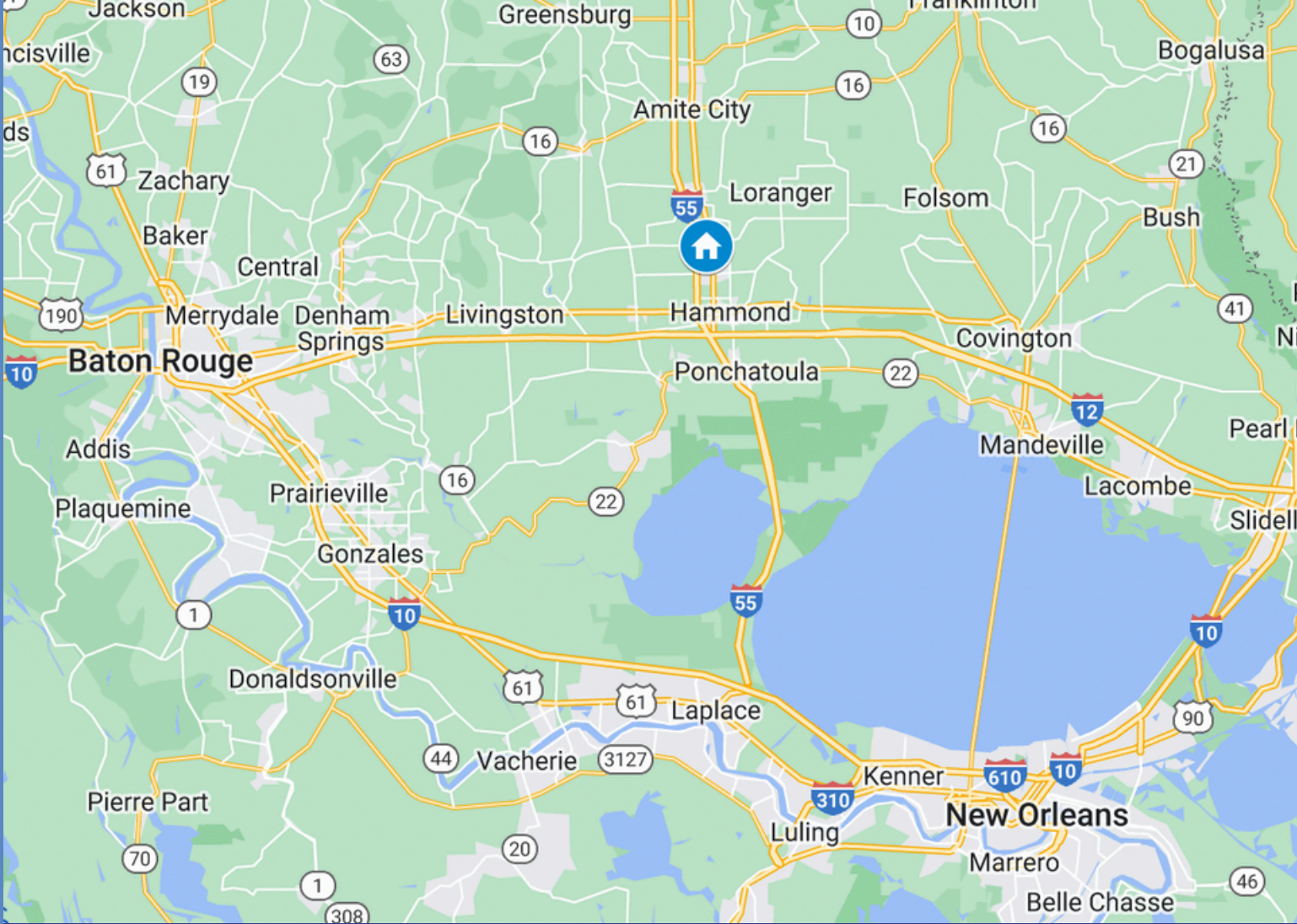


21-UNIT COMPLEX FOR SALE

Includes 2.16 Acres of Vacant Land with Plans for 24 Additional Units

50007-50079 Kevin Drive, Tickfaw, LA 70466





Talbot Realty Group is pleased to present this 21-unit apartment community and 2.16 acres of vacant land located in Tickfaw, LA. The property is well-maintained, neat, and clean, currently generating cash flow with potential for further growth.

