

# FOR SALE

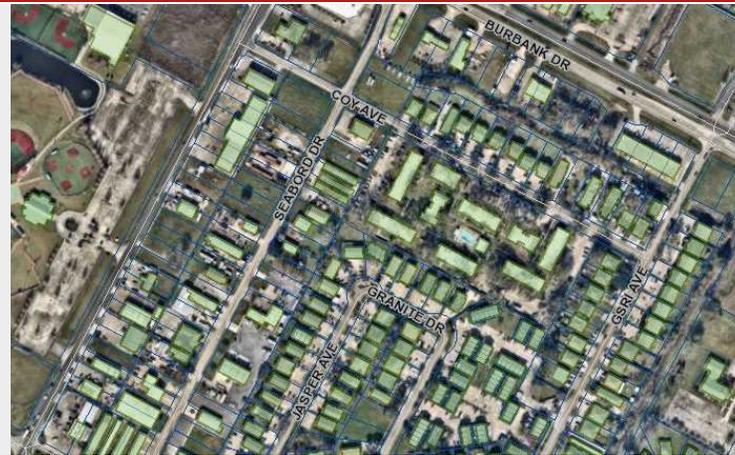


MULTI-FAMILY/ FOURPLEX

8828 GSRI AVENUE · BATON ROUGE, LA 70810

## Highlights

Purchase Price:	\$299,000
Building SF:	4,488
Lot Size:	0.20 Acres
Gross Annual Income:	\$37,500



### DAVID VERCHER, CCIM

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### COMMERCIAL PROPERTY ADVISORS

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## Property Description

Well maintained flat style fourplex apartment building. Washer/dryer connections in all apartments. The unit mix is two 2 bed 2 bath apartments and two 3 bed 2 bath apartments. Currently 100% occupied. Lease Rates are \$775 mo for 2-bedroom apartments and \$875 mo. for 3-bedroom apartments.



**FINANCIALS**

8828 GSRI AVENUE



Apartment	Rent Mo.	Deposit
1	\$775	\$700
2	\$775	\$775
3	\$775	\$775
4	\$800	\$800
Total	\$3,125	\$3,050
	Annual Exp	Monthly Exp
Property Tax	\$1,480	\$123.33
Insurance	\$3,500	\$291.67
Lawn Care	\$1,040	\$86.67
Water	\$720	\$60
Sewer	\$3,000	\$250
Trash	\$1,200	\$100
Total	\$10,940	\$911.67

