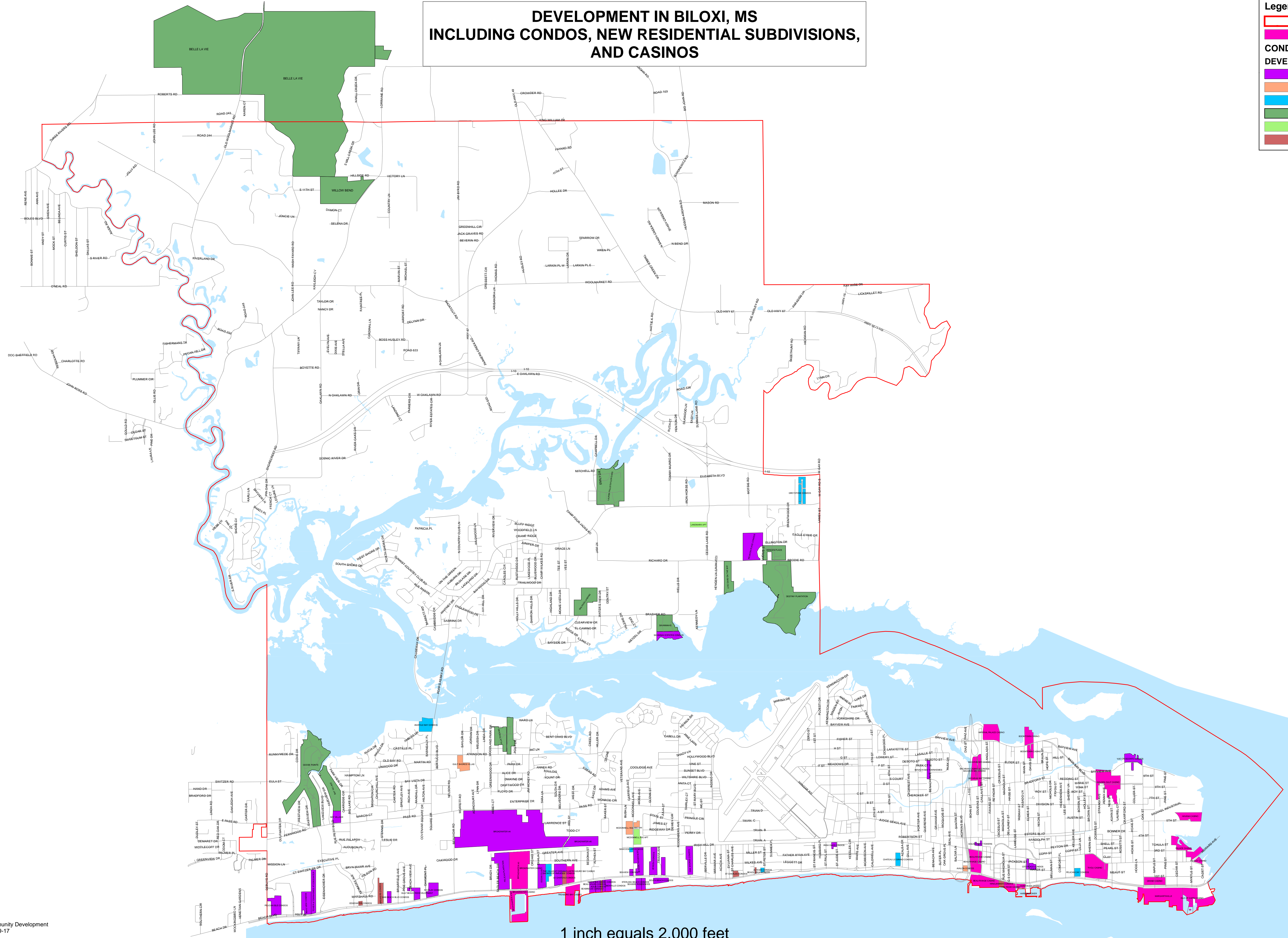


DEVELOPMENT IN BILOXI, MS INCLUDING CONDOS, NEW RESIDENTIAL SUBDIVISIONS, AND CASINOS

Legend

- City_Limit_pgon
- CASINOS
- CONDOS**
- DEVELOPMENT TYPE**
- NEW CONDOS
- CONVERSION
- EXISTING CONDOS
- SUBDIVISIONS
- APARTMENTS
- DESTROYED



