

# 8 UNITS FOR SALE

317 EAST DRIVE  
BATON ROUGE, LA 70806

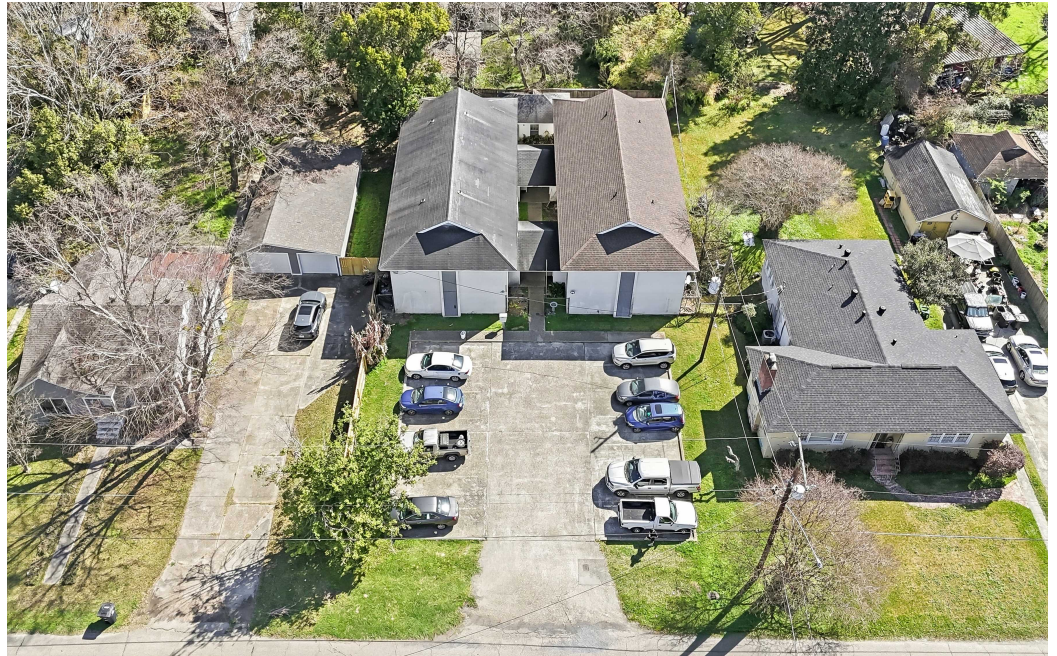
New Price \$665,000 | Revised Financials



For more information

**MIGUEL CASTRO, JR**

Castro Real Estate Services  
(225) 936-7643  
miguel@castrorealestateservices  
995703492, Louisiana



## New Price: \$665,000

### Property Highlights

- 2 Story Condo Style Units
- 100% Occupied
- NOI: \$54,231
- Cap Rate: 8.16%
- Tenant Pays Lights, Internet
- Landlord Pay Water, but Reimbursed
- Laundromat Onsite
- Two buildings and a the laundromat
- New roof on one of the buildings

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317 EAST DRIVE BATON ROUGE, LA 70806

Price:	\$	665,000.00
Units:		8
Unit Mix:		2B/1.5B (all)
Price per unit:	\$	83,125.00
Building SF:		7,800
Price per square foot:		\$85.26
Gross Income:	\$	97,036.00
Operating Expenses:	\$	42,805.00
Net Operating Income:	\$	54,231.00
Cap rate at current price:		8.16%
Zoning:		A2
Flood Zone:		X

**Property Highlights**

- 2 Story Condo Style Units
- Tenant Pays Lights, Internet
- Landlord Pay Water, but Reimbursed
- Laundromat Onsite
- Two buildings and a the laundromat
- New roof on one of the buildings

**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$683,242
Investment - Cash	\$251,005
First Loan (Fixed)	\$432,237

**Investment Information**

Purchase Price	\$665,000
Price per Unit	\$83,125
Price per SF	\$85.26
Expenses per Unit	(\$4,154)

