

4301 Briggs St. Moss Point, MS

Investment Property - Buy & Hold

4301 Briggs St, Moss Point, MS 39563

House · 3 Beds · 1 Baths · 960 Sq.Ft.

\$ 89,000 Purchase Price · \$ 110,000 ARV

\$ 96,670 Cash Needed · \$ 718/mo Cash Flow · 9.7% Cap Rate · 8.9% COC



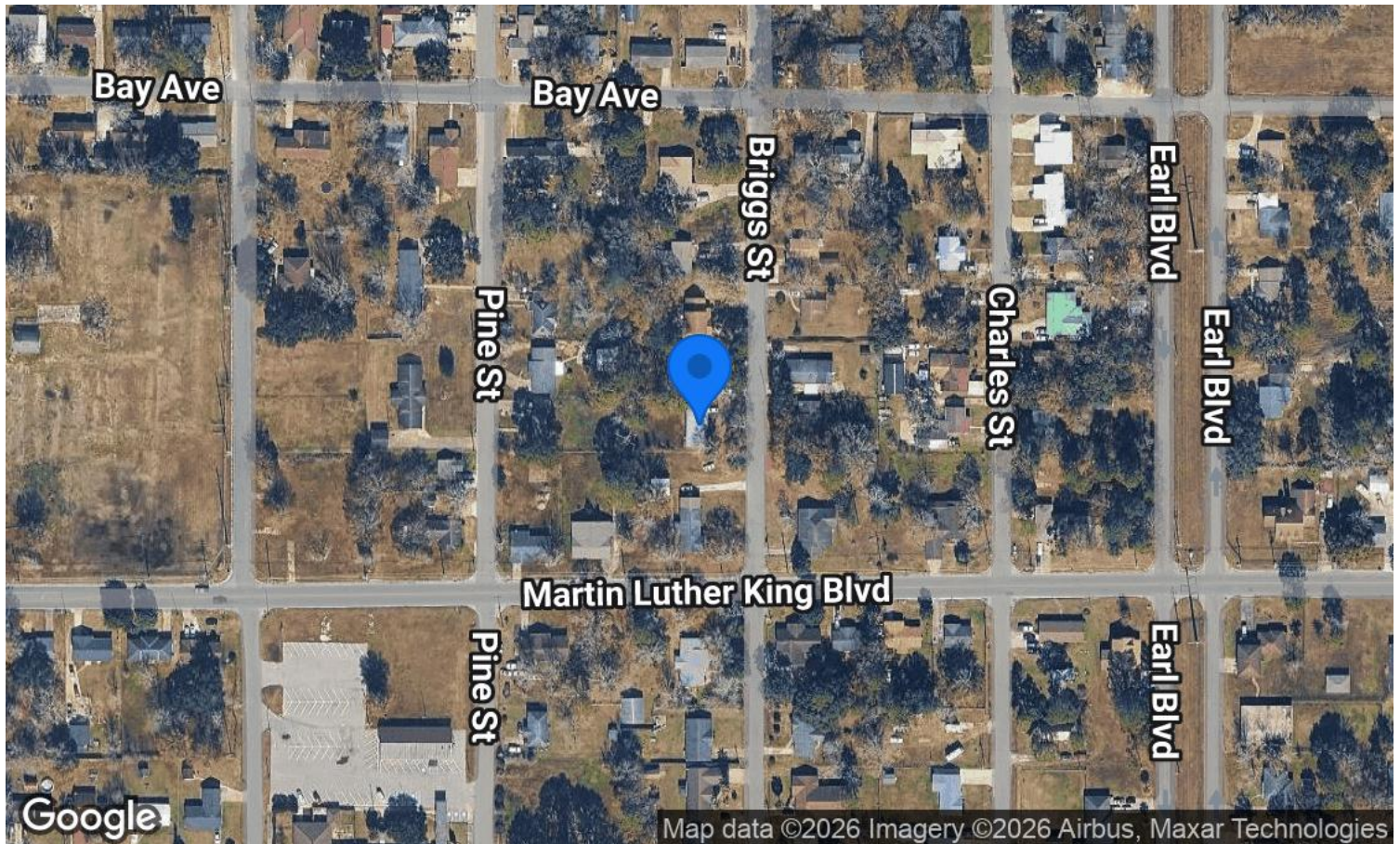
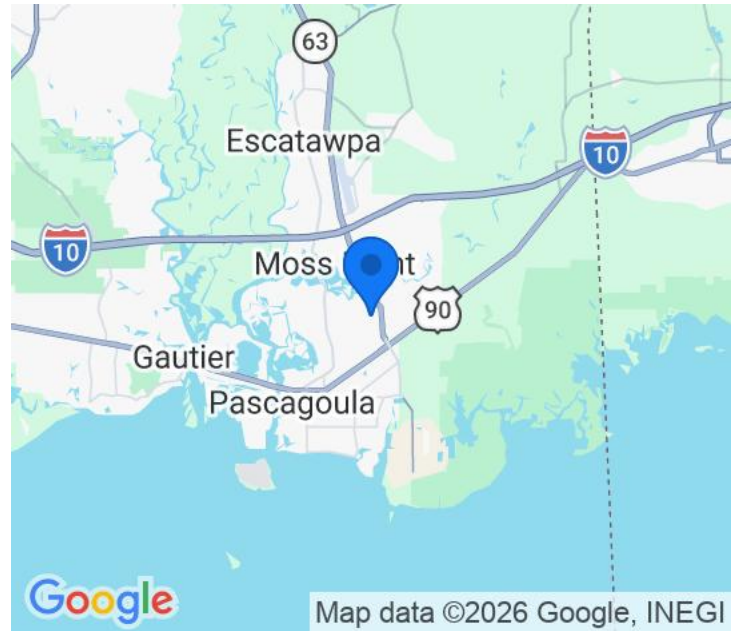
Property Description

