



FOR SALE

Westbank Residential Rental Portfolio

WESTBANK PORTFOLIO

DAVID DA CUNHA
Property One Commercial Agent
504.681.3400
david@propertyone.com



PROPERTY ONE

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
FINANCIAL SUMMARY	5
DEMOGRAPHICS MAP & REPORT	6
ADVISOR BIO 1	7
AGENCY DISCLOSURE FORM	8

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Property One Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Property One Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Property One Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

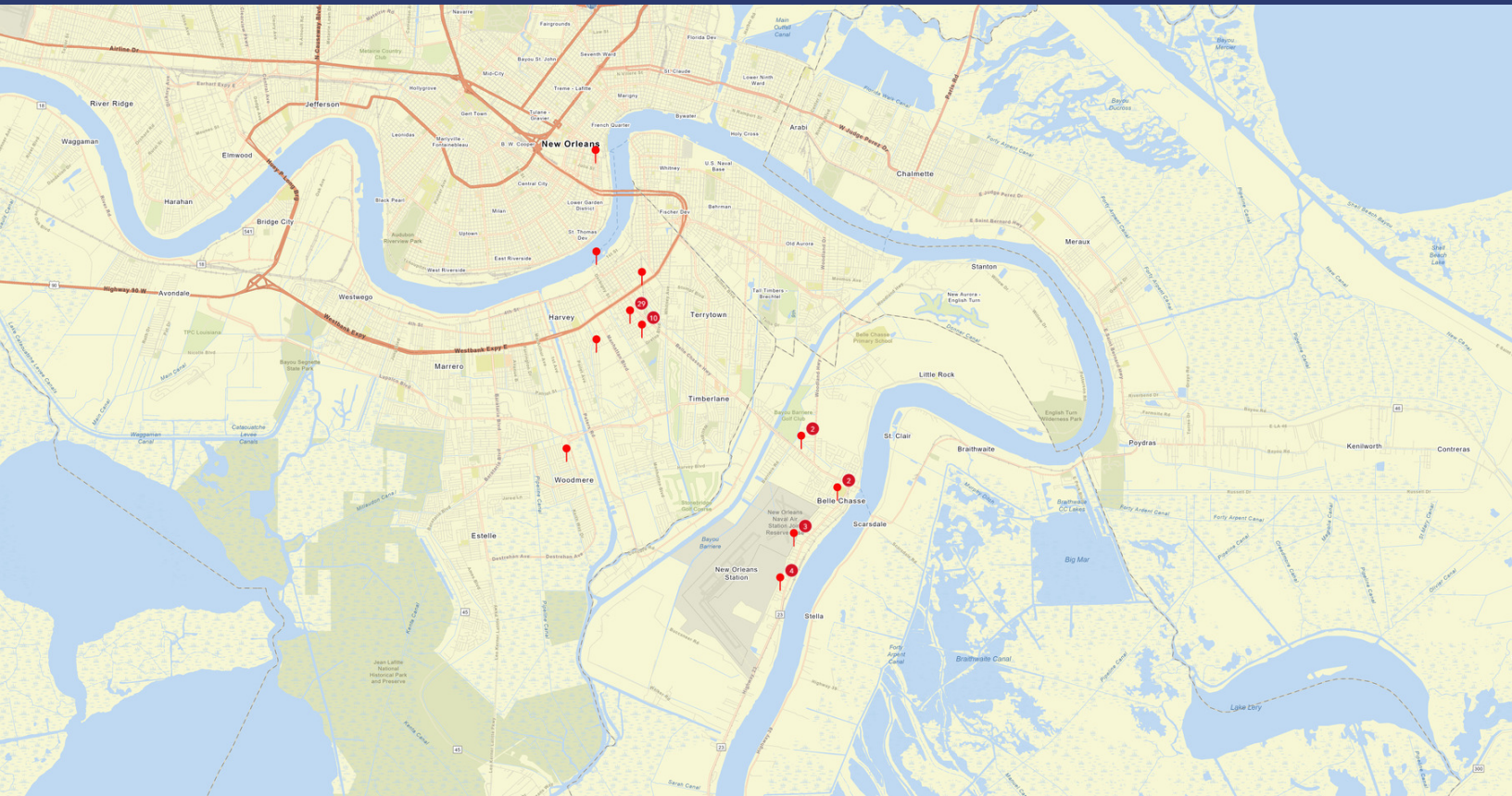
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Property One Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Property One Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Property One Inc. in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing the Westbank Residential Portfolio, a prime investment opportunity to acquire a mix of residential income producing properties consisting primarily of single family residences, duplexes, and three multi-plexes located in Gretna, Harvey and Belle Chasse, LA. This expansive portfolio of approximately 98 individual rental units (plus 1 maintenance bldg.) have been meticulously maintained and managed offering an exceptional investment potential for multifamily investors. With very little capex required and an enviable 80% Plus occupancy rate, this property presents a compelling prospect for those seeking to expand their real estate portfolio in the stable New Orleans MSA area. Don't miss the chance to capitalize on this sleeper investment opportunity. Trailing three (3) years rent revenue have been equal to approximately \$1.314M. Detailed Financial Information Disclosures can be made available to qualified parties who execute a Confidentiality Non-Disclosure Agreement.