**Income, Expenses & Cash Flow**

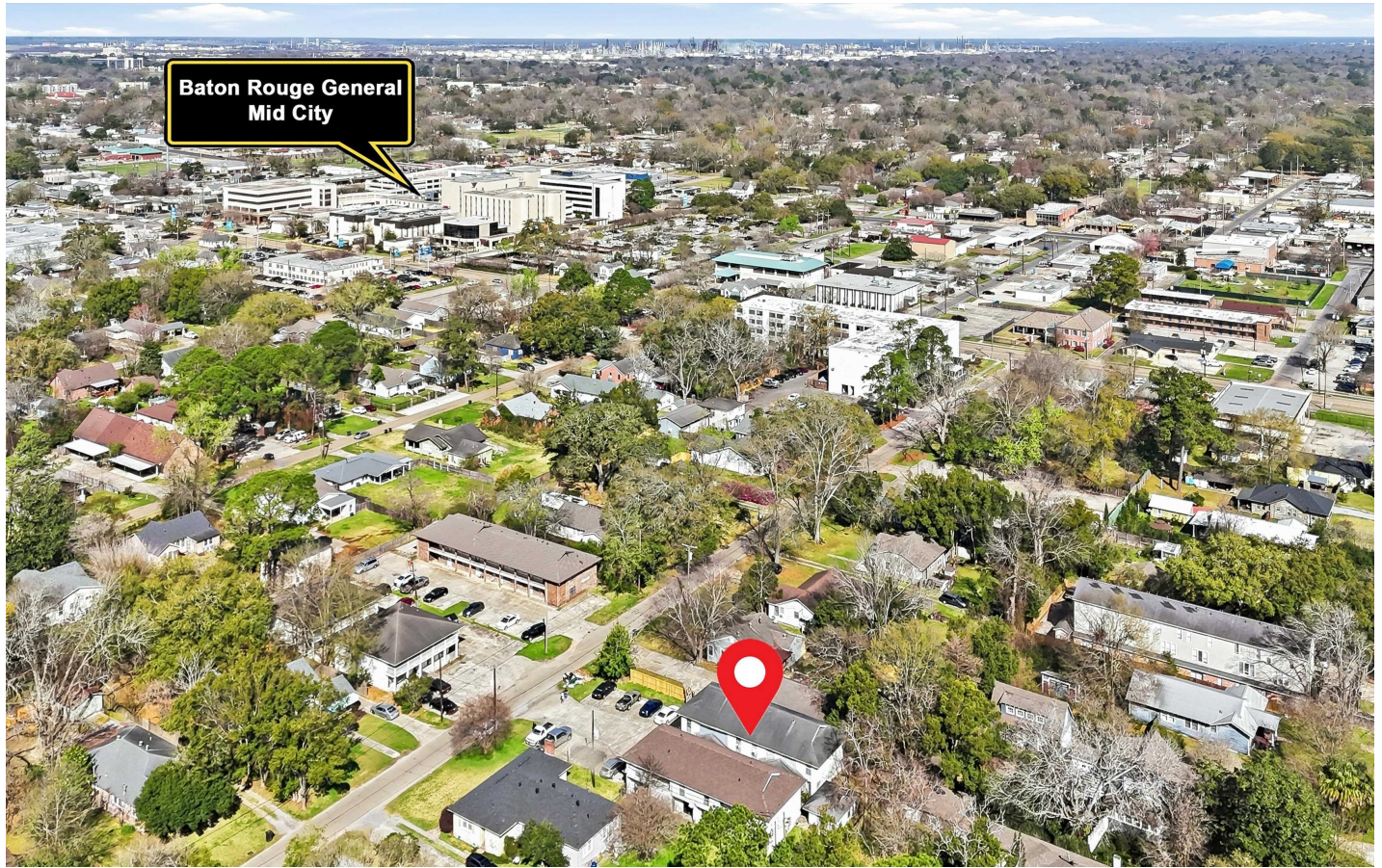
<b>Gross Scheduled Income</b>	<b>\$97,036</b>
Total Vacancy and Credits	(\$9,576)
Operating Expenses	(\$33,229)
<b>Net Operating Income</b>	<b>\$54,231</b>
Debt Service	(\$43,385)
<b>Cash Flow Before Taxes</b>	<b>\$10,846</b>
<b>After Tax Results</b>	
Total Interest (Debt Service)	(\$34,249)
Depreciation and Amortization	(\$19,115)
Taxable Income (Loss)	\$867
Tax Savings (Costs)	(\$344)
<b>Cash Flow After Taxes</b>	<b>\$10,502</b>

**Financial Indicators**

Cash-on-Cash Return Before Taxes	4.32%
Debt Coverage Ratio	1.25
Capitalization Rate	8.16%
Gross Rent Multiplier	6.85
Gross Income / Square Feet	\$12.44
Gross Expenses / Square Feet	(\$4.26)
Operating Expense Ratio	37.99%

