

ALPHA OPPORTUNITIES Property Description

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Pearlington: Marina, 20.0 A + 20 bldg lots

This property was a marina with +/- 120 boat slips damaged by Hurricane Katrina, the eye of which passed directly over the site. All slips have been removed and a boat basin and launch ramp remains on the otherwise undeveloped site immediately adjacent to (and visible from) U.S. Hwy 90, which runs along the coast straight into New Orleans, about 45 minutes away.

The site is less than a mile into Mississippi just east of the Pearl River Bridge at the Louisiana state line. A circuitous series of channels connects the marina to the salt marshes, the Pearl River, and ultimately the Gulf of Mexico. Nearby attractions include the Silver Slipper Casino and Gulf beaches, both about 15 minutes away. Slidell, La., is 20 miles to the northwest.

The sellers have indicated they would include as a bonus 20 adjacent building lots for the right deal. These lots are undeveloped and wooded and are part of an adjacent middle-income housing subdivision.

Asking price \$2,981,384

16400 U.S. HIGHWAY 90, PEARLINGTON, MISS.

PROPERTY NO. 011601032807

THIS IS NOT AN OFFERING FOR SALE BY ALPHA OPPORTUNITIES INTERNATIONAL, INC.

Property characteristics

- 20.0 acres
- 20 adjacent building lots possible
- Price reduced \$1,000,000
- Was marina with 120 slips pre-Katrina
- Boat ramp, basin, channel to marsh
- Water, electric available
- Great development site
- Suitable for residential/commercial mix
- Mid-priced condos, resort options
- Single-family possible on optional lots
- Fully visible from U.S. Hwy 90
- Just minutes from casino, beach
- Up to 30-50 units (with add-on lots)
- Great potential with lots of flexibility
- No competing development in area

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The property is located just inside Mississippi along U.S. Hwy 90. It is convenient to New Orleans, Slidell, the Silver Slipper Casino, Gulf beaches, and Stennis Space Center. A series of channels and meandering rivers lead eventually to the Gulf.



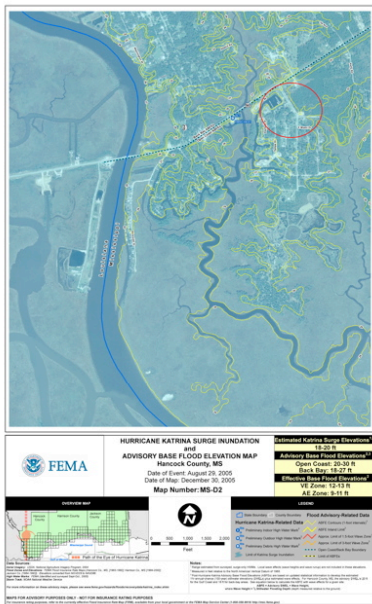
This site can make a great marina resort with boat slips, launching and service facilities, waterside restaurant or cafe, and condominium or even condotel or timeshare development. The bonus lots can accommodate single-family or duplex units or possibly additional condo units.



We anticipate that, given the good location of this property as well as very limited-to-non-existent facilities of this nature in the area, it will be viable as a mixed-use development as described.

Given the lengthy time on the market and the loss of the slips we anticipate that this property is ripe for a serious offer.

Pearlington was Ground Zero for the eye of Katrina and was devastated by the storm. Recovery has been slow in coming, but the area represents an excellent location about halfway between Gulfport and New Orleans, with several new attractions, such as the Silver Slipper Casino and Resort, and older ones like NASA's Stennis Space Center, within short driving range. A marina-resort or resort-residential development would be ideal for this site.



A total of 30-50 residential units likely can be accommodated on the combined sites. Structures will need to be constructed on stilts with parking and storage underneath. Some over-water construction likely would be feasible. The marina and other public facilities may be operated as a build-own-operate facility or leased out.

We anticipate that, given the good location of this property, as well as very limited-to-non-existent facilities of this nature in the area, it will be viable as a mixed-use development as described.

ALPHA OPPORTUNITIES INTERNATIONAL, INC., brings prime investment and development opportunities to you. We are continually on the lookout for top-quality investment and business opportunities, and offer a range of services that support our client's efforts to investigate and participate in these opportunities. We will never recommend an investment or development opportunity we have not investigated ourselves. We can support your investment and development activities through matchmaking and deal negotiation, project management and quality control, provision of effective, fully covered and legal labor and staffing support, marketing, and other support services. Let's discuss your development and investment requirements today!



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