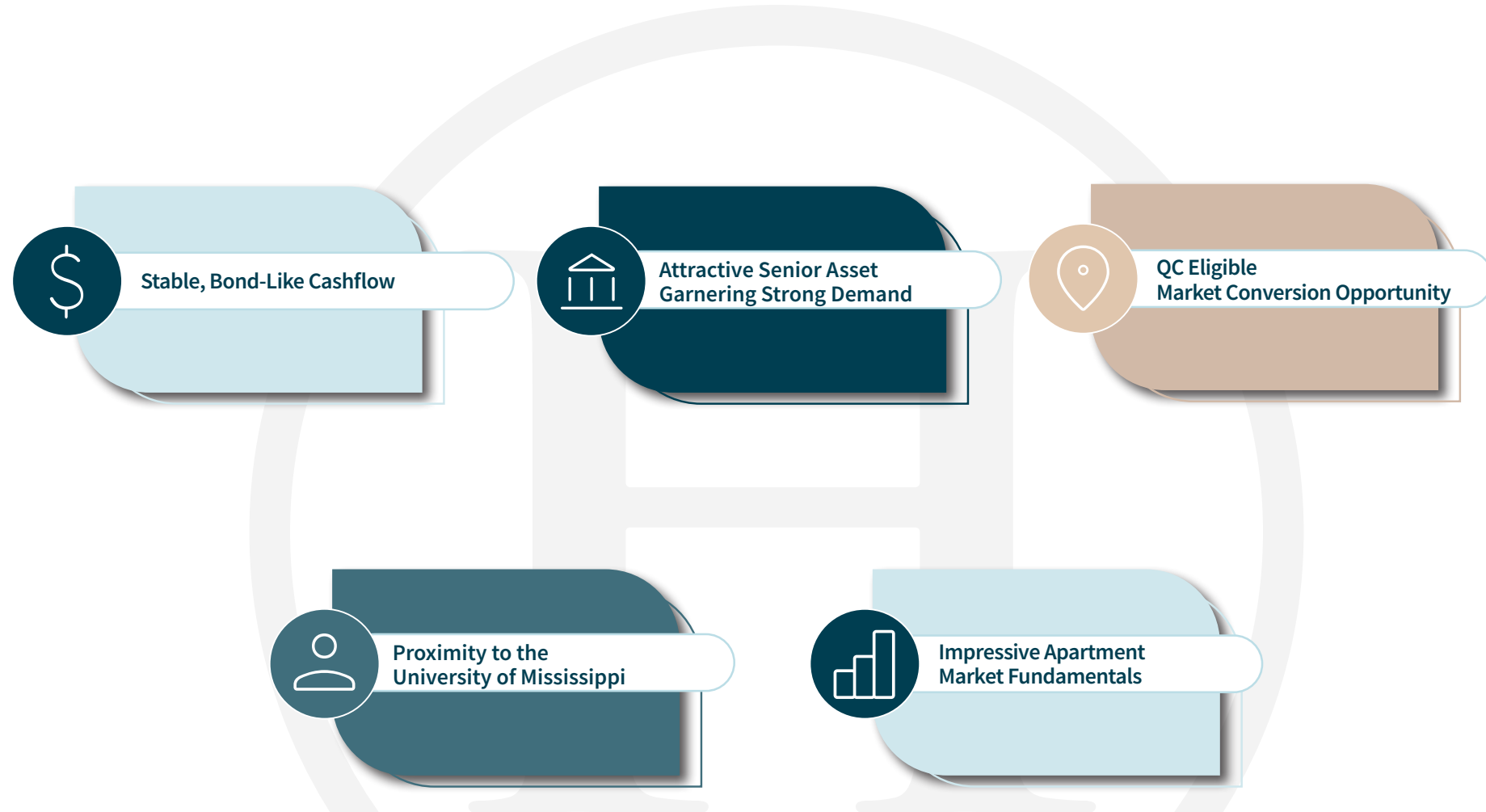
**APPROVALS FOR SALE:**

MHC requires notification of sale thirty (30) days prior to close.