# PROPERTY SUMMARY

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



## Property Summary

Today's Date:	3/5/2026
Price:	\$665,000
Units:	8
Unit Mix:	2B/1.5B Condo
Building SF:	7,800
Flood Zone:	X-protected by levee
Mrkt Rent Rate:	\$1,150 PU
Lot Size:	0.30 Acres
Parking:	Parking Lot
Zoning:	A2

## Property Overview

The Opportunity: Prime Mid-City Passive Income Invest in the heart of Baton Rouge's most vibrant cultural district with this 8-unit multi-family asset. Located at 317 East Drive, this property offers a rare combination of stability and significant upside potential in the sought-after Mid-City submarket. Baton Rouge.

## Location Overview

Mid City is widely considered the "heart and heartbeat" of Baton Rouge, serving as the city's central historic and cultural hub. It is a diverse, roughly one-square-mile district located just east of Downtown that has transitioned from a suburb in the early 20th century to a vibrant urban center today.



## Property Description

This building, located at 317 East Drive, Baton Rouge, LA 70806, is an 8-unit multi-family property situated in the Midcity area.

### Property Specifications

Building Size: Approximately 7,800 SF.

Unit Mix: Consists of eight (8) 2-Bedroom / 1.5-Bathroom condo-style units.

Lot Size: Sits on a 0.30-acre lot.

Zoning: Classified as A2.

Parking: Includes a dedicated parking lot for residents.

### Location & Financial Context

Flood Zone: Designated as Zone X, which is protected by a levee.

Current Valuation: Listed at a price of \$665,000

Market Position: The current market rent rate is estimated at \$1,150 per unit.

# PROPERTY PHOTOS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

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# PROPERTY PHOTOS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



# PROPERTY PHOTOS

317 East Drive  
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**Unit Mix & Annual Scheduled Income**

Type	Units	Actual	Total	Market	Total
2 Beds / 1.5 Baths	1	\$10,380	\$10,380	\$13,800	\$13,800
2 Beds / 1.5 Baths	1	\$11,400	\$11,400	\$13,800	\$13,800
2 Beds / 1.5 Baths	1	\$12,720	\$12,720	\$13,800	\$13,800
2 Beds / 1.5 Baths	1	\$10,380	\$10,380	\$13,800	\$13,800
2 Beds / 1.5 Baths	1	\$12,720	\$12,720	\$13,800	\$13,800
2 Beds / 1.5 Baths	1	\$12,720	\$12,720	\$13,800	\$13,800
2 Beds / 1.5 Baths	1	\$12,720	\$12,720	\$13,800	\$13,800
2 Beds / 1.5 Baths	1	\$12,720	\$12,720	\$13,800	\$13,800
<b>Totals</b>	<b>8</b>		<b>\$95,760</b>		<b>\$110,400</b>

**Investment Summary**

Price	\$665,000
Units	8
Price/Unit	\$83,125
RSF	7,800
Price/RSF	\$85.26
Lot Size	0.30 acres
Floors	2
APN	688231
Cap Rate	8.16%
Market Cap Rate	8.45%
GRM	6.85
Market GRM	5.95

**Financing Summary**

Loan 1 (Fixed)	\$432,237
Initial Equity	\$232,763
Interest Rate	8%
Term	20 years
Monthly Payment	\$3,615
DCR	1.25

**Annualized Income**

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$95,760</b>	<b>\$110,400</b>
- Less: Vacancy	(\$9,576)	(\$11,040)
+ Misc. Income	\$1,276	\$1,272
<b>Effective Gross Income</b>	<b>\$87,460</b>	<b>\$100,632</b>
- Less: Expenses	(\$33,229)	(\$44,469)
<b>Net Operating Income</b>	<b>\$54,231</b>	<b>\$56,163</b>
- Debt Service	(\$43,385)	(\$43,385)
<b>Net Cash Flow after Debt Service</b>	<b>\$10,846</b>	<b>\$12,778</b>
+ Principal Reduction	\$9,136	\$9,136
<b>Total Return</b>	<b>\$19,982</b>	<b>\$21,914</b>