ADDRESS

4301 Briggs St
Moss Point, MS 39563

DESCRIPTION

Property Type:	House
Beds / Baths:	3 BR / 1 BA
Square Footage:	960
Year Built:	1960
Lot Size:	12,197 sq.ft.
Zoning:	Single Family Residential
MLS Number:	4064830



Purchase Analysis & Returns

PURCHASE & REHAB

Purchase Price:		\$ 89,000
Purchase Costs:	+	\$ 2,670
Rehab Costs:	+	\$ 5,000
Total Cash Needed:	=	\$ 96,670

After Repair Value:	\$ 110,000
ARV Per Square Foot:	\$ 114.6
Price Per Square Foot:	\$ 92.7

RETURNS & RATIOS (Year 1)

Cap Rate (Purchase/Market):	9.7% / 7.8%
Cash on Cash Return:	8.9%
Return on Equity:	7.6%
Return on Investment:	19.1%
Internal Rate of Return:	19.1%
Rent to Value:	1.2%
Gross Rent Multiplier:	6.74
Equity Multiple:	1.19
Break Even Ratio:	34.7%

PURCHASE COSTS

Total (3% of Price):	\$ 2,670
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FINANCING (PURCHASE)

Cash Purchase

ASSUMPTIONS & PROJECTIONS

Rehab Cost Overrun:	0%
Vacancy Rate:	0%
Appreciation:	3% Per Year
Income Increase:	2% Per Year
Expense Increase:	1% Per Year
Selling Costs:	6% of Sales Price
Depreciation Period:	27.5 Years
Land Value:	\$ 777

REHAB COSTS

Rehab Costs:	\$ 5,000
Cost Overrun (0%):	\$ 0
Total:	\$ 5,000
Total Per Square Foot:	\$ 5.2

Cash Flow (Year 1)

	Monthly	Yearly
CASH FLOW		
Gross Rent:	\$ 1,100	\$ 13,200
Vacancy (-%):	-	\$ 0
Other Income:	+	\$ 0
Operating Income:	=	\$ 1,100
Operating Expenses (34.7%):	-	\$ 4,582
Net Operating Income:	=	\$ 718
Cash Flow:	=	\$ 718

