



**SALE**

# Prospect Landing

**3600 FRIENDSWOOD DR**

Houma, LA 70363

**PRESENTED BY:**

**JASON TURNER**

O: 918.284.1614

[jason.turner@svn.com](mailto:jason.turner@svn.com)

OK #180378

**DAVE PINSON**

O: 479.858.8802

[dave.pinson@svn.com](mailto:dave.pinson@svn.com)

**CHASE LORD**

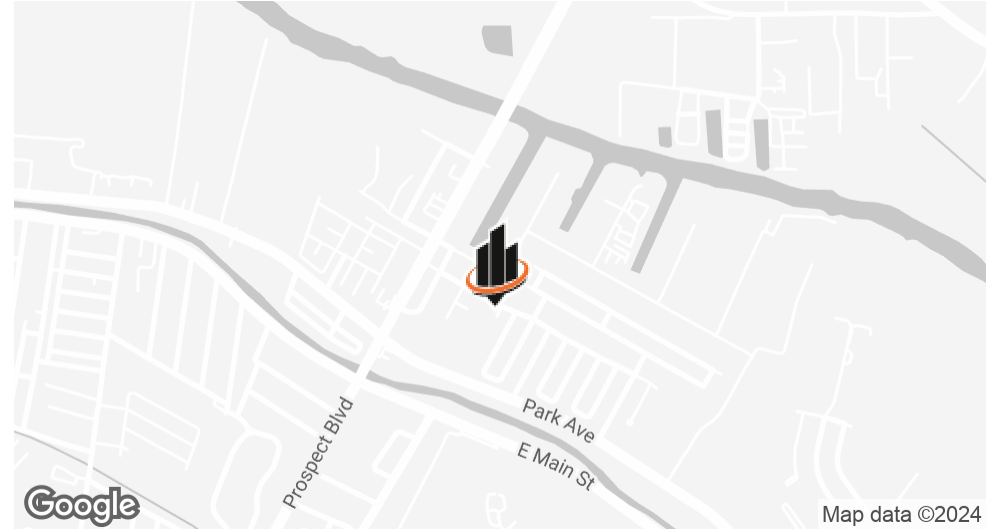
O: 918.201.2005

[chase.lord@svn.com](mailto:chase.lord@svn.com)

OK #200011



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	TBD by Market
<b>NUMBER OF UNITS:</b>	10
<b>LOT SIZE:</b>	30,454 SF
<b>BUILDING SIZE:</b>	8,200 SF
<b>YEAR BUILT:</b>	1976
<b>OCCUPANCY:</b>	90%
<b>NOI:</b>	\$66,218.78

## PROPERTY HIGHLIGHTS

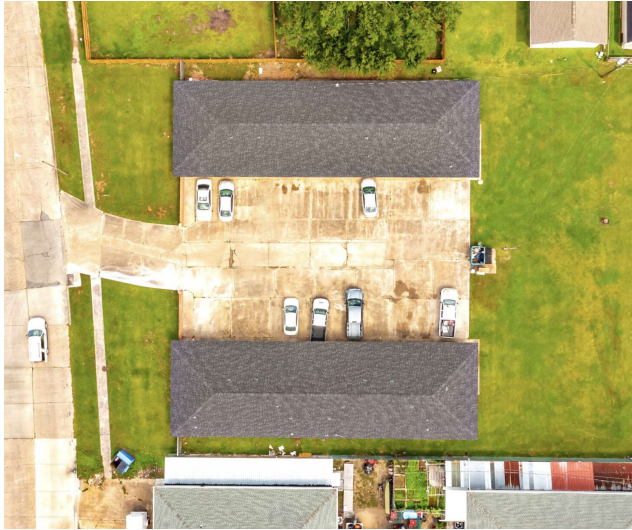
- Large spacious units
- Recent renovations
- Convenient location

**JASON TURNER**  
O: 918.284.1614  
jason.turner@svn.com  
OK #180378

**DAVE PINSON**  
O: 479.858.8802  
dave.pinson@svn.com

**CHASE LORD**  
O: 918.201.2005  
chase.lord@svn.com  
OK #200011

## ADDITIONAL PHOTOS



**JASON TURNER**  
O: 918.284.1614  
jason.turner@svn.com  
OK #180378

**DAVE PINSON**  
O: 479.858.8802  
dave.pinson@svn.com

**CHASE LORD**  
O: 918.201.2005  
chase.lord@svn.com  
OK #200011

# UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MARKET RENT	MARKET RENT/SF
RENOVATED	1	1	2	20%	700 SF	\$850	\$1.21
RENOVATED	2	1	8	80%	850 SF	\$1,100	\$1.29
<b>TOTALS/AVERAGES</b>			<b>10</b>	<b>100%</b>	<b>820 SF</b>	<b>\$1,050</b>	<b>\$1.27</b>