**Annualized Expenses**

Description	Actual	Market
Property Management Fee	\$0	\$11,040
Tenant Discounts	\$175	\$175
Gen Maint Labor	\$4,625	\$4,625
Landscaping	\$1,153	\$1,153
Pest Control	\$1,100	\$1,100
Property Insurance	\$10,198	\$10,198
Accounting	\$600	\$600
Commissions/Placement Fees	\$300	\$300
Electricity	\$1,370	\$1,370
Water	\$6,208	\$6,208
Taxes - Real Estate	\$7,500	\$7,700
<b>Total Expenses</b>	<b>\$33,229</b>	<b>\$44,469</b>
<b>Expenses Per RSF</b>	<b>\$4.26</b>	<b>\$5.70</b>
<b>Expenses Per Unit</b>	<b>\$4,154</b>	<b>\$5,559</b>

# LEVERED CASH FLOW

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

Before-Tax Cash Flow Year Ending	Year 1 02/2027	Year 2 02/2028	Year 3 02/2029	Year 4 02/2030	Year 5 02/2031
<b>Before-Tax Cash Flow</b>					
<b>Gross Scheduled Income</b>	<b>\$97,036</b>	<b>\$99,455</b>	<b>\$101,935</b>	<b>\$104,477</b>	<b>\$107,082</b>
General Vacancy	(\$9,576)	(\$9,815)	(\$10,061)	(\$10,312)	(\$10,570)
Total Operating Expenses	(\$33,229)	(\$34,060)	(\$34,911)	(\$35,784)	(\$36,679)
<b>Net Operating Income</b>	<b>\$54,231</b>	<b>\$55,580</b>	<b>\$56,963</b>	<b>\$58,381</b>	<b>\$59,834</b>
Loan Payment	(\$43,385)	(\$43,385)	(\$43,385)	(\$43,385)	(\$43,385)
<b>Before-Tax Cash Flow</b>	<b>\$10,846</b>	<b>\$12,196</b>	<b>\$13,579</b>	<b>\$14,996</b>	<b>\$16,449</b>
<b>Cash-On-Cash Return</b>	<b>4.32%</b>	<b>4.86%</b>	<b>5.41%</b>	<b>5.97%</b>	<b>6.55%</b>
<b>Taxable Income</b>					
<b>Net Operating Income</b>	<b>\$54,231</b>	<b>\$55,580</b>	<b>\$56,963</b>	<b>\$58,381</b>	<b>\$59,834</b>
Depreciation	(\$18,953)	(\$19,780)	(\$19,780)	(\$19,780)	(\$18,971)
Amortization	(\$162)	(\$162)	(\$162)	(\$162)	(\$162)
Loan Interest	(\$34,249)	(\$33,491)	(\$32,669)	(\$31,780)	(\$30,817)
<b>Taxable Income (Loss)</b>	<b>\$867</b>	<b>\$2,148</b>	<b>\$4,352</b>	<b>\$6,659</b>	<b>\$9,884</b>
<b>After-Tax Cash Flow</b>					
<b>Before-Tax Cash Flow</b>	<b>\$10,846</b>	<b>\$12,196</b>	<b>\$13,579</b>	<b>\$14,996</b>	<b>\$16,449</b>
Income Taxes	(\$344)	(\$852)	(\$1,727)	(\$2,642)	(\$3,922)
<b>After-Tax Cash Flow</b>	<b>\$10,502</b>	<b>\$11,343</b>	<b>\$11,852</b>	<b>\$12,354</b>	<b>\$12,527</b>
<b>Cash-On-Cash Return</b>	<b>4.18%</b>	<b>4.52%</b>	<b>4.72%</b>	<b>4.92%</b>	<b>4.99%</b>

