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171 SOUTHSIDE STREET, SULPHUR, LA 70665

Shadowlawn is an attractive mix of two and three-bedroom patio homes in a quiet area that is very close to many high paying employers. It is conveniently located near major thoroughfares, providing residents a short drive to work, grocery shopping, and recreational activities.

Floor plans are spacious with all new stainless appliances and well-designed bathrooms. Each home has a backyard fenced all around for privacy to relax and grill with low maintenance turf grass for pets to roam freely.

There are value creation opportunities by adding amenities such as climate-controlled storage or play areas.

Built in 2022, Shadowlawn's use of space and materials, quality finishes, backyards, and location makes it easy to attract and retain quality residents.



# PROPERTY HIGHLIGHTS



12 Class B units built in 2022

Floorplans: (4) 2/1 900 SF (8) 3/2 1200 SF

Private backyards

Granite countertops

Stainless appliances

Resilient flooring throughout

Low maintenance interiors and exteriors

Individual HVAC and water heaters

Washers and dryers in each unit

Individually metered electric

Spacious rooms and ample closet space





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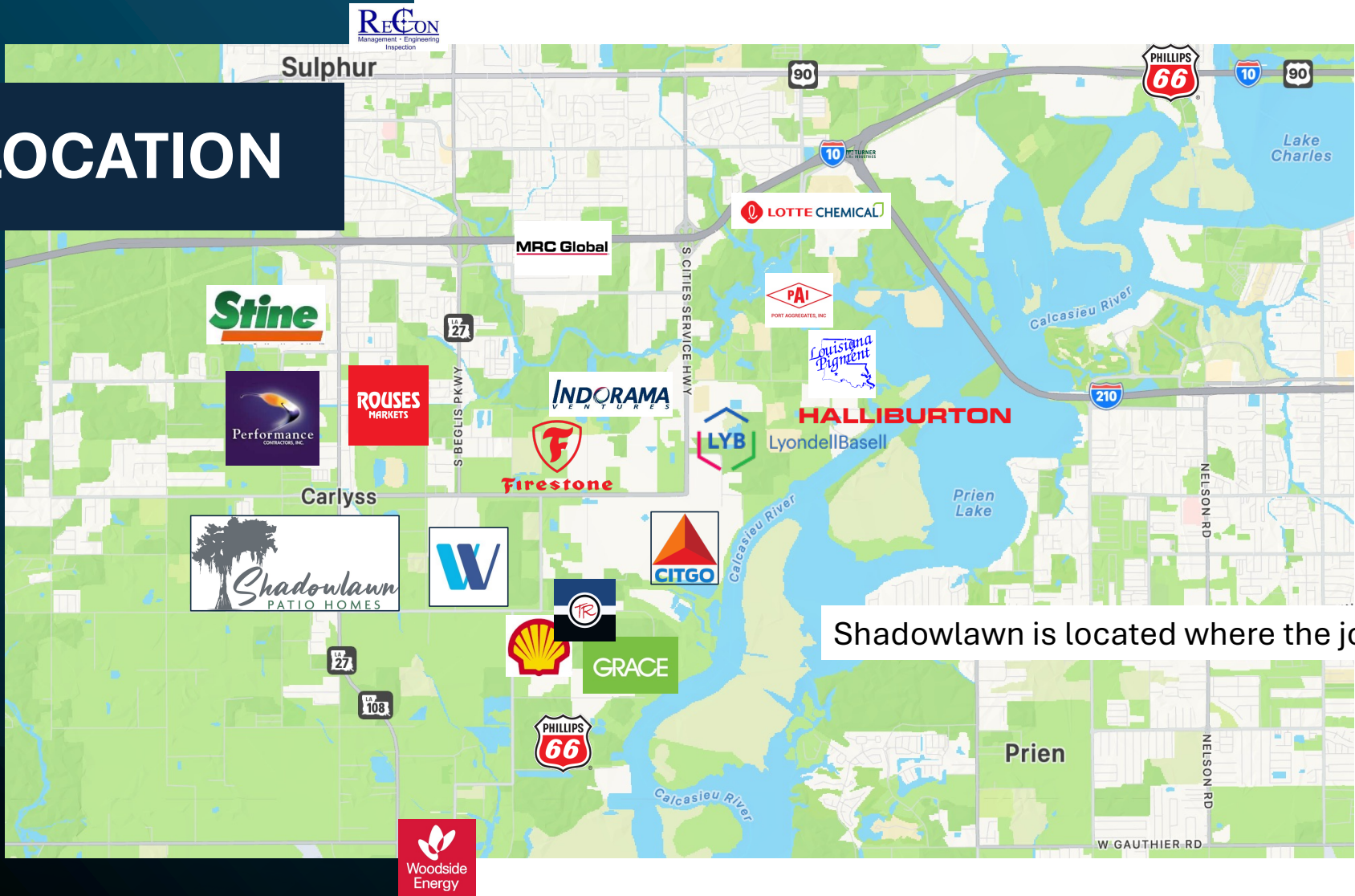








# LOCATION



Shadowlawn is located where the jobs are!