Property Features:

- 21 Units
- Approximately 18,296 SF Living Area
- 2.16 Acres of Vacant Land (Plans for Additional Units Available)

Unit Mix:

- 2 Units: 2 Bed / 2 Bath
- 5 Units: 2 Bed / 1 Bath
- 14 Units: 1 Bed / 1 Bath

The complex offers a monthly income of \$14,671, equating to \$176,052 annually.

Situated on 4.2 acres, with an additional 2.16 acres of vacant land, this property presents excellent opportunities for future development. Delivered with 1 unit vacant, it allows the new owner to set a market rent for an in-demand product. Owner Financing Available.

INVESTMENT HIGHLIGHTS

- Monthly Income: \$14,671
- Annual Income: \$176,052
- Expenses: \$3,428/month
- Total Units: 21 on 4.2 Acres
- Vacant Land: 2.16 Acres
- Value-Add Opportunity:
Plans for 24 additional units are available. Contact the agent for more details.
- Owner Financing: Bond for Deed Available

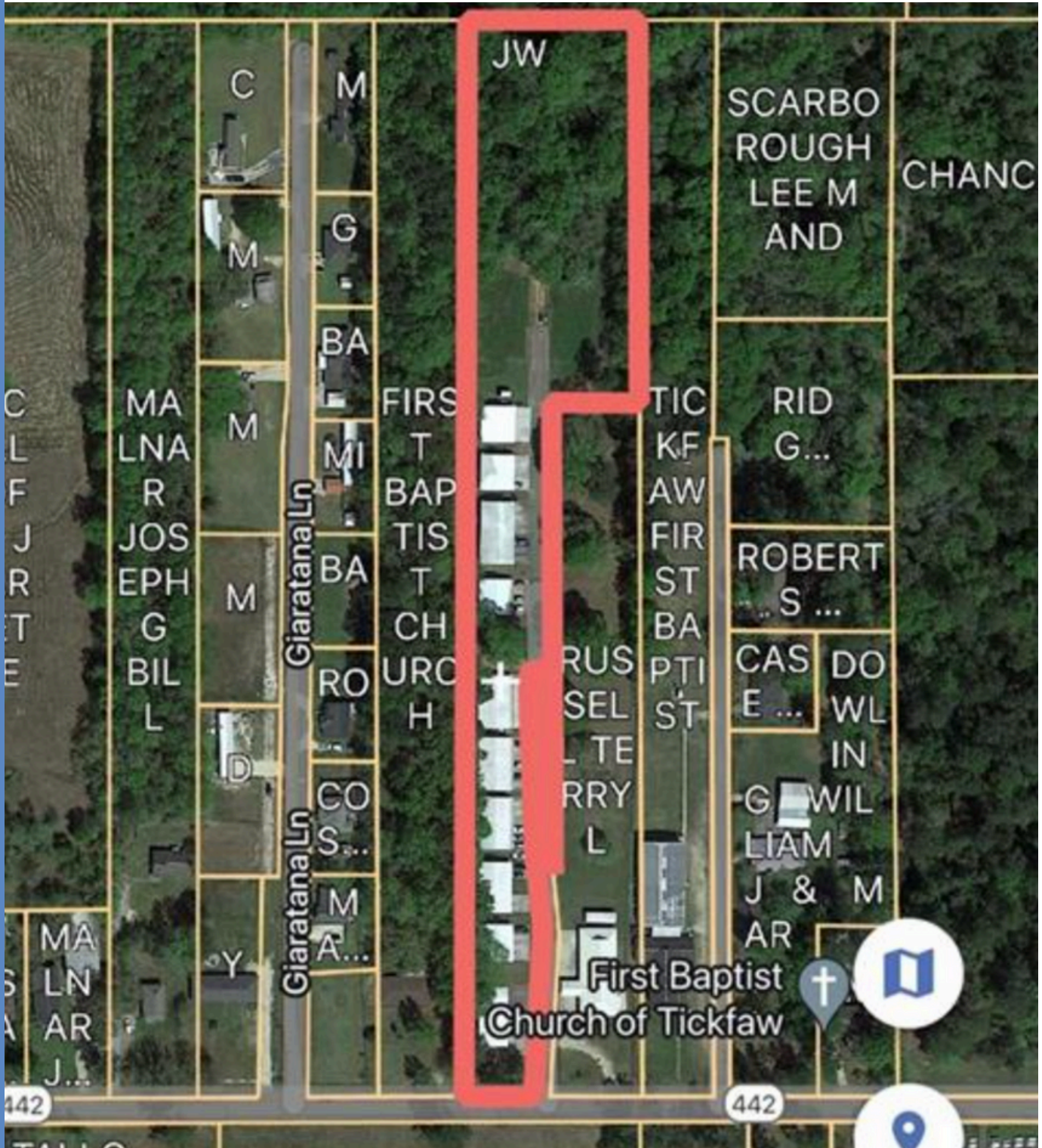
OFFERING SUMMARY

Price	\$1,395,000
# of Units	21
Financing	Conventional, Cash, or Bond for Deed
Gross Income	\$176,052 / year
Average Price	\$66,429 per Unit
% Rented	95-100%
Value Add	2.16 acres vacant land
Market	Tangipahoa Parsh



Kevin Drive

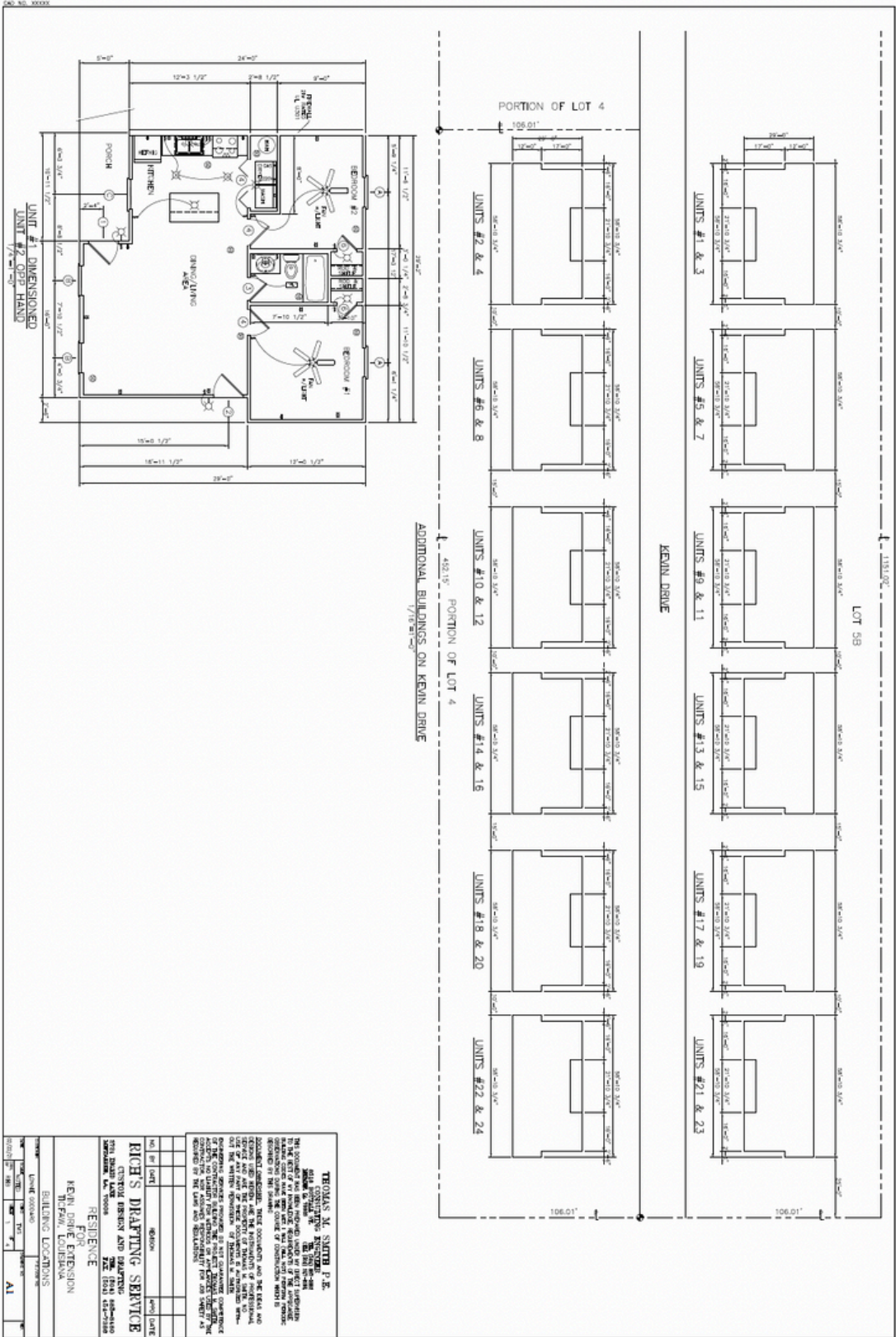
- 21 units on Total 4.2 Acres
- Vacant Land: 2.16 Acres