# ANNUAL PROPERTY OPERATING DATA

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

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Description Year Ending	Year 1 02/2027	Year 2 02/2028	Year 3 02/2029	Year 4 02/2030	Year 5 02/2031
<b>Income</b>					
Rental Income	\$95,760	\$98,154	\$100,608	\$103,123	\$105,701
Pet Fee Collected	\$100	\$102	\$104	\$106	\$108
Pet Rent	\$384	\$392	\$400	\$408	\$416
Applications Fee	\$72	\$73	\$75	\$76	\$78
Late Fee	\$660	\$673	\$687	\$700	\$714
Utility Reimbursement	\$60	\$61	\$62	\$64	\$65
<b>Gross Scheduled Income</b>	<b>\$97,036</b>	<b>\$99,455</b>	<b>\$101,935</b>	<b>\$104,477</b>	<b>\$107,082</b>
General Vacancy	(\$9,576)	(\$9,815)	(\$10,061)	(\$10,312)	(\$10,570)
<b>Gross Operating Income</b>	<b>\$87,460</b>	<b>\$89,640</b>	<b>\$91,875</b>	<b>\$94,165</b>	<b>\$96,512</b>
<b>Expenses</b>					
Tenant Discounts	(\$175)	(\$179)	(\$184)	(\$188)	(\$193)
Gen Maint Labor	(\$4,625)	(\$4,741)	(\$4,859)	(\$4,981)	(\$5,105)
Landscaping	(\$1,153)	(\$1,182)	(\$1,211)	(\$1,242)	(\$1,273)
Pest Control	(\$1,100)	(\$1,128)	(\$1,156)	(\$1,185)	(\$1,214)
Property Insurance	(\$10,198)	(\$10,453)	(\$10,714)	(\$10,982)	(\$11,257)
Accounting	(\$600)	(\$615)	(\$630)	(\$646)	(\$662)
Commissions/Placement Fees	(\$300)	(\$308)	(\$315)	(\$323)	(\$331)
Electricity	(\$1,370)	(\$1,404)	(\$1,439)	(\$1,475)	(\$1,512)
Water	(\$6,208)	(\$6,364)	(\$6,523)	(\$6,686)	(\$6,853)
Taxes - Real Estate	(\$7,500)	(\$7,688)	(\$7,880)	(\$8,077)	(\$8,279)
<b>Total Operating Expenses</b>	<b>(\$33,229)</b>	<b>(\$34,060)</b>	<b>(\$34,911)</b>	<b>(\$35,784)</b>	<b>(\$36,679)</b>
<b>Operating Expense Ratio</b>	<b>37.99%</b>	<b>38.00%</b>	<b>38.00%</b>	<b>38.00%</b>	<b>38.00%</b>
<b>Net Operating Income</b>	<b>\$54,231</b>	<b>\$55,580</b>	<b>\$56,963</b>	<b>\$58,381</b>	<b>\$59,834</b>

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# PROPERTY RESALE ANALYSIS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

Description Year Ending	Year 1 02/2027	Year 2 02/2028	Year 3 02/2029	Year 4 02/2030	Year 5 02/2031
<b>Resale Proceeds</b>					
Projected Property Value	\$694,755	\$712,043	\$729,761	\$747,920	\$766,532
Resale Expenses	(\$41,685)	(\$42,723)	(\$43,786)	(\$44,875)	(\$45,992)
Proceeds Before Debt Payoff	\$653,070	\$669,320	\$685,975	\$703,045	\$720,540
<b>Tax Basis</b>					
Basis at Acquisition	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000
Depreciation	(\$18,953)	(\$38,733)	(\$58,513)	(\$78,292)	(\$97,264)
Adjusted Tax Basis	\$661,047	\$641,267	\$621,487	\$601,708	\$582,736
<b>Tax From Sale</b>					
Resale Tax Gain (Loss)	(\$7,977)	\$28,053	\$64,488	\$101,337	\$137,804
Resale Tax Benefit (Cost)	\$0	(\$7,907)	(\$17,891)	(\$27,461)	(\$36,903)
Ord. Income Tax Savings (Cost)	\$1,222	\$1,158	\$1,093	\$1,029	\$965
<b>After-Tax Cashflow From Sale</b>					
Loan Principal Balance	(\$423,101)	(\$413,207)	(\$402,491)	(\$390,886)	(\$378,318)
<b>Cash Resale Proceeds</b>	<b>\$231,191</b>	<b>\$249,364</b>	<b>\$266,686</b>	<b>\$285,727</b>	<b>\$306,284</b>

**NET PROCEEDS FROM SALE**

**Adjusted Basis**

<b>Basis At Acquisition</b>	<b>\$680,000</b>
-Depreciation	(\$97,264)
<b>Adjusted Basis at Sale</b>	<b>\$582,736</b>

**Capital Gain**

<b>Sale Price</b>	<b>\$766,532</b>
-Sale Expenses	(\$45,992)
-Adjusted Basis at Sale	(\$582,736)
<b>Gain or (Loss)</b>	<b>\$137,804</b>
-Depreciation (limited to gain)	(\$97,264)
<b>Capital Gain from Appreciation</b>	<b>\$40,540</b>
Unamortized Loan Costs/Fees	(\$2,431)