**JASON TURNER**  
 O: 918.284.1614  
 jason.turner@svn.com  
 OK #180378

**DAVE PINSON**  
 O: 479.858.8802  
 dave.pinson@svn.com

**CHASE LORD**  
 O: 918.201.2005  
 chase.lord@svn.com  
 OK #200011



# INCOME & EXPENSES

## INCOME SUMMARY

---

VACANCY COST	(\$33,494)
<b>GROSS INCOME</b>	<b>\$99,941</b>

## EXPENSES SUMMARY

---

TAXES	\$1,106
INSURANCE	\$13,466
MANAGEMENT	\$3,619
PAYROLL	\$125
R&M	\$4,894
UTILITIES	\$7,926
ADMIN	\$2,203
MARKETING	\$382
<b>OPERATING EXPENSES</b>	<b>\$33,723</b>
<b>NET OPERATING INCOME</b>	<b>\$66,219</b>

**JASON TURNER**  
O: 918.284.1614  
jason.turner@svn.com  
OK #180378

**DAVE PINSON**  
O: 479.858.8802  
dave.pinson@svn.com

**CHASE LORD**  
O: 918.201.2005  
chase.lord@svn.com  
OK #200011

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

---

### OPERATING DATA

---

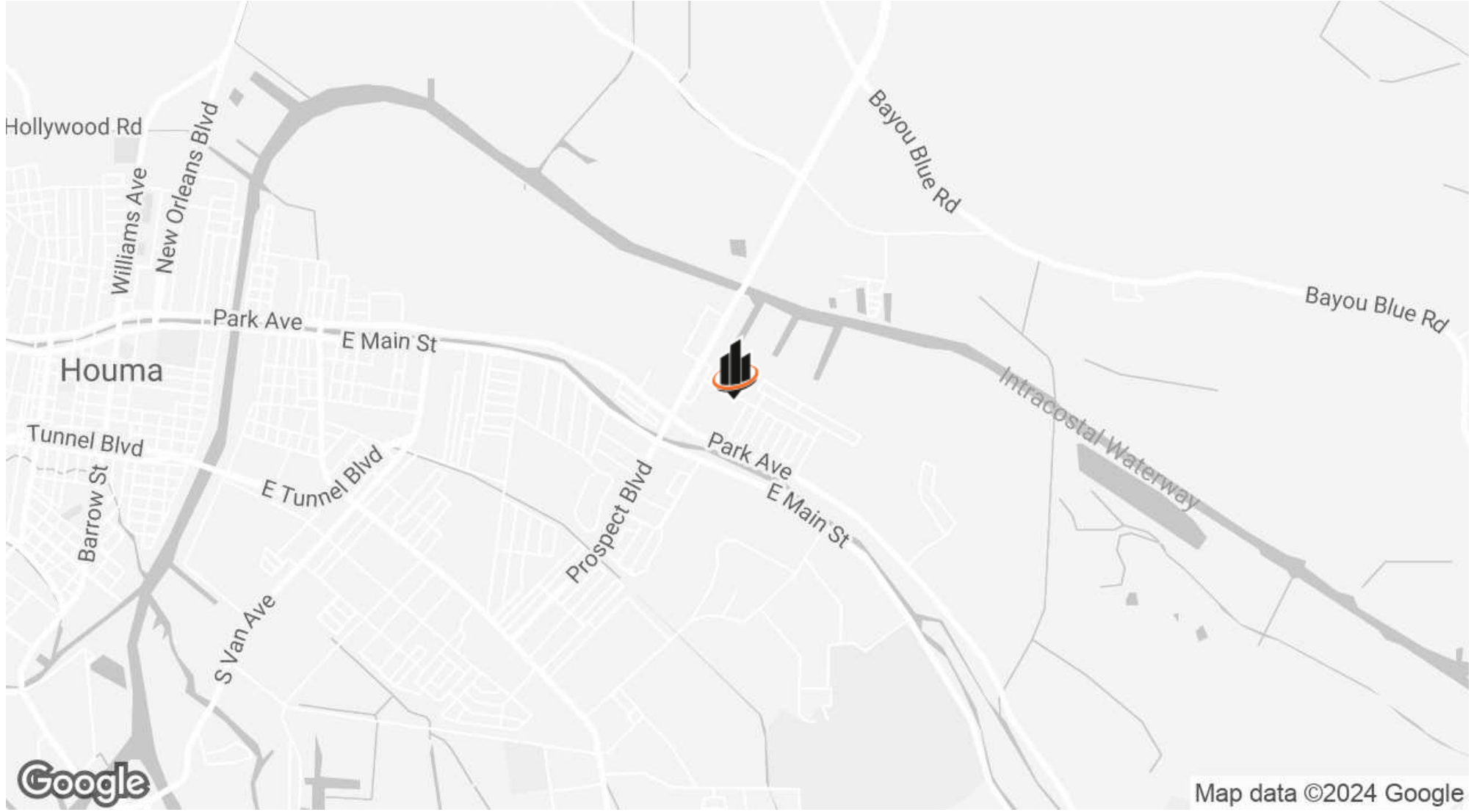
GROSS SCHEDULED INCOME	\$126,000
OTHER INCOME	\$7,436
TOTAL SCHEDULED INCOME	\$133,436
VACANCY COST	\$33,494
GROSS INCOME	\$99,941
OPERATING EXPENSES	\$33,723
NET OPERATING INCOME	\$66,219
PRE-TAX CASH FLOW	\$66,219