SAMPLE OF PROPERTY INTERIORS



VALUE-ADD - PLANS for 24 UNITS



ADDITIONAL BUILDINGS ON KENIN DRIVE

TERRACE M. SMITH, P.E.
 ARCHITECT
 1000 W. 10TH ST.
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.TERRACEMSMITH.COM

RICH'S DRAFTING SERVICE
 1000 W. 10TH ST.
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.RICHSDRAFTING.COM

RESIDENCE
 FOR
 KENIN DRIVE EXTENSION
 BUILDING LOCATIONS

UNIT NO.	DATE	REVISION
01	11/14/24	ISSUE FOR PERMITS
02	11/14/24	REVISED PER COMMENTS
03	11/14/24	REVISED PER COMMENTS
04	11/14/24	REVISED PER COMMENTS
05	11/14/24	REVISED PER COMMENTS
06	11/14/24	REVISED PER COMMENTS
07	11/14/24	REVISED PER COMMENTS
08	11/14/24	REVISED PER COMMENTS
09	11/14/24	REVISED PER COMMENTS
10	11/14/24	REVISED PER COMMENTS
11	11/14/24	REVISED PER COMMENTS
12	11/14/24	REVISED PER COMMENTS
13	11/14/24	REVISED PER COMMENTS
14	11/14/24	REVISED PER COMMENTS
15	11/14/24	REVISED PER COMMENTS
16	11/14/24	REVISED PER COMMENTS
17	11/14/24	REVISED PER COMMENTS
18	11/14/24	REVISED PER COMMENTS
19	11/14/24	REVISED PER COMMENTS
20	11/14/24	REVISED PER COMMENTS
21	11/14/24	REVISED PER COMMENTS
22	11/14/24	REVISED PER COMMENTS
23	11/14/24	REVISED PER COMMENTS
24	11/14/24	REVISED PER COMMENTS

If you would like more
information on this offering
please reach out.

CHRIS TALBOT

Real Estate Agent/Consult

504.319.1452

nola.talbot@gmail.com

Visit us online WWW.TALBOT-REALTY.COM