**Sale Proceeds**

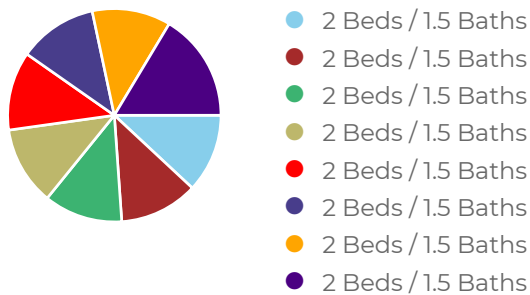
<b>Sale Price</b>	<b>\$766,532</b>
-Sale Expenses	(\$45,992)
-Mortgage Balance	(\$378,318)
<b>Before-Tax Sale Proceeds</b>	<b>\$342,222</b>
-Tax (Savings) On Ordinary Income	((\$965))
-Tax On Depreciation	(\$27,416)
-Tax On Capital Gain	(\$9,486)
<b>After-Tax Sale Proceeds</b>	<b>\$306,284</b>

# UNIT MIX REPORT

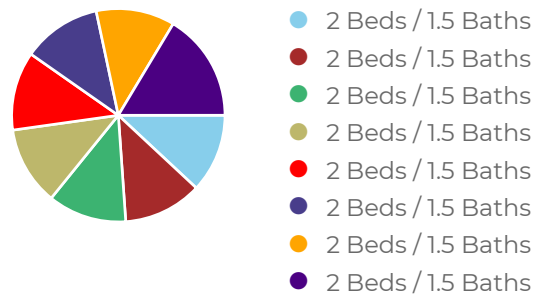
317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	2 Beds / 1.5 Baths	975	\$865	\$865	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$950	\$950	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,060	\$1,060	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$865	\$865	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,060	\$1,060	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,060	\$1,060	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,060	\$1,060	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,060	\$1,060	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,060	\$1,060	\$1,150	\$1,150
<b>8</b>		<b>7,800</b>		<b>\$7,980</b>		<b>\$9,200</b>

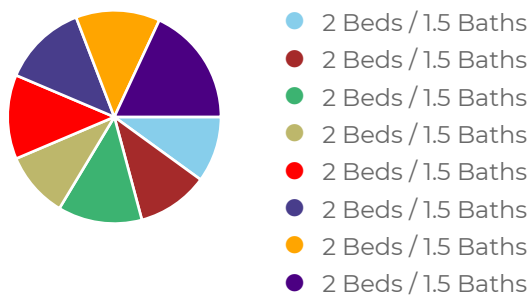
## UNIT MIX



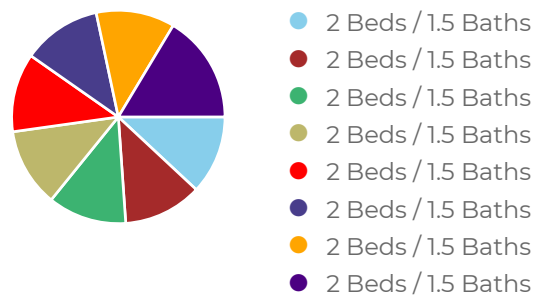
## UNIT MIX SQUARE FEET



## UNIT MIX INCOME



## UNIT MIX MARKET INCOME



## Analysis

Analysis Date March 2026

## Property

Property Type Multifamily  
 Property 317 East Drive  
 Address 317 EAST DR  
 City, State BATON ROUGE, LA 70806

## Purchase Information

Purchase Price \$665,000  
 Units 8  
 Total Rentable SF 7,800  
 Lot Size 0.30 acres  
 Resale Valuation 8.00% (Capitalization of NOI)  
 Resale Expenses 6.00%

## Income & Expense

Gross Operating Income \$87,460  
 Monthly GOI \$7,288  
 Total Annual Expenses (\$33,229)  
 Monthly Expenses (\$2,769)

## Financial Information

Initial Equity \$232,763  
 Closing Costs \$15,000  
 LT Capital Gain 20.00%  
 Federal Tax Rate 37.00%  
 State Tax Rate 4.2500%  
 Passive Loss Rules Yes