	Monthly	Yearly
OTHER INCOME		
Total:	\$ 0	\$ 0

	Monthly	Yearly
OPERATING EXPENSES		
Property Taxes:	\$ 61	\$ 732
Insurance:	\$ 46	\$ 550
Property Management:	\$ 110	\$ 1,320
Maintenance:	\$ 110	\$ 1,320
Capital Expenditures:	\$ 55	\$ 660
HOA Fees:	\$ 0	\$ 0
Utilities:	\$ 0	\$ 0
Landscaping:	\$ 0	\$ 0
Accounting & Legal Fees:	\$ 0	\$ 0
Total:	\$ 382	\$ 4,582

Buy & Hold Projections

	APPRECIATION 3% Per Year		INCOME INCREASE 2% Per Year		EXPENSE INCREASES 1% Per Year		SELLING COSTS 6% of Price	
	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30	
RENTAL INCOME								
Gross Rent:	\$ 13,200	\$ 13,464	\$ 13,733	\$ 14,288	\$ 15,775	\$ 19,230	\$ 23,441	
Vacancy:	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	- \$ 0	
Vacancy Rate:	0%	0%	0%	0%	0%	0%	0%	
Other Income:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Operating Income:	= \$ 13,200	= \$ 13,464	= \$ 13,733	= \$ 14,288	= \$ 15,775	= \$ 19,230	= \$ 23,441	
Income Increase:	2%	2%	2%	2%	2%	2%	2%	
OPERATING EXPENSES								
Property Taxes:	\$ 732	\$ 739	\$ 747	\$ 762	\$ 801	\$ 884	\$ 977	
Insurance:	+ \$ 550	+ \$ 556	+ \$ 561	+ \$ 572	+ \$ 602	+ \$ 664	+ \$ 734	
Property Management:	+ \$ 1,320	+ \$ 1,346	+ \$ 1,373	+ \$ 1,429	+ \$ 1,578	+ \$ 1,923	+ \$ 2,344	
Maintenance:	+ \$ 1,320	+ \$ 1,346	+ \$ 1,373	+ \$ 1,429	+ \$ 1,578	+ \$ 1,923	+ \$ 2,344	
Capital Expenditures:	+ \$ 660	+ \$ 673	+ \$ 687	+ \$ 714	+ \$ 789	+ \$ 961	+ \$ 1,172	
HOA Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Utilities:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Landscaping:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Accounting & Legal Fees:	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	+ \$ 0	
Operating Expenses:	= \$ 4,582	= \$ 4,660	= \$ 4,741	= \$ 4,906	= \$ 5,348	= \$ 6,355	= \$ 7,571	
Expense Increase:	1%	1%	1%	1%	1%	1%	1%	
CASH FLOW								
Operating Income:	\$ 13,200	\$ 13,464	\$ 13,733	\$ 14,288	\$ 15,775	\$ 19,230	\$ 23,441	
Operating Expenses:	- \$ 4,582	- \$ 4,660	- \$ 4,741	- \$ 4,906	- \$ 5,348	- \$ 6,355	- \$ 7,571	
Expense Ratio:	34.7%	34.6%	34.5%	34.3%	33.9%	33%	32.3%	
Net Operating Income:	= \$ 8,618	= \$ 8,804	= \$ 8,992	= \$ 9,382	= \$ 10,427	= \$ 12,875	= \$ 15,870	
Cash Flow:	= \$ 8,618	= \$ 8,804	= \$ 8,992	= \$ 9,382	= \$ 10,427	= \$ 12,875	= \$ 15,870	
TAX BENEFITS & DEDUCTIONS								
Operating Expenses:	\$ 4,582	\$ 4,660	\$ 4,741	\$ 4,906	\$ 5,348	\$ 6,355	\$ 7,571	
Depreciation:	+ \$ 3,487	+ \$ 3,487	+ \$ 3,487	+ \$ 3,487	+ \$ 3,487	+ \$ 3,487	+ \$ 0	
Total Deductions:	= \$ 8,069	= \$ 8,147	= \$ 8,228	= \$ 8,393	= \$ 8,835	= \$ 9,842	= \$ 7,571	
EQUITY ACCUMULATION								
Property Value:	\$ 113,300	\$ 116,699	\$ 120,200	\$ 127,520	\$ 147,831	\$ 198,672	\$ 266,999	
Appreciation:	3%	3%	3%	3%	3%	3%	3%	