Condominiums In Biloxi

Last Revised: September 17, 2007

Condominiums Currently Under Construction (Permits Issued)

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const. Cost	Developer
Beau View Towers (Tower 1 permitted)	2668 Beach Blvd	448	4	273	11.2	40	22,123,024	
Irish Oaks Condos	185 St. Jude St	24	3	35	1.38	17.39	2,700,000	
Ocean Club	2060 Beach Blvd	375	3	175	10	37.5	95,000,000	Ocean Beach Club at Biloxi
Sand Dollar Condos	183 McDonnell Av	21	3	35	0.86	24.42	1,000,000	Audubon Properties, LLC
Total Condos Permitted		868	13		23.44	29.8275	120,823,024	

Condominiums Currently In Process

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost *	Developer/Applicant
2490 Beach Boulevard	2490 Beach Blvd	480	4	218	10.81	44.4		
Aqua	1889 Beach Blvd	175	1	110	1.64	106.71	27,000,000	Gulf Coast Inv. Dev., Inc.
Bacaran Bay Condos (The Villas) ***	377 Caillavet St	445	1	250	12.45	108.51	** +251 lock-outs	Torguson Gaming Group,
Beau Soleil Condos ***	1877 Beach Blvd	14	1	95	0.86	16.28	12,000,000	Gulf Coast Invs. Dev., Inc.
Benachi Bay Townhomes ***	355 Benachi Ave	27	4	35	2.97	9.09		
Bienville Condominiums ***	1865 Beach Blvd	117	1	110	2.2	53.18	28,000,000	
Broadwater Development, LLC ***	2110 Beach Blvd	5,275		403	261.48	20.17		Broadwater Development, LLC
City Place Condos ***	130 Main St.	220	1	129	3.17	69.40		First State Investors
Golden Gulf Towers	187 Caillavet St	9	1	50	0.89	10.11		Golden Gulf Enterprises
Gulf Beach Redevelopment ***	2428 Beach Blvd	230	1	180	4.57	50.33		
Harbor Tower	695 Beach Blvd	242	1	278	1.07	226.17		
Le Chateau Condos & Resort	1994 Beach Blvd.	175	1	175	2.4	72.92	30,000,000	Gulf Coast Inv. Dev., Inc.
Oak Shores Phase II Tower ***	1664 Beach Blvd	194	1	95	9.087	40.72	**** 52,000,000	Gulf Coast Inv. Dev., Inc.
Pelican Isle Condos ***	2778 Beach Blvd	375	3	175	10.29	36.44	95,000,000	Laguna Land Dev./Mike Iovien
Pelican Plantation	2150 Beach Blvd	620	3	265	24.88	24.92		Gulf Coast Inv. Dev., Inc.
Reunion Place ***	Brodie Rd	76	16	35	6.7	11.34		
Revelay Condos ***	2400 Beach Blvd	380	1	185	8.34	45.56	99,000,000	Gulf Coast Inv. Dev., Inc.
Savannahs Estates Condos ***	Brasher Rd	145	5	110	6.2	23.39	30,000,000	Gulf Coast Inv. Dev., Inc.
Seaside Residences ***	1782 Beach Blvd	830	5	100	16.75	49.55		
Seaview Suites Condos ***	1808 Beach Blvd	37	1	90	1.23	30.08		Mark Shapely, LLC
Shores of Paradise ***	2010 Beach Blvd	476	3	179	11.97	39.77	117,000,000	Gulf Coast Inv. Dev., Inc.
South Beach Condos ***	1732 Beach Blvd	1,326	2	110	11.54	60.4		RW Development
Sterling Beach Condos ***	1775 Beach Blvd	87	1	100	1.34	64.93	20,000,000	Gulf Coast Inv. Dev., Inc.
Tower & Townhomes at Edgewater ***	2660 Beach Blvd	500	21	275	10.49	47.66	87,000,000	Gulf Coast Inv. Dev., Inc.
Venezia Condos ***	1762 Beach Blvd	339	3	90	10.01	33.87		Venezia Resort, LLC
Veterans Place								
Vue Crescente Phase I ***	Back Bay Blvd & Oa	286	1	365	7.1	40.28		Sandmark Bay, LLC
Total Condos in Process		#####	83		440	51.39	545,000,000	