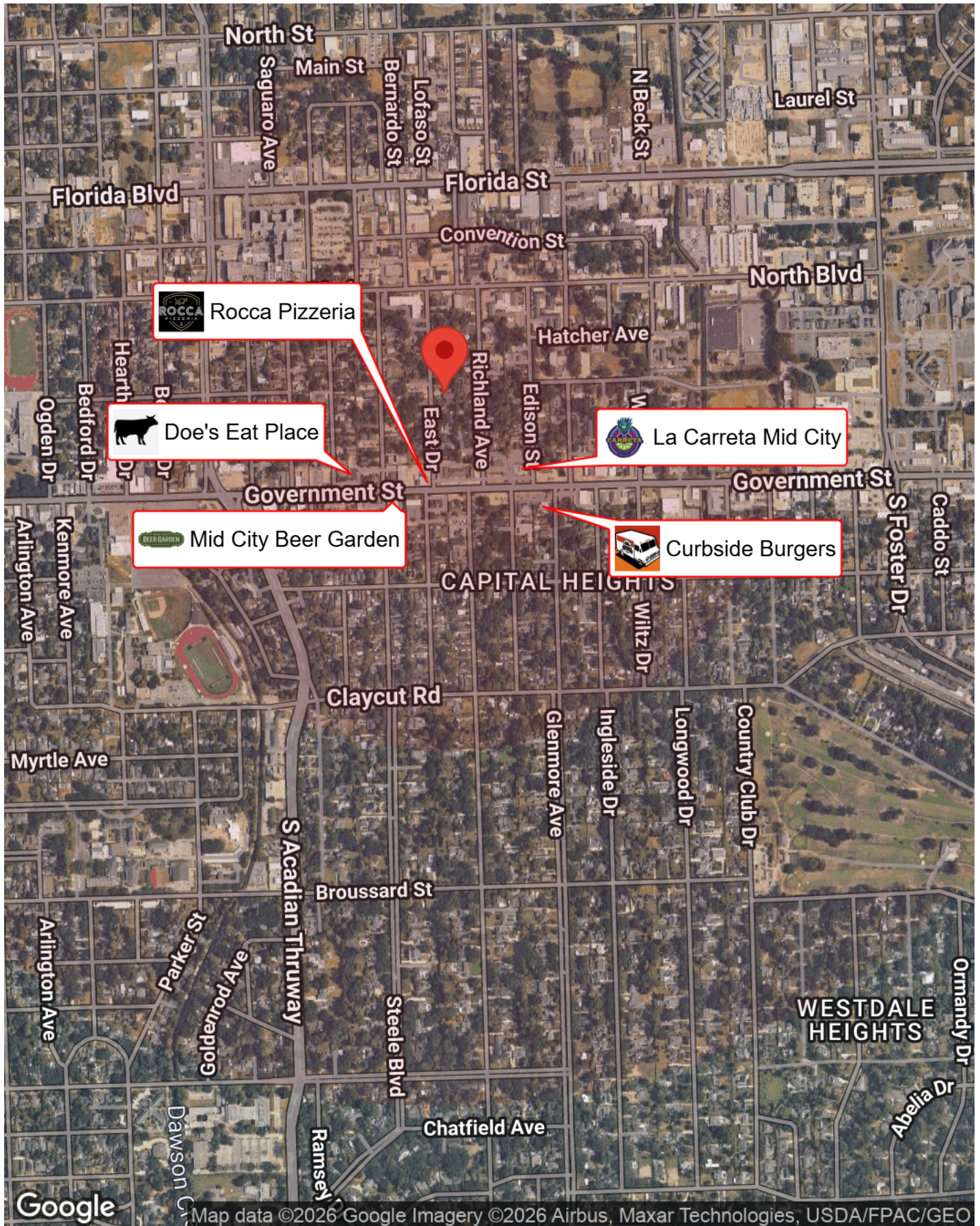
## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$432,237	20 years	20 years	8.00%	\$3,615	\$3,242

Description Year Ending	Year 1 02/2027	Year 2 02/2028	Year 3 02/2029	Year 4 02/2030	Year 5 02/2031
<b>Key Ratios and Multipliers</b>					
Capitalization Rate	8.16%	8.36%	8.57%	8.78%	9.00%
Gross Rent Multiplier	7.16	7.16	7.16	7.16	7.16
Net Income Multiplier	12.81	12.81	12.81	12.81	12.81
Operating Expense Ratio	37.99%	38.00%	38.00%	38.00%	38.00%
<b>Amounts per SF</b>					
Gross Income	\$12.44	\$12.75	\$13.07	\$13.39	\$13.73
Expenses	(\$4.26)	(\$4.37)	(\$4.48)	(\$4.59)	(\$4.70)
<b>Loan Metrics</b>					
Loan To Value Ratio	60.90%	58.03%	55.15%	52.26%	49.35%
Debt Coverage Ratio	1.25	1.28	1.31	1.35	1.38
<b>Cash-On-Cash Measures</b>					
Before-Tax	4.32%	4.86%	5.41%	5.97%	6.55%
After-Tax	4.18%	4.52%	4.72%	4.92%	4.99%