	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Total Equity:	= \$ 113,300	= \$ 116,699	= \$ 120,200	= \$ 127,520	= \$ 147,831	= \$ 198,672	= \$ 266,999

SALE ANALYSIS

Equity:	\$ 113,300	\$ 116,699	\$ 120,200	\$ 127,520	\$ 147,831	\$ 198,672	\$ 266,999
Selling Costs (6%):	- \$ 6,798	- \$ 7,002	- \$ 7,212	- \$ 7,651	- \$ 8,870	- \$ 11,920	- \$ 16,020
Sale Proceeds:	= \$ 106,502	= \$ 109,697	= \$ 112,988	= \$ 119,869	= \$ 138,961	= \$ 186,752	= \$ 250,979
Cumulative Cash Flow:	+ \$ 8,618	+ \$ 17,422	+ \$ 26,414	+ \$ 44,981	+ \$ 94,987	+ \$ 212,312	+ \$ 357,026
Total Cash Invested:	- \$ 96,670	- \$ 96,670	- \$ 96,670	- \$ 96,670	- \$ 96,670	- \$ 96,670	- \$ 96,670
Total Profit:	= \$ 18,450	= \$ 30,449	= \$ 42,732	= \$ 68,180	= \$ 137,278	= \$ 302,394	= \$ 511,335