**JASON TURNER**  
O: 918.284.1614  
jason.turner@svn.com  
OK #180378

**DAVE PINSON**  
O: 479.858.8802  
dave.pinson@svn.com

**CHASE LORD**  
O: 918.201.2005  
chase.lord@svn.com  
OK #200011

# LOCATION MAP



**JASON TURNER**  
O: 918.284.1614  
jason.turner@svn.com  
OK #180378

**DAVE PINSON**  
O: 479.858.8802  
dave.pinson@svn.com

**CHASE LORD**  
O: 918.201.2005  
chase.lord@svn.com  
OK #200011

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

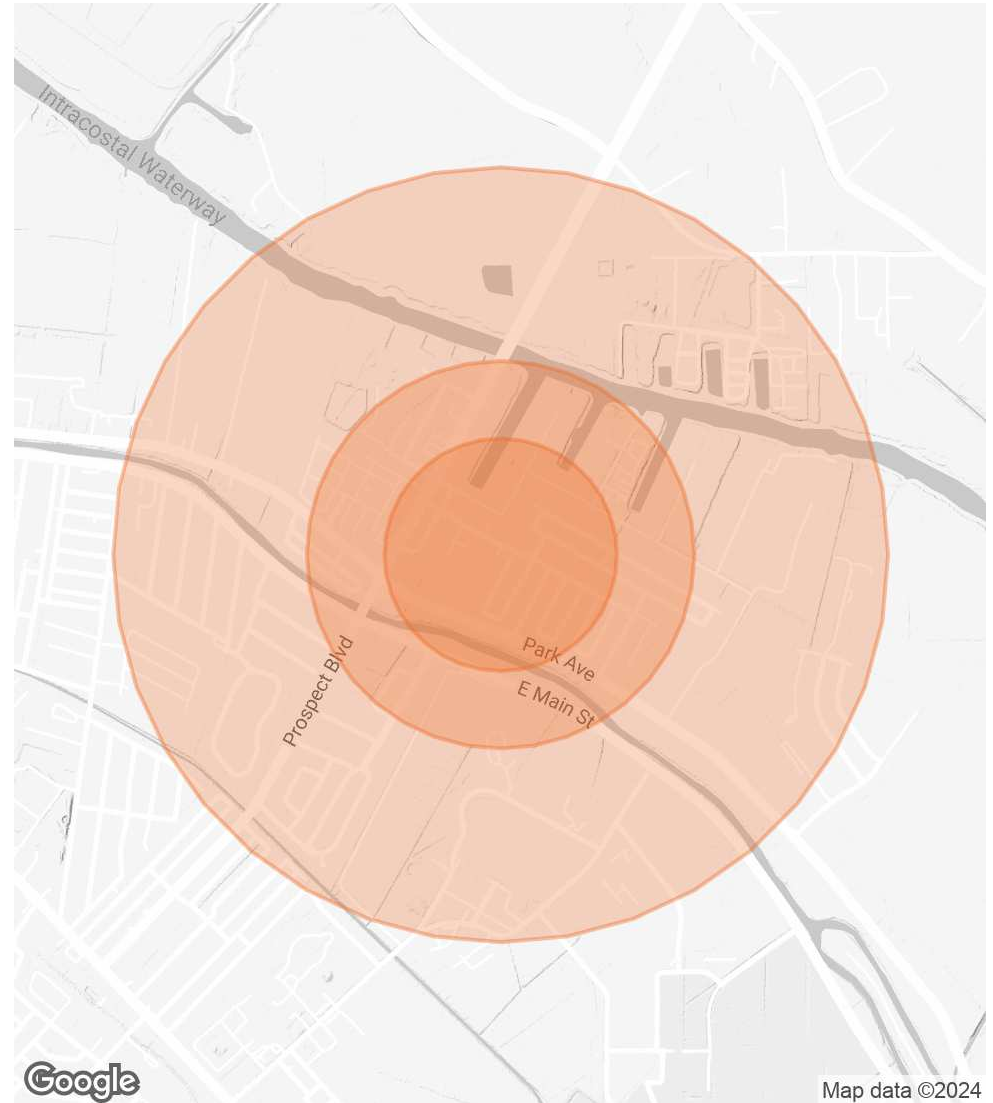
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	723	1,673	3,928
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	37
AVERAGE AGE (FEMALE)	41	41	40

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	268	621	1,463
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$70,727	\$68,370	\$63,075
AVERAGE HOUSE VALUE	\$236,411	\$209,339	\$179,906

Demographics data derived from AlphaMap



### JASON TURNER

O: 918.284.1614  
jason.turner@svn.com  
OK #180378

### DAVE PINSON

O: 479.858.8802  
dave.pinson@svn.com

### CHASE LORD

O: 918.201.2005  
chase.lord@svn.com  
OK #200011