

1711 Bilbo Street

Lake Charles, LA 70601 · Downtown Location

\$1,120,000

MLS# SWL25101136 · Active

4
UNITS

4 Bed / 3 Bath
PER UNIT

\$7,200/mo
GROSS RENT

\$86,400
ANNUAL INCOME

6.5%
CAP RATE

7,464 SF
BUILDING SQ FT

PROPERTY HIGHLIGHTS



2024
Year Built — New Construction



8 Spaces
Attached Double-Car Garages



Individually
Metered — Tenants Pay Utilities



Downtown
Walk to Dining, Parks & Shopping

INCOME ANALYSIS

Gross Annual Rent (4 × \$1,800 × 12)	\$86,400
Vacancy Allowance (5%)	- \$4,320
Effective Gross Income	\$82,080
Insurance (est.)	- \$10,500
Property Taxes (est.)	- \$4,200
Maintenance / Reserves	- \$2,400
Total Expenses	- \$17,100
Net Operating Income	\$64,980

PROPERTY DETAILS

Property Type	Residential Income	Total Units	4
Beds / Baths	4 bd / 3 ba each	Sq Footage	7,464 SF Total
Lot Size	0.53 Acres	Foundation	Slab
Roof	Asphalt	Cooling / Heat	Central Air / Central
Countertops	Granite	Appliances	Full Kitchen Suite
Listing Terms	Cash, Conv, FHA	Subdivision	Granger Sub

DSCR FINANCING ANALYSIS — 6.50% RATE · 30-YEAR TERM · WITH PREPAYMENT PENALTY

DOWN PAYMENT	LOAN AMOUNT	MO. PAYMENT (P&I)	ANNUAL DEBT SERVICE	DSCR RATIO	QUALIFICATION
20% — \$224,000	\$896,000	\$5,664	\$67,968	1.27	✓ Qualifies
25% — \$280,000	\$840,000	\$5,310	\$63,720	1.36	✓ Qualifies
30% — \$336,000	\$784,000	\$4,956	\$59,472	1.45	✓ Strong
35% — \$392,000	\$728,000	\$4,602	\$55,224	1.56	✓ Strong
40% — \$448,000	\$672,000	\$4,248	\$50,976	1.69	✓ Strong
45% — \$504,000	\$616,000	\$3,894	\$46,728	1.85	✓ Excellent

* DSCR = Gross Monthly Rent (\$7,200) ÷ Monthly P&I. Most DSCR lenders require a minimum 1.20 ratio. Rate shown includes prepayment penalty structure. Actual rate and terms subject to lender qualification. Contact Bayou Mortgage for a personalized quote.

LISTING REMARKS

Investment opportunity awaits in the heart of downtown Lake Charles with this newly constructed multi-family property. Built in 2024, the package includes four spacious units, thoughtfully designed with high ceilings, 4 bedrooms, 3 baths, and an attached double-car garage. All units are equipped with a dishwasher, refrigerator, electric range, microwave, and washer/dryer hookups. Each unit is individually metered for water and electricity, with tenants responsible for their own utilities. Currently leased at \$1,800 per month per unit, the property offers strong rental income in a prime location just moments from downtown amenities, dining, shopping, and a city park.

All financial projections are estimates for informational purposes only and do not constitute a guarantee of income, financing approval, or investment performance. DSCR calculations are based on estimated expenses and current market rates; actual terms will vary by lender and borrower qualification. Buyers are encouraged to perform their own due diligence. Information deemed reliable but not guaranteed. Listing provided courtesy of Century 21 Bono Realty / Southwest Louisiana Association of Realtors. ©2025 SWLAR.

LISTING AGENT
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FINANCING THIS PROPERTY?
Get a free DSCR quote in minutes.
bayoumortgage.com/dscr-loan

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Lake Charles, LA