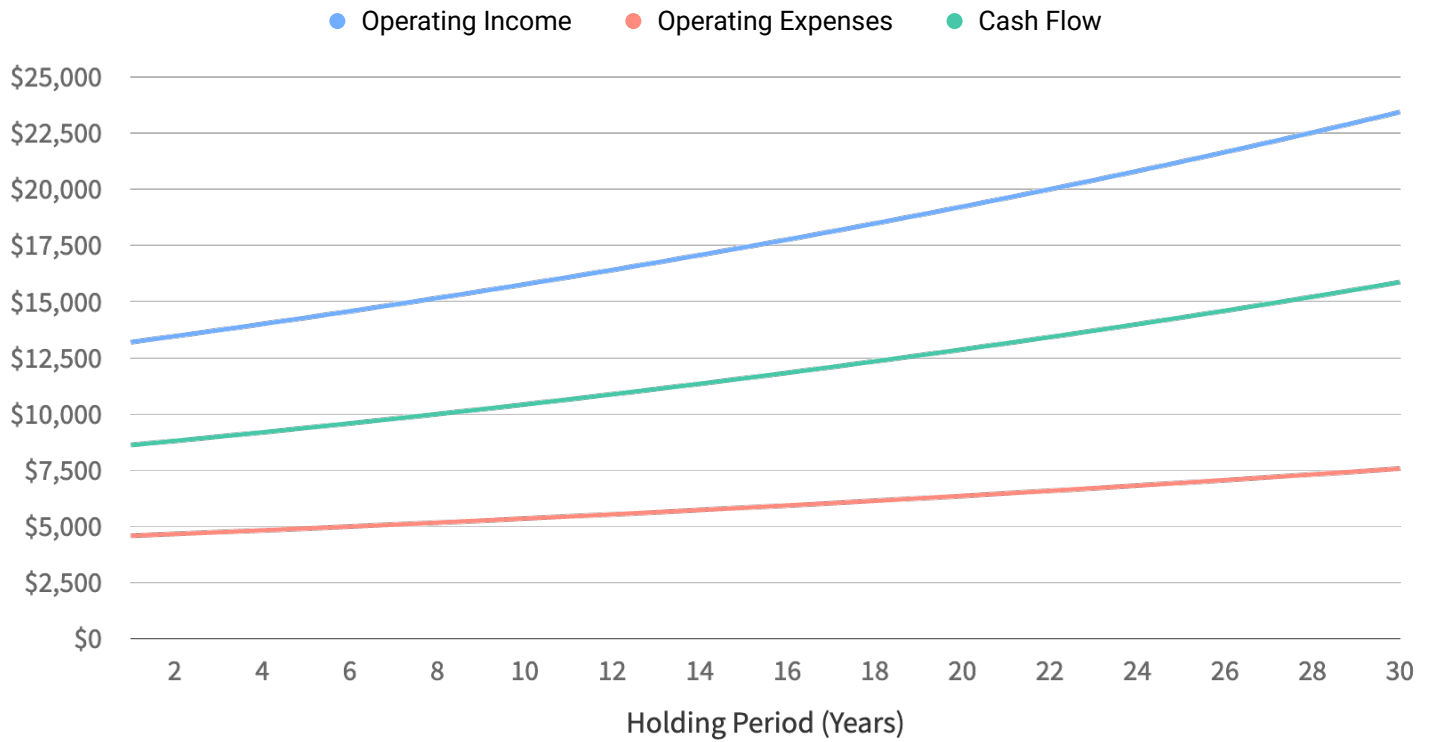
INVESTMENT RETURNS

Cap Rate (Purchase Price):	9.7%	9.9%	10.1%	10.5%	11.7%	14.5%	17.8%
Cap Rate (Market Value):	7.6%	7.5%	7.5%	7.4%	7.1%	6.5%	5.9%
Cash on Cash Return:	8.9%	9.1%	9.3%	9.7%	10.8%	13.3%	16.4%
Return on Equity:	7.6%	7.5%	7.5%	7.4%	7.1%	6.5%	5.9%
Return on Investment:	19.1%	31.5%	44.2%	70.5%	142%	312.8%	528.9%
Internal Rate of Return:	19.1%	15.3%	14%	13%	12.1%	11.6%	11.3%