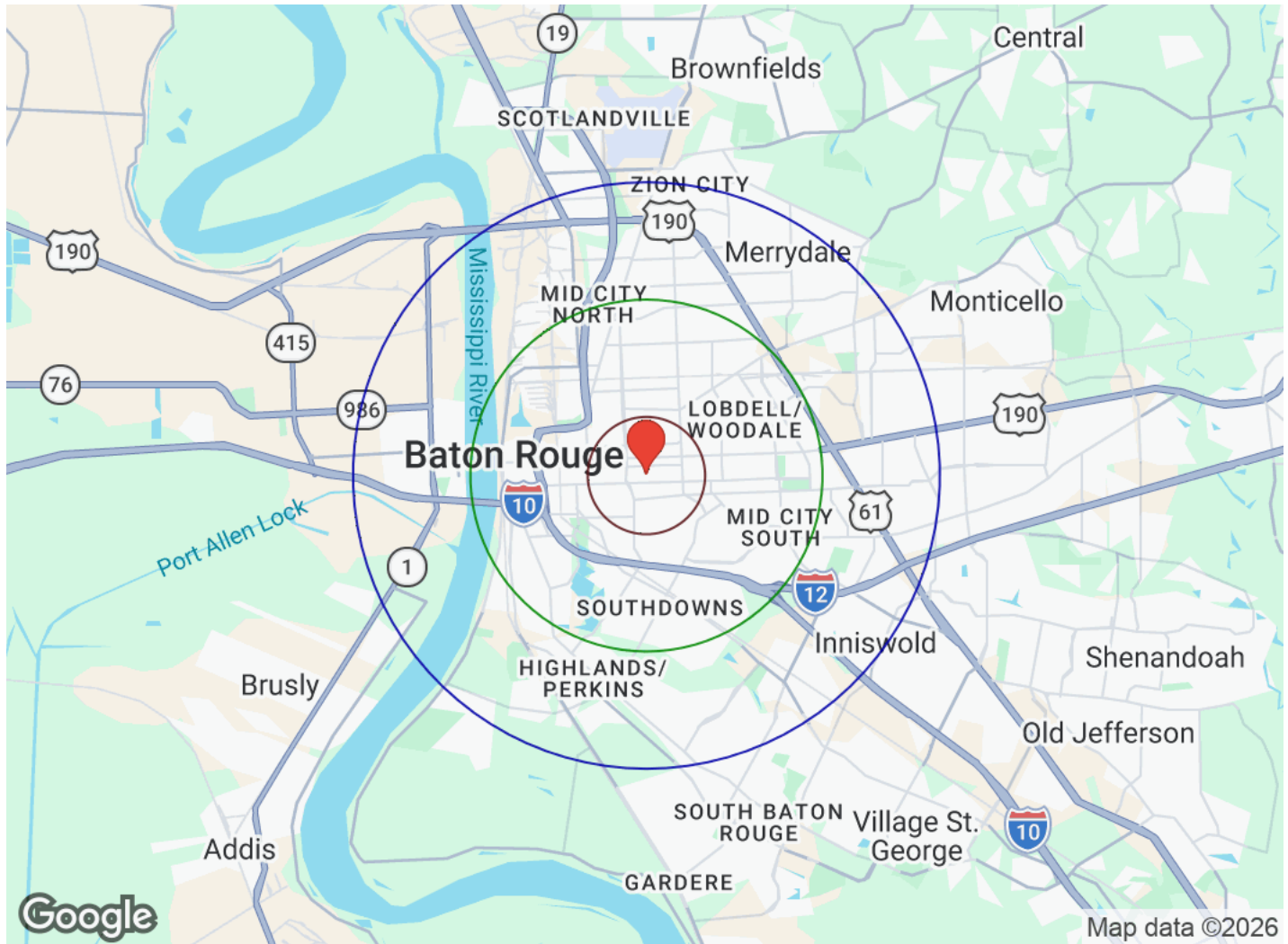
# BUSINESS MAP

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



# DETAILED DEMOGRAPHICS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