* Conservative estimate made by Planning Dept.

** Hotel units & lockouts included in density calc.

*** Approved by City Council

**** Density includes all Phases

Other Large Scale Developments

Name	Address	Units	Bldgs	Ht	Acreage	Density	
Bacaran Bay Casino & Hotel	377 Caillavet St	655	1	247	12.45	108.51	**
Coast Coliseum Expansion	2350 Beach Blvd						
Hard Rock Casino	777 Beach Blvd						

Conversion to Condominiums from Apartments

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost *	Developer
Avalon Condominiums	940 Beach Blvd	157	1	117	1.31	119.84	18,000,000	Gulf Coast Inv. Dev., Inc.
Gulf Shore Villas	2301 Atkinson Rd	100	23		7.26	13.77		
Total Conversions		257	24		9	66.81	18,000,000	

Existing Condominiums

Existed prior to 1995

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost	Platted
Anatole Bay	495 Popp's Ferry Rd	90	19		9.03	9.97		1984
Chateau Le Grande Condominiums	1130 Beach Blvd	40	1		3.35	11.94		1984
McDonnell Square Garden Apt.	245 McDonnell Av	120	9		7.01	17.12		2006
Oak Shores Phase I ***	1664 Beach Blvd	176	19	35	9.087	19.36	18,000,000	2007
Pelican Cay Condominiums	703 Beach Blvd	44	1	85	2.58	17.05		Prior to 1995
The Villas at Ocean Club	2046 Beach Blvd	84	4		4.7	17.87		1980
Sub Total		554	53		35.757	15.55167		

Constructed Since 1995

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost	Platted
Alyeska Condos	1480 Beach Blvd	10	2		0.87	11.49		1998
Greystone Condominiums	Greystone Dr	84	42				4,620,000	2000
Sand Dollar Condominiums	183 McDonnell Av	16	1		0.86	18.6	1,200,000	1999
Sea Breeze Condominiums Tower 1	1899 Beach Blvd	101	1	222	1.78	56.74	21,865,000	
Sub Total		211	46		3.51	28.94333	27,685,000	

Total Existing Condos

765 99 39.267 26.265 27,685,000

Destroyed by Hurricane Katrina

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost	Platted
Beach Walk - St. George St.	1496 Beach Blvd	6	1		0.52	11.54	690,000	2002
Breakers Condominiums	2506 Beach Blvd	28	3		6.9	4.06		1982
Edgewater Condominiums	2562 Beach Blvd	18	1		0.85	21.18		1983
Le Chateau Condominiums	1994 Beach Blvd	29	5		2.52	11.6	None	2001
Magnolia Shores Condominiums	1879 Beach Blvd	12	1		0.56	21.43	1,100,000	2000
St. Charles Condominiums	1535 Collins St	72	2		1.75	41.14	4,000,000	1996
Windjammer Condominiums	805 Beach Blvd	48	1	107	1.54	31.17		1984

Total Destroyed Condominium Subdivisions

213 14 14.64 20.3029 5,790,000