# MARKET COMPS

	Property Address	Type/Unit #	Beds	Baths	Miles Away	SF	Rent	Rent/SF
1	<b>1109 Beachcomber Rd</b> Sulphur, LA 70665	House	3	2	3.5	1,703	\$2,100	\$1.23
2	<b>345 Long Hill Dr</b> Sulphur, LA 70665	House	3	2	1.5	1,642	\$1,700	\$1.04
3	<b>109 Briar Ct</b> Sulphur, LA 70665	House	3	2	2.1	1,642	\$1,600	\$0.97
4	<b>2215 N Rose Park Ave</b> Sulphur, LA 70663	House	3	2	3.4	1,528	\$1,595	\$1.04
5	<b>1917 Linda Ave</b> Sulphur, LA 70663	House	3	2	3.3	1,288	\$1,450	\$1.13
	<b>177 Southside St</b> Sulphur, LA 70665		3	2	-	1,200	\$1,400	\$1.17

Market conditions are more favorable for landlords. Asking rents are up compared to this time last year and there are less properties for rent today, giving renters fewer choices.





# MARKET CONDITIONS

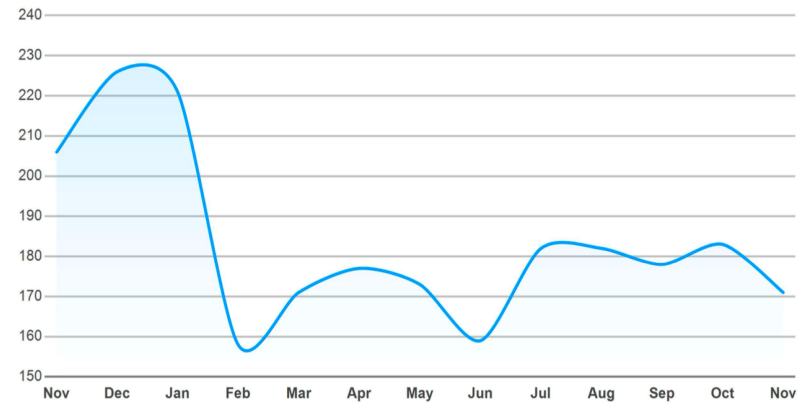
## PROPERTIES FOR RENT

171

Properties for Rent

-17.0% ↓

Past 12 Months



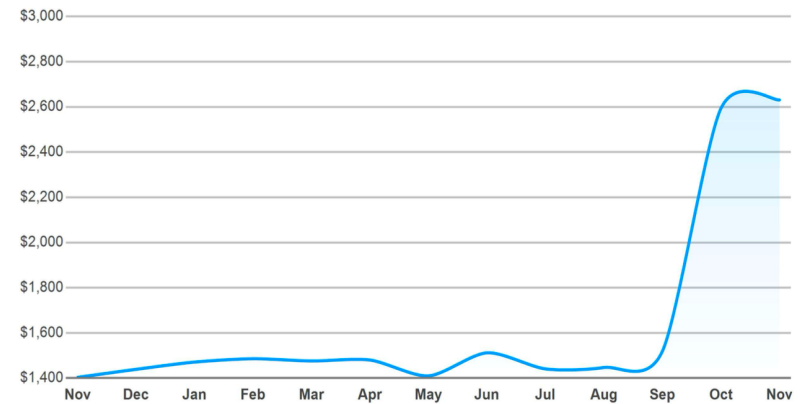
## AVERAGE RENT

\$2,631

Average Rent

87.4% ↑

Past 12 Months



# MARKET HIGHLIGHTS

There are dozens of major employers and multi-year, multibillion-dollar projects within 5 miles of Shadowlawn

Major Employers: [Calcasieu Parish Major Employers](#)

Major Projects:

- [\\$10.B Woodside Louisiana LNG](#)
- [\\$2.3B Bridge Reconstruction](#)

Calcasieu Parish is the #1 parish in terms of chemical industry earnings while also being the leader in employment.

The average household income is \$81,462

Shadowlawn is zoned to some of the best schools in the district

- Cypress Cove Elementary School
- W.W. Lewis Middle School
- Sulphur High School

# MARKET HIGHLIGHTS

## Infrastructure

Calcasieu Parish is ideally located in the southwest region of Louisiana with direct access to I-10 and only two hours away from Houston, TX. The Port of Lake Charles being where it is, it is an integral part of transporting the imported goods that come through this region. Port Rail is a short-line railroad that operates on 11-miles of track where it transports grains and other cargoes for outbound shipping.