PROPERTY HIGHLIGHTS

- 98 units (plus 1 metal frame maintenance bldg.)
- Zoned Residential (primarily)
- Located in New Orleans MSA area
- Priced well below replacement cost
- History of 90% plus occupancy

LOCATION DESCRIPTION

The rental portfolio consisting of 30 single family homes, 20 duplexes, 3 multi-plexes and a single storage/maintenance facility building containing approximately 6,000 SF. The majority of the residential units are located in the Westbank community of Gretna, Louisiana with a few outlying properties located in nearby Harvey and Belle Chasse, Louisiana.

OFFERING SUMMARY

Sale Price:	\$8,490,000
Number of Units:	99
Building Size:	86,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,239	45,012	111,356
Total Population	15,758	112,569	266,640
Average HH Income	\$62,469	\$78,355	\$88,010

PROPERTY PHOTOS



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

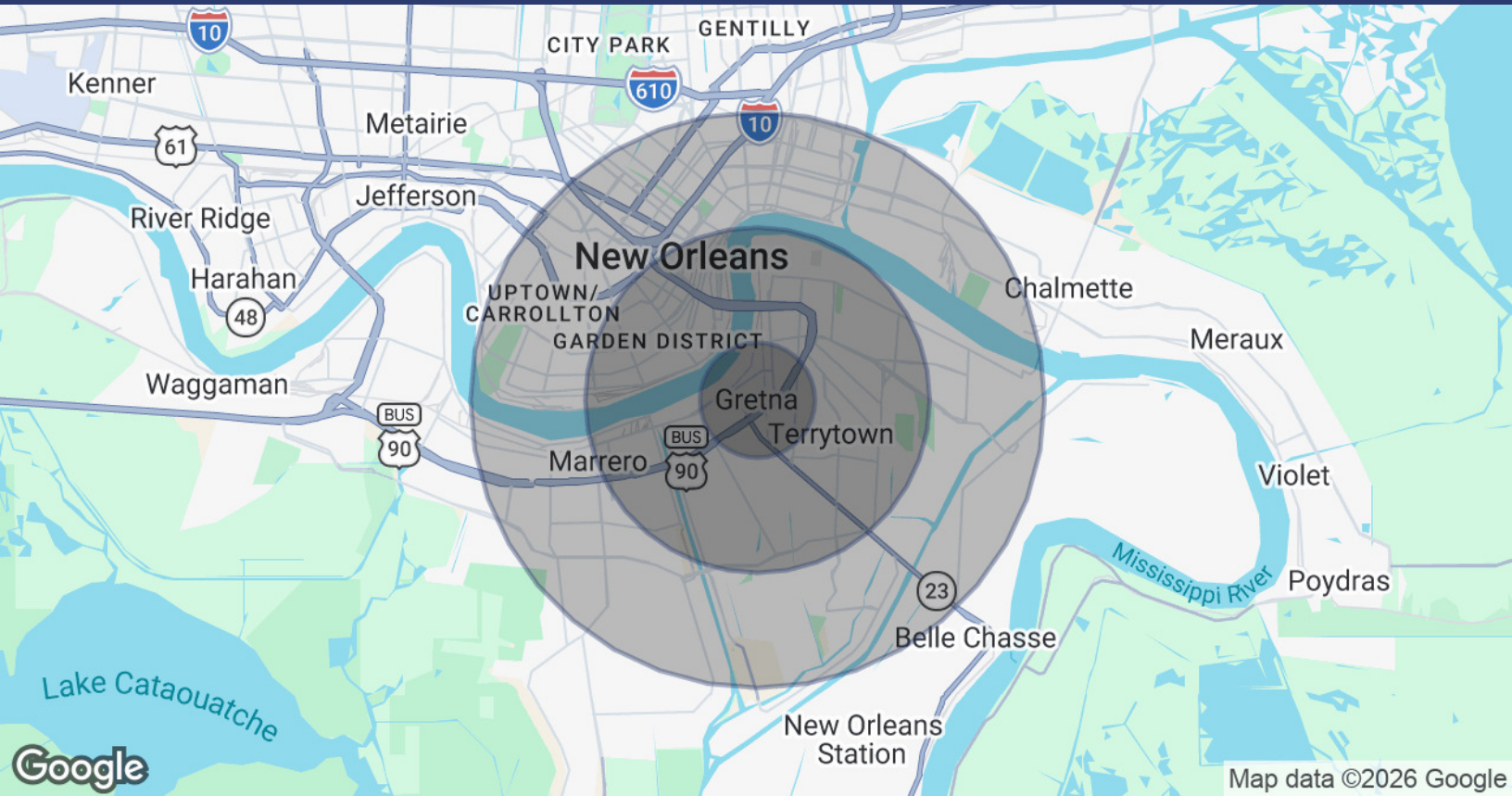
Price	\$8,490,000
Price per SF	\$99
Price per Unit	\$85,758

FINANCING DATA

Down Payment	\$8,490,000
---------------------	-------------



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,758	112,569	266,640
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,239	45,012	111,356
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$62,469	\$78,355	\$88,010
Average House Value	\$264,594	\$287,860	\$366,989

Demographics data derived from AlphaMap

ADVISOR BIO



DAVID DA CUNHA

Property One Commercial Agent

david@propertyone.com

Direct: **504.681.3400** | Cell: **504.975.6868**

LA #47108

PROFESSIONAL BACKGROUND

David has been a licensed real estate professional since 1985. Although experienced in general real estate brokerage services, he prefers to focus on leasing and sales of office, investment, and retail properties in southeast Louisiana. His knowledge of the market and the industry as well as his organizational skills enable him to assist tenant/users as well as landlords and Investors in making optimal decisions with respect to their commercial real estate requirements. David's basic philosophy for assisting his clients is to provide clients with the critical market information and guidance to help them select the best long term strategy for fulfilling their investment and or occupancy goals. David is currently a member of the Commercial and Investment Division of the New Orleans Metropolitan Association of Realtors and has served as a past President of CID in 2007. On the personal side, David resides with his wife in Metairie, Louisiana. Hablamos espanol e portuguese para clientes que necesita ayuda en su idioma.

MEMBERSHIPS

CID

Property One Inc.
3500 N Causeway Blvd. Suite 600
Metairie, LA 70002
504.681.3400



PROPERTY ONE



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

PRESENTED BY

David da Cunha

Property One Commercial Agent

504.681.3400

LA #47108

david@propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One is licensed in LA, AL, GA and MS.