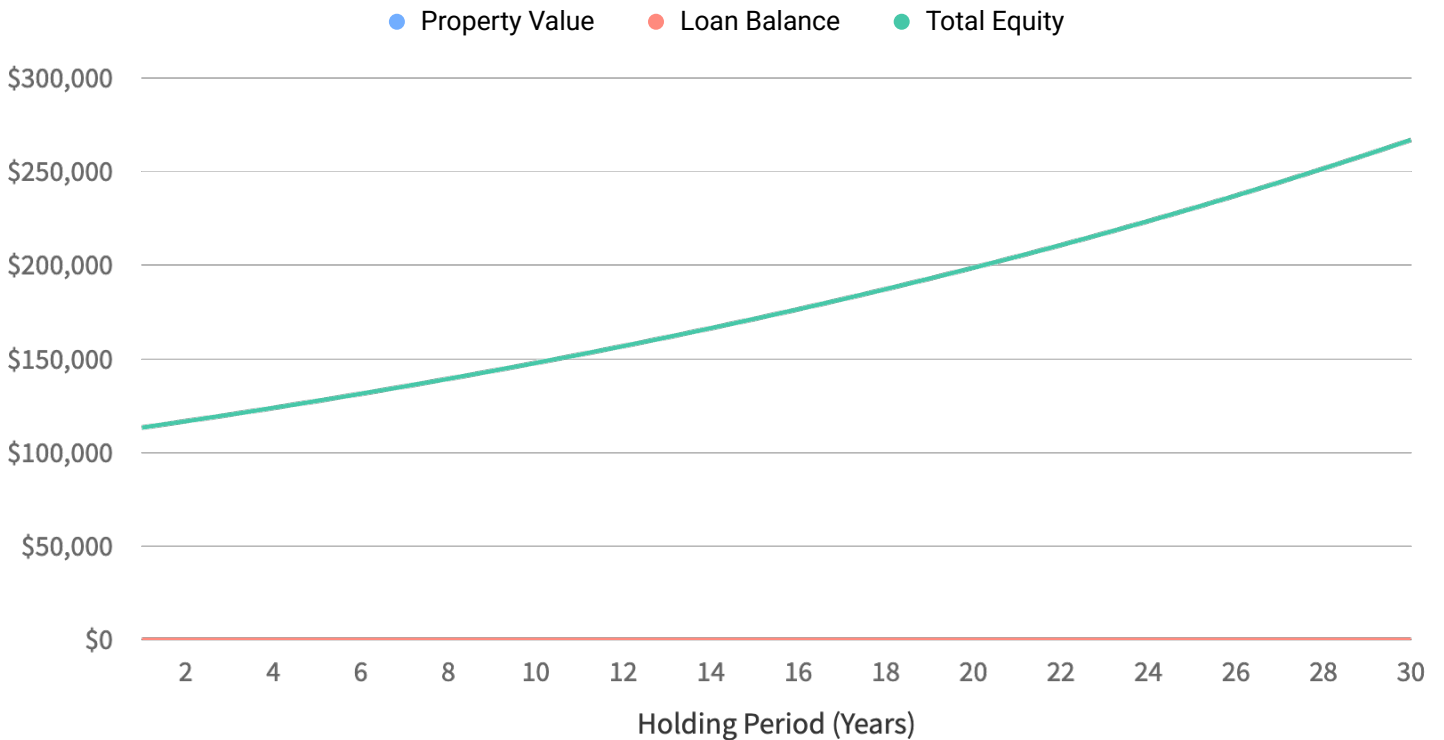
FINANCIAL RATIOS

Rent to Value:	1%	1%	1%	0.9%	0.9%	0.8%	0.7%
Gross Rent Multiplier:	8.58	8.67	8.75	8.92	9.37	10.33	11.39
Equity Multiple:	1.19	1.31	1.44	1.71	2.42	4.13	6.29
Break Even Ratio:	34.7%	34.6%	34.5%	34.3%	33.9%	33%	32.3%

Cash Flow Over Time



Equity Over Time



Recent Comparable Sales

Average Sale Price

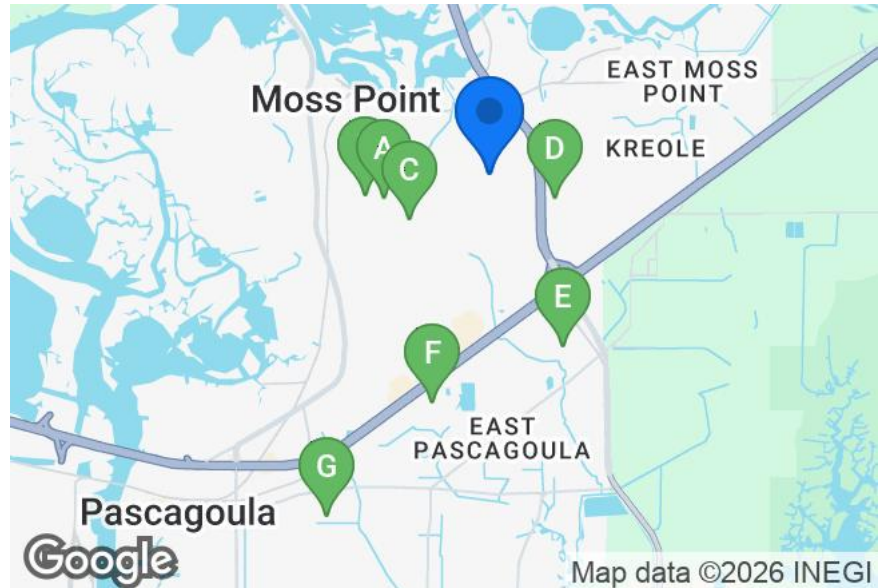
\$ 119,500 (\$ 122/sq.ft.)

\$ 79,999 - \$ 140,000

\$ 85/sq.ft. - \$ 146/sq.ft.

Estimated Property ARV Based on
Average Price/Sq.Ft.