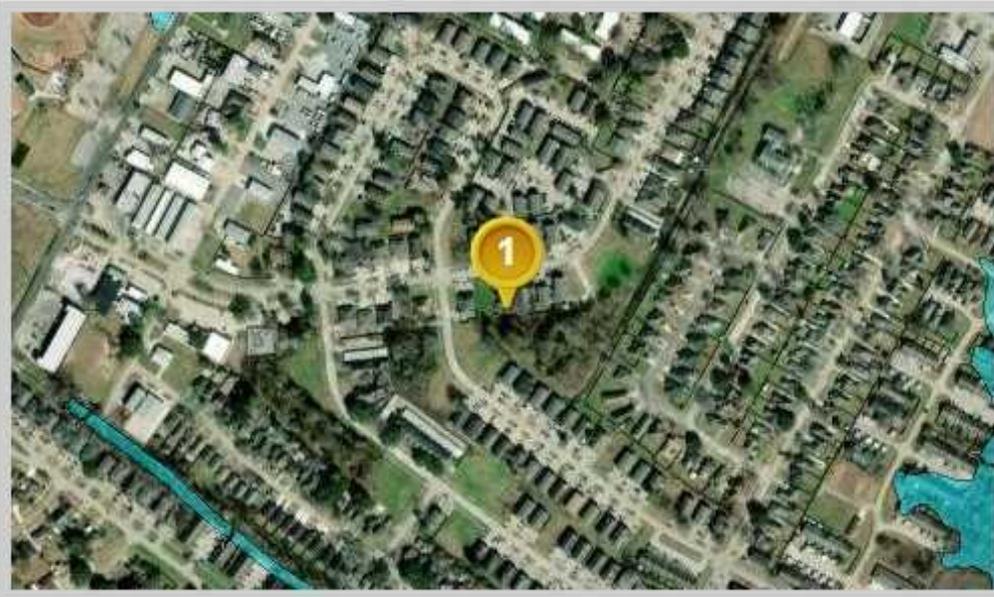
# FLOOD ZONE

8828 GSRI AVENUE



## Louisiana Flood Map

8828 GSRI, Baton Rouge,  
Louisiana, 70820



### Visible Layers

Effective FIRM

Imagery

### Point Coordinates

Point #	Lat., Long.
1	30.3545, -91.1224

Flood information in this table is from the: **Effective FIRM**

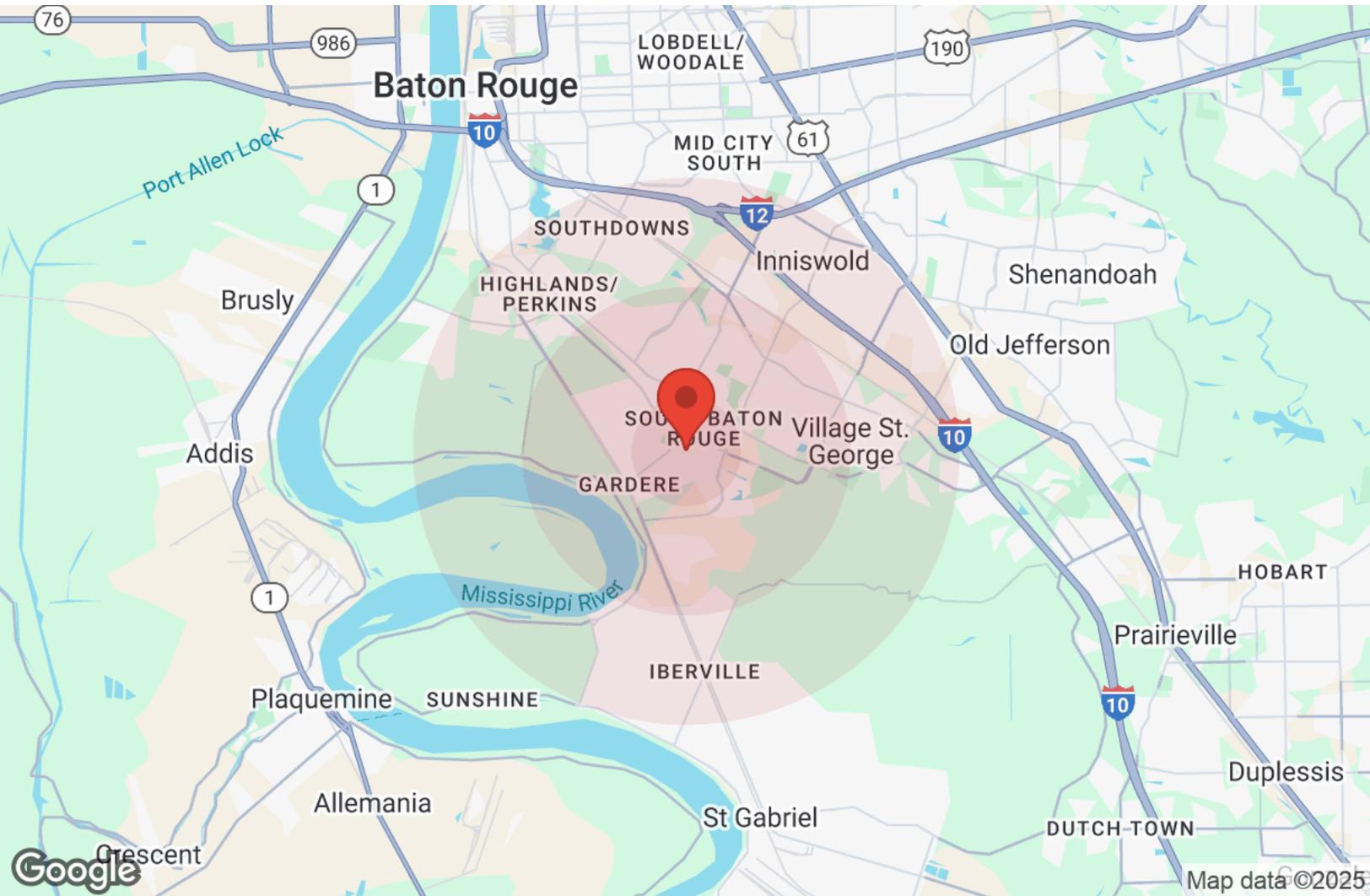
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0330E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	18.8	N/A

1. *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

# DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	6,843	24,519	55,856
Female	7,077	26,025	55,159
Total Population	13,920	50,544	111,015

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,116	9,550	18,553
Ages 15-24	3,166	8,803	25,542
Ages 25-54	5,759	18,987	39,096
Ages 55-64	943	4,875	9,862
Ages 65+	935	8,327	17,959

Race	1 Mile	3 Miles	5 Miles
White	4,415	25,307	59,926
Black	6,100	16,169	32,650
Am In/AK Nat	18	51	100
Hawaiian	N/A	N/A	11
Hispanic	2,442	5,130	9,825
Asian	727	3,058	6,639
Multi-Racial	203	788	1,798
Other	17	40	78

Income	1 Mile	3 Miles	5 Miles
Median	\$59,168	\$84,602	\$74,167
< \$15,000	743	1,798	4,772
\$15,000-\$24,999	399	1,279	3,179
\$25,000-\$34,999	554	1,440	3,519
\$35,000-\$49,999	581	1,610	4,633
\$50,000-\$74,999	921	3,095	7,648
\$75,000-\$99,999	977	2,949	5,419
\$100,000-\$149,999	523	3,136	6,744
\$150,000-\$199,999	310	2,307	4,446
> \$200,000	294	3,096	6,678

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,288	24,071	55,219
Occupied	5,304	20,708	47,038
Owner Occupied	2,237	12,489	23,837
Renter Occupied	3,067	8,219	23,201
Vacant	983	3,363	8,181

**KW COMMERCIAL - BR**  
8686 Bluebonnet Blvd  
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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