**SELECTION AND CRITERIA:**

The prospective Investor will be selected by the Owner, in its sole and absolute discretion, on the basis of a complement of factors, including, but not limited to, purchase price; the Investor’s financial strength/ balance sheet capacity; level of discretion to invest funds; ability to close in a timely fashion; experience in closing similar transactions; reputation within the industry and the extent to which due diligence is completed.

# Investment Highlights



## Community Amenities

- 55+ Community
- On-site Leasing Office
- On-site Mail Station
- Pool
- Resident Clubhouse
- Clothes Care Center
- Two Gazebos & Walking Trail

## Apartment Amenities

- Fully-Equipped Kitchens Include:
  - Dishwasher
  - Electric Range
  - Refrigerator
  - Microwave
- Washer/Dryer Hookups
- Private Patio

Units	Unit Description	SF	In-Place Market Rents	In-Place Lease Rents	2023 Net Max LIHTC Rent <sup>1</sup>	JLL Proforma Market Rent
42	2 Bed, 2 Bath 50% AMI	930	\$780	\$716	\$782	\$782
54	2 Bed, 2 Bath 60% AMI	930	\$959	\$871	\$961	\$961
96		930	\$881	\$803	\$882	\$882

1) Max LIHTC rents take into account applicable utility allowances.

HERITAGE PARK

# Stable, Bond-Like Cashflow

The Property benefits from steady operations and outsized demand due to the \$325+ spread between 2023 max and LIHTC rents achieved at nearby comparable market-rate and student housing properties. Tax credit assets like Heritage Park offers attractive, risk adjusted returns and stable, bond-like cashflows.



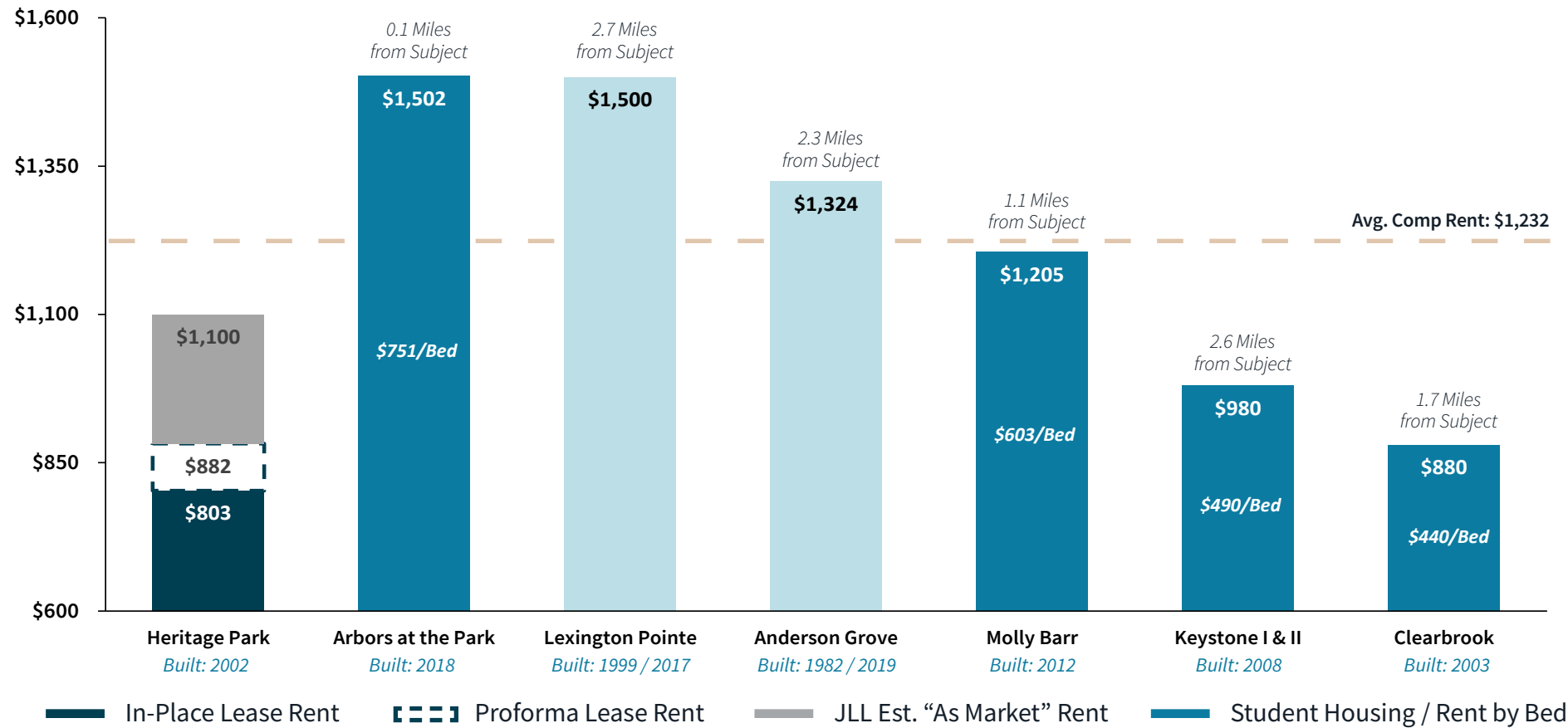
\$297

In-Place Lease Rent Spread Below JLL Est. "As Market" Rent



98%

Current Occupancy



**HERITAGE PARK**

# Attractive Senior Asset Garnering Strong Demand

Heritage Park is a well-amenitized property, boasting numerous features suitable for seniors, including a resident clubhouse, walking trails, clothes care center, pool with sun deck, central mail station, proximate access to campus and healthcare, and more. Compared to family properties, senior properties such as Heritage Park typically have more stable operations with high occupancy, lower management costs, and lower turnover. In addition, as one of the only senior properties in Oxford, the Property garners strong demand from the age 55+ resident base.



**11% Turnover Ratio  
from June 29 Rent Roll**



**Avg. Resident Tenure:  
5.6 Years**



**1 of 2 Age Restricted  
Properties in Oxford**



RESIDENT CLUBHOUSE



POOL WITH SUN DECK

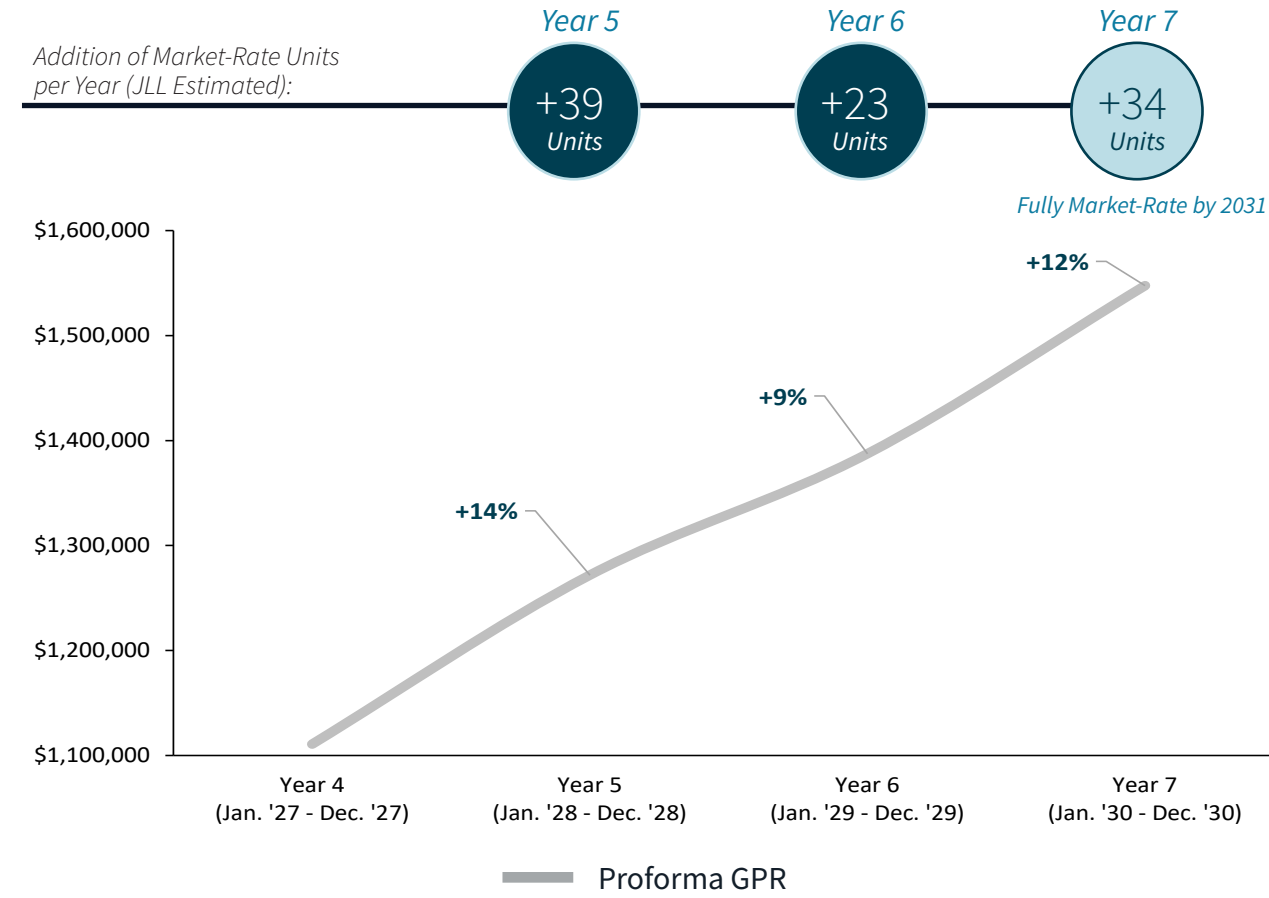


GAZEBO & WALKING TRAIL

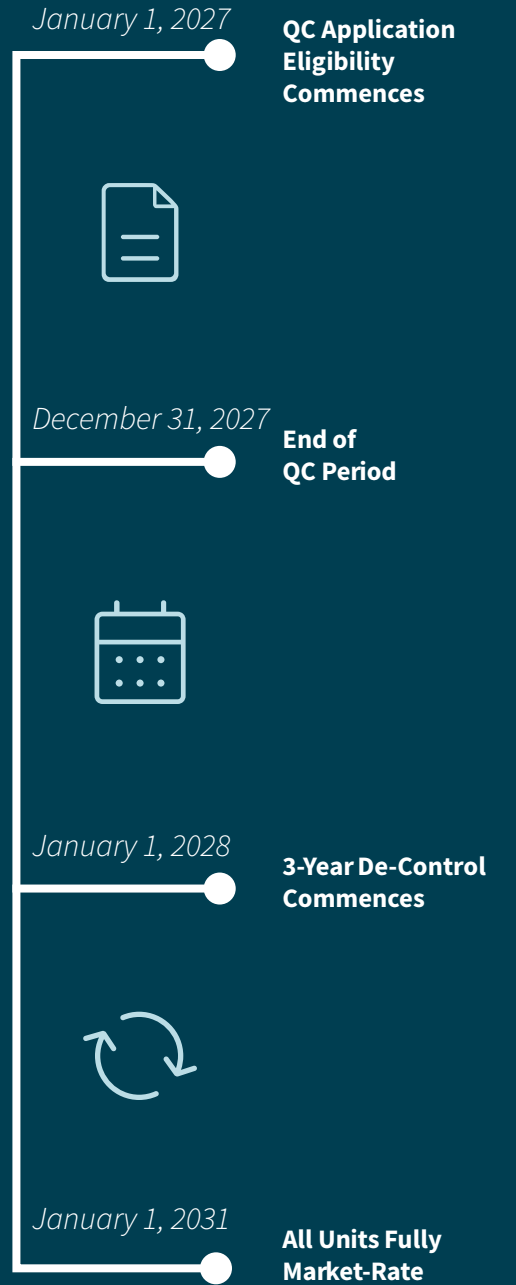
# QC Eligible Market Conversion Opportunity

Heritage Park is currently encumbered by a LIHTC LURA and is Qualified Contract (QC) eligible. Beginning in 2028, an Investor could convert the existing 50% & 60% AMI units to fully market-rate by 2031. The Property is an excellent candidate for a QC Execution given its proximity to the University of Mississippi and rental discount to comparable student-housing properties

## GPR AND MARKET-RATE UNITS BY YEAR



## QC Timeline



HERITAGE PARK

# Proximity to the University of Mississippi

Heritage Park is situated immediately adjacent to The University of Mississippi. A top public university with a total enrollment of nearly 20,000 students in Oxford, the University is located on 1,200+ acres and is one of the largest economic drivers in the state. A tier one university in a Power 5 conference, Ole Miss is home to one of the largest sports programs in the state and consistently draws hundreds of thousands of students, alumni, and visitors alike to their athletic events each year.

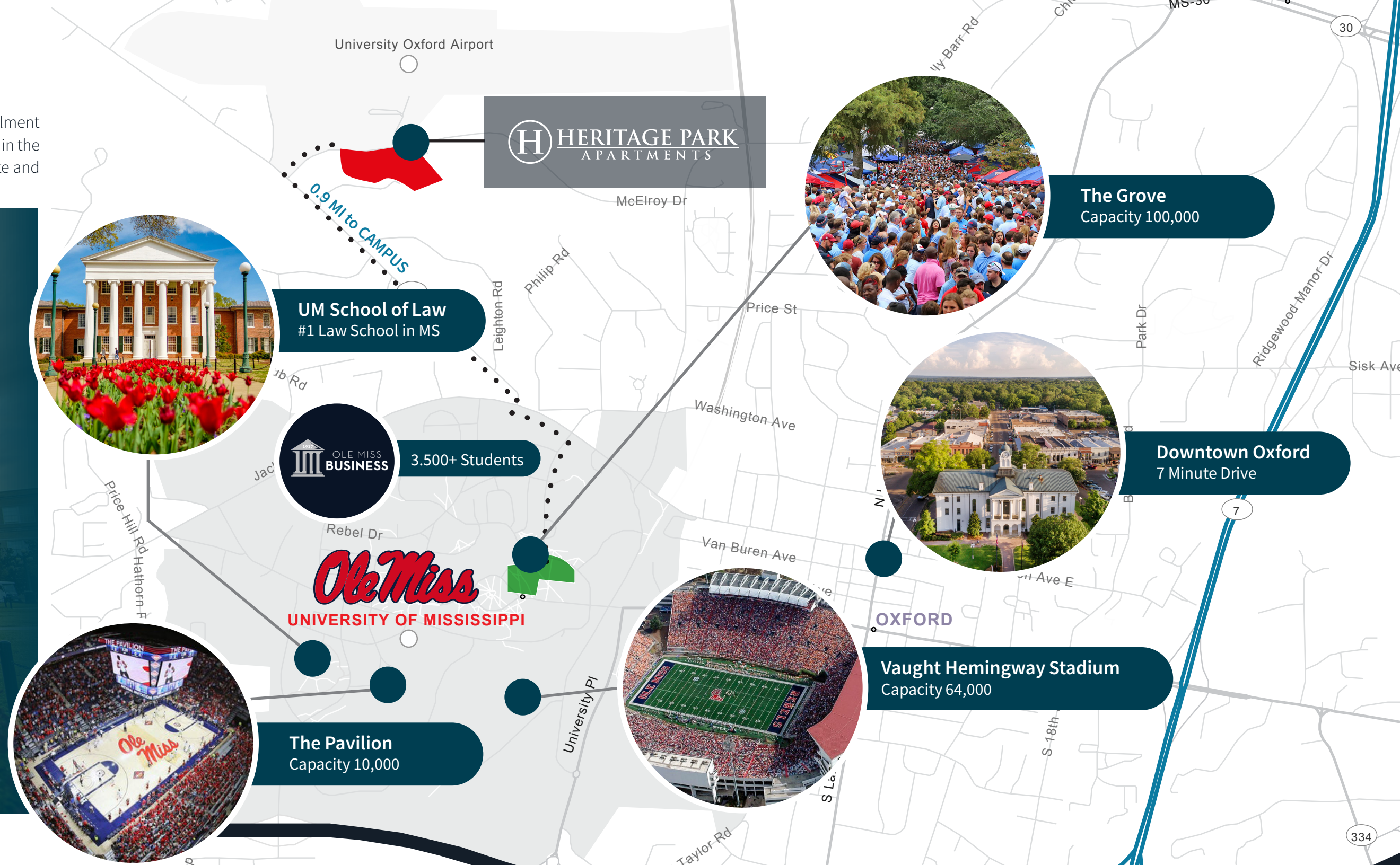


**\$775M**  
Endowment  
(2021)

**\$3B**  
Annual Economic  
Impact

**3,000+**  
Employees

**19k+**  
Enrolled Students

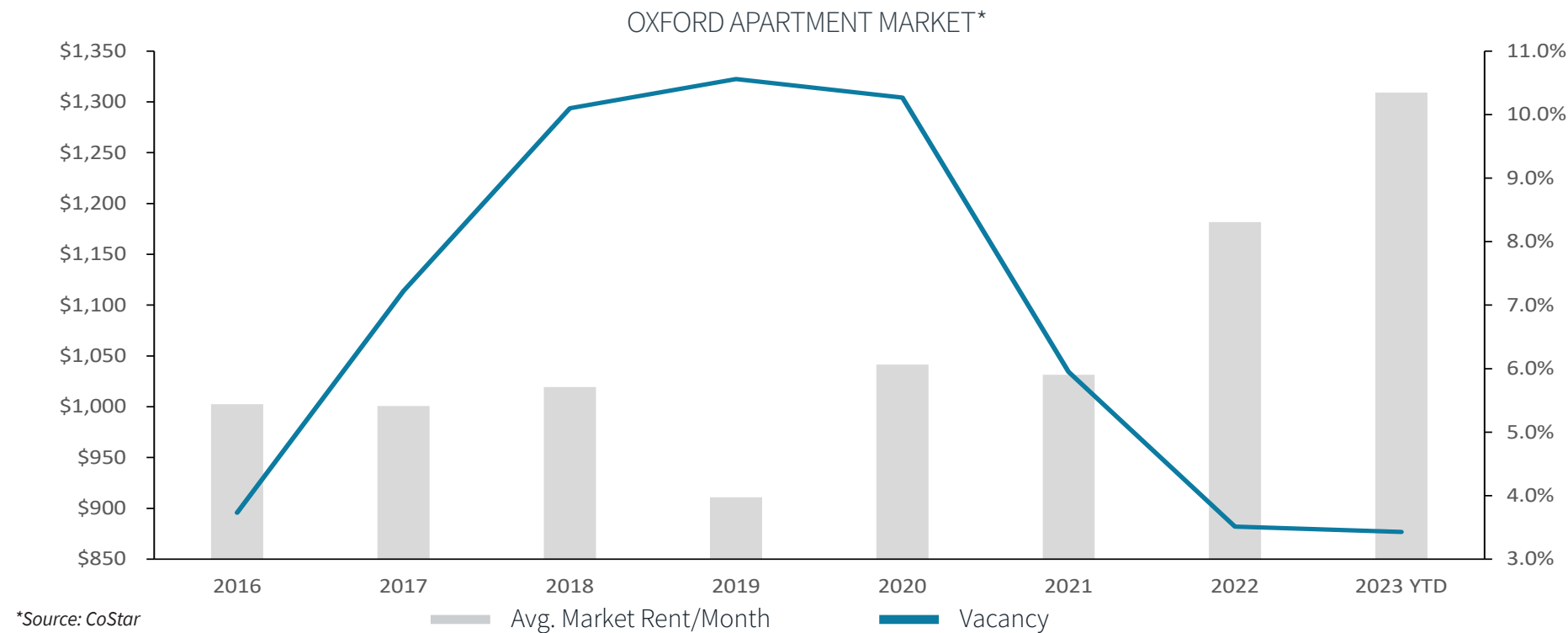


# Impressive Apartment Market Fundamentals

Oxford, MS experienced an increase in vacancies in the years prior to the pandemic with average market rents remaining essentially flat over the same period. Since the pandemic in 2020, vacancy has dramatically fallen by roughly 8% with rent growth catapulting nearly 25% over the same time period.