\$ 116,800



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Sale Price	Sale Date
● 4301 Briggs St Moss Point, MS 39563	0 mi	100%	House Built 1960	3	1	960	-	-
A 4837 Diamond Ave Moss Point, MS 39563	0.83 mi	98.4%	House Built 1970	3	1	954	\$ 129,900 \$ 136.16/sq.ft.	01/30/2026 58 Days Ago
B 4718 Jackson Ave Moss Point, MS 39563	0.97 mi	97.9%	House Built 1952	3	1	938	\$ 79,999 \$ 85.29/sq.ft.	03/29/2026 Today
C 5031 Community Ave Moss Point, MS 39563	0.71 mi	97.6%	House Built 1970	3	1	886	\$ 93,900 \$ 105.98/sq.ft.	03/17/2026 12 Days Ago
D 4100 Karen St Moss Point, MS 39563	0.54 mi	95.1%	House Built 1970	3	1.5	1,042	\$ 139,000 \$ 133.40/sq.ft.	01/31/2026 57 Days Ago
E 5601 Arrowhead Dr Pascagoula, MS 39581	1.44 mi	94.5%	House Built 1971	3	1.5	960	\$ 140,000 \$ 145.83/sq.ft.	03/26/2026 3 Days Ago
F 3815 Pineview Dr Pascagoula, MS 39581	1.8 mi	93.2%	House Built 1960	3	1.5	1,008	\$ 119,000 \$ 118.06/sq.ft.	02/09/2026 48 Days Ago
G 2509 Jackson Ave Pascagoula, MS 39567	2.9 mi	93.2%	House Built 1958	3	1	1,066	\$ 135,000 \$ 126.64/sq.ft.	10/04/2025 176 Days Ago

Recent Comparable Rental Listings

Average Listed Rent

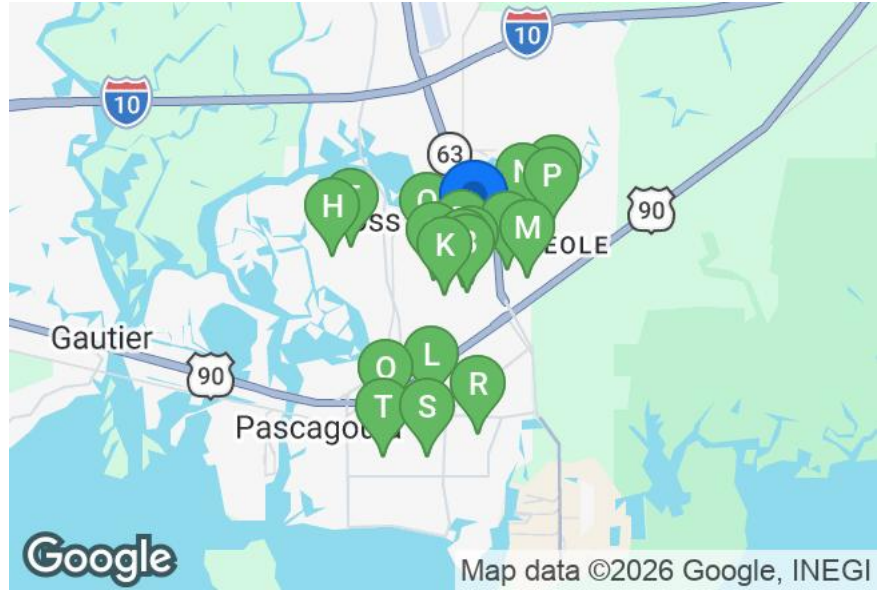
\$ 1,110 (\$ 1.10/sq.ft.)

\$ 800 - \$ 1,500

\$ 0.75/sq.ft. - \$ 1.63/sq.ft.

Estimated Property Rent Based on
Average Rent/Sq.Ft.