## The Port of Lake Charles

The Port of Lake Charles is a deepwater seaport located on the Calcasieu Ship Channel which drives \$39 billion of the U.S Gross Domestic Product and two-thirds of the GDP of Calcasieu and Cameron parishes. It's a port of choice for breakbulk, specialty and project cargo, ranging from international lumber shipments to global industrial needs. It's also "America's Energy Corridor," serving as the #1 LNG (Liquefied Natural Gas) export area of the world.

## Petrochemical Refining

Petrochemical refining is one of the major market driving factors in the Southwest Louisiana region and is far less susceptible to upstream and mid-stream oil and gas market fluctuations.

## Attractions

Looking for a first-rate casino getaway, then this is the place to be. The Golden Nugget, L'Auberge, Delta Downs Racetrack, or the Horseshoe Casino and Hotel all have luxurious accommodations, a myriad of dining selections, top-name entertainment, and incredible gaming experiences.

## Recreation

In the heart of the "Sportsman's Paradise" Calcasieu Parish is also renown as the "Speckled Trout Capital Of The World", boasting some of the best light-tackle saltwater fishing and duck hunting on the entire Gulf Coast. Famous with sportsmen from all over the United States. Calcasieu Lake and the food rich fertile marshes, offer an opportunity to experience an unequaled fishing and duck hunting experiences of a lifetime.



# INVESTMENT HIGHLIGHTS

**Asking Price: \$2,000,000**

Capital appreciation opportunity – selling at an 8.4% cap rate

Opportunity	Rent/Mo.	Units	Annual Income	Value Add
Average rents under market	\$ 51	12	\$ 7,372	\$ 98,294
Climate-controlled storage units	\$ 100	8	\$ 9,600	\$ 128,000
RUBS water, sewer, trash, and pests	\$ 25	12	\$ 3,600	\$ 48,000
Totals:	\$ 176		\$ 20,572	\$ 274,294
			Equity	\$ 440,000
			Return on Equity	62.3%

7.5% cap rate applied for proforma

# FINANCIAL OVERVIEW

Gross Potential Rent	\$ 200,640.00
(Loss)/Gain to Lease	\$ <u>(7,371.87)</u>
Total GPR	\$ 193,268.13
Vacancy Loss	\$ (2,433.00)
Rent Concessions	\$ (369.24)
Pet Concessions	\$ <u>(986.67)</u>
Total Ded./Vacancy	\$ (4,599.91)
<b>Total Gross Income</b>	<b>\$ 188,668.23</b>

Water	\$ 60.00
Pet Rent	\$ 3,813.33
Pet Fees	\$ 1,866.67
Late Charge	\$ 1,140.00
Month to Month Fee	\$ 2,106.67
Damage Fee	\$ 275.01
Interest Income	\$ 13.79
Utility Deposit Refund	\$ 135.95
Miscellaneous Income	\$ 8,220.67
<b>Total Other Income</b>	<b>\$ 17,632.08</b>

**Total Income \$ 206,300.31**

Administrative Costs	\$ 254.01
Marketing Costs	\$ 630.00
Contract Services	\$ 5,584.48
Maintenance Costs	\$ 560.00
Turnover Costs	\$ 768.83
Utilities	\$ 1,836.35
Insurance	\$ 27,966.50
Property Tax	\$ 162.65
<b>Total Expenses</b>	<b>\$ 37,762.82</b>

**Net Operating Income \$ 168,537.49**



# SUBMITTAL REQUIREMENTS

Buyers desiring to make an offer on the Property shall submit:

- Letter of Intent
- Letter indicating the ability to acquire commercial real estate
- Deal references
- Banking references
- Source of equity

All tours and site visits are to be scheduled. Do not disturb the residents without Seller approval.

Communications should be addressed to:

Nathan Jagneaux

(713) 294-7074

[nathan.jagneaux@gmail.com](mailto:nathan.jagneaux@gmail.com)

# DISCLOSURE

This brochure has been prepared for informational purposes only and does not purport to contain all information necessary to reach a purchase decision. There is no guarantee as to completeness or accuracy of the information presented. This material does not constitute a recommendation, endorsement, or advice as to the value of the Property. Each prospective buyer is to rely upon their own investigation, evaluation, and judgment as to the advisability of purchasing the Property. Any pro forma values set forth do not constitute a recommendation, warranty, or a guarantee of any of the numbers herein or of any economic value attributable to the Property or income that may be derived therefrom. Prospective buyers should develop their own independent estimates of pro forma before making decisions on whether to acquire the Property. The property is to be sold “AS IS WHERE IS” and the seller does not warrant the condition of the property, or the information contained herein.