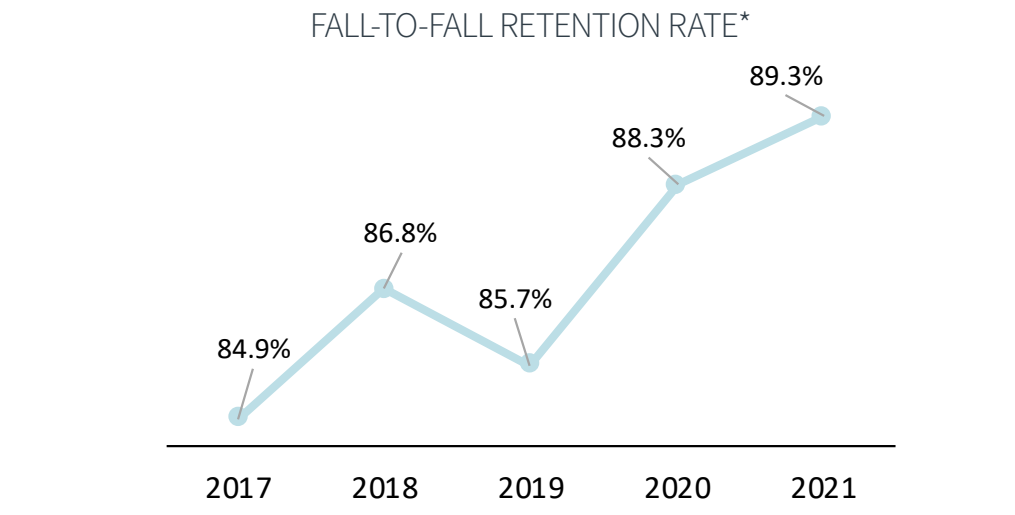
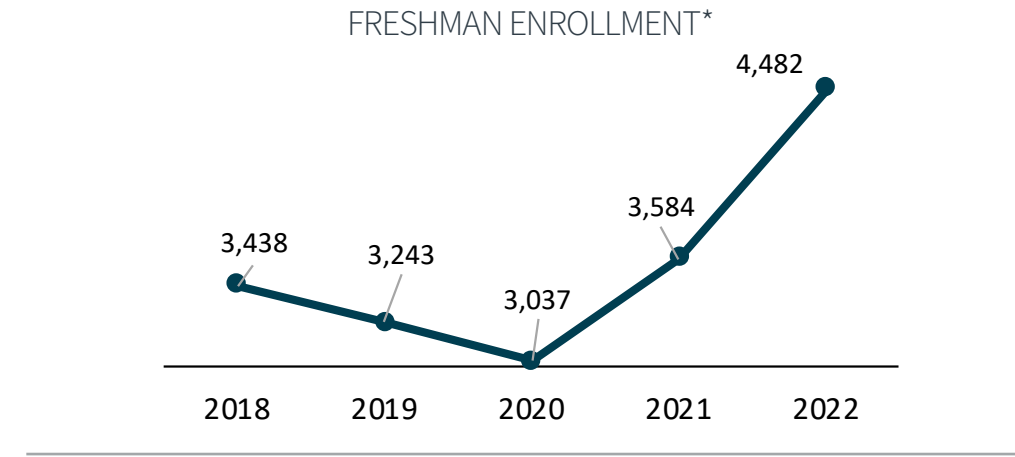
## KEY OXFORD MULTI-HOUSING RENTAL DATA\*

<b>15.2%</b> 2022 Year-over-Year Rent Growth	<b>3.7%</b> Projected Annual Rent Growth (2023-2028)	<b>93%</b> Average Occupancy (2020-2023)	<b>96%</b> Average Projected Occupancy (2023-2028)
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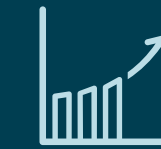
# University Growth Will Drive Long-Term Rental Demand

Oxford's population and economy are driven by the University. Ole Miss has recently experienced tremendously positive growth and retention and is expected to continue to increase over the coming years



\*Source: University of Mississippi

## KEY STUDENT STATISTICS



**25%**  
Increase in Freshman Enrollment in 2022



**19,869**  
Fall 2022 Enrollment (Oxford Campus)

## CONTACT INFORMATION

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*\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.*