\$ 1,050



Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
● 4301 Briggs St Moss Point, MS 39563	0 mi	100%	House Built 1960	3	1	960	-	-
A 3831 Morningview Dr Moss Point, MS 39563	0.47 mi	98.5%	House Built 1960	3	1	930	\$ 1,200 \$ 1.29/sq.ft.	12/07/2025 112 Days Ago
B 5632 Rose Dr Moss Point, MS 39563	0.53 mi	98.2%	House Built 1965	3	1	1,000	\$ 1,050 \$ 1.05/sq.ft.	08/13/2025 228 Days Ago
C 5031 Community Ave Moss Point, MS 39563	0.71 mi	97.1%	House Built 1970	3	1	886	\$ 925 \$ 1.04/sq.ft.	03/07/2026 22 Days Ago
D 4106 Second St Moss Point, MS 39563	0.24 mi	96.6%	House	3	1	1,098	\$ 1,400 \$ 1.28/sq.ft.	03/29/2026 Today
E 4924 Dr L D Chapman St Moss Point, MS 39563	1.4 mi	95.9%	House Built 1941	3	1	1,044	\$ 1,250 \$ 1.20/sq.ft.	12/04/2025 115 Days Ago
F 3731 Rollins St Moss Point, MS 39563	1.9 mi	95.9%	House	3	1	912	\$ 975 \$ 1.07/sq.ft.	03/29/2026 Today
G 5647 Rose Dr Moss Point, MS 39563	0.41 mi	95.8%	House Built 1963	3	1.5	1,010	\$ 900 \$ 0.89/sq.ft.	12/08/2025 111 Days Ago
H 3513 Sherlawn Dr Moss Point, MS 39563	2.17 mi	95.3%	House	3	1	1,020	\$ 995 \$ 0.98/sq.ft.	03/29/2026 Today
I 4100 Karen St Moss Point, MS 39563	0.54 mi	94.9%	House Built 1970	3	1.5	1,042	\$ 1,250 \$ 1.20/sq.ft.	02/17/2026 40 Days Ago
J 4501 Briggs St Moss Point, MS 39563	0.23 mi	94.9%	House	3	1	1,195	\$ 950 \$ 0.79/sq.ft.	08/09/2025 232 Days Ago

	Property	Distance	Similarity	Type	Beds	Baths	Sq.Ft.	Listed Rent	Last Seen
K	5230 Gen Mcarthur St Moss Point, MS 39563	0.72 mi	94.3%	House	3	1	775	\$ 800 \$ 1.03/sq.ft.	10/30/2025 150 Days Ago
L	3405 Chicago Ave Pascagoula, MS 39581	2.34 mi	93.9%	House Built 1957	3	1	860	\$ 1,400 \$ 1.63/sq.ft.	02/05/2026 52 Days Ago
M	6430 Frederick St Moss Point, MS 39563	0.88 mi	93.9%	House Built 1972	3	1.5	1,066	\$ 925 \$ 0.87/sq.ft.	11/14/2025 135 Days Ago
N	6419 Grierson St Moss Point, MS 39563	0.94 mi	93.5%	House Built 1945	3	1	1,216	\$ 975 \$ 0.80/sq.ft.	12/03/2025 116 Days Ago
O	3306 Whitmore St Pascagoula, MS 39567	2.81 mi	93.3%	House Built 1958	3	1	1,066	\$ 1,100 \$ 1.03/sq.ft.	11/21/2025 128 Days Ago
P	4713 Doctor L D Chapman St Moss Point, MS 39563	1.29 mi	93.1%	House Built 1945	3	1	1,208	\$ 900 \$ 0.75/sq.ft.	01/31/2026 57 Days Ago
Q	4930 Bay Ave Moss Point, MS 39563	0.72 mi	92.9%	House	3	1	-	\$ 1,200	12/04/2025 115 Days Ago
R	4702 Coronada Ave Pascagoula, MS 39581	2.71 mi	92.3%	House Built 1965	3	1	1,128	\$ 1,500 \$ 1.33/sq.ft.	02/24/2026 33 Days Ago
S	3310 Ken Ave Pascagoula, MS 39581	3.13 mi	92.2%	House Built 1978	3	1	1,100	\$ 1,300 \$ 1.18/sq.ft.	01/29/2026 59 Days Ago
T	2314 14th St Pascagoula, MS 39567	3.34 mi	92.2%	House Built 1960	3	1	850	\$ 1,200 \$ 1.41/sq.ft.	03/04/2026 25 Days Ago

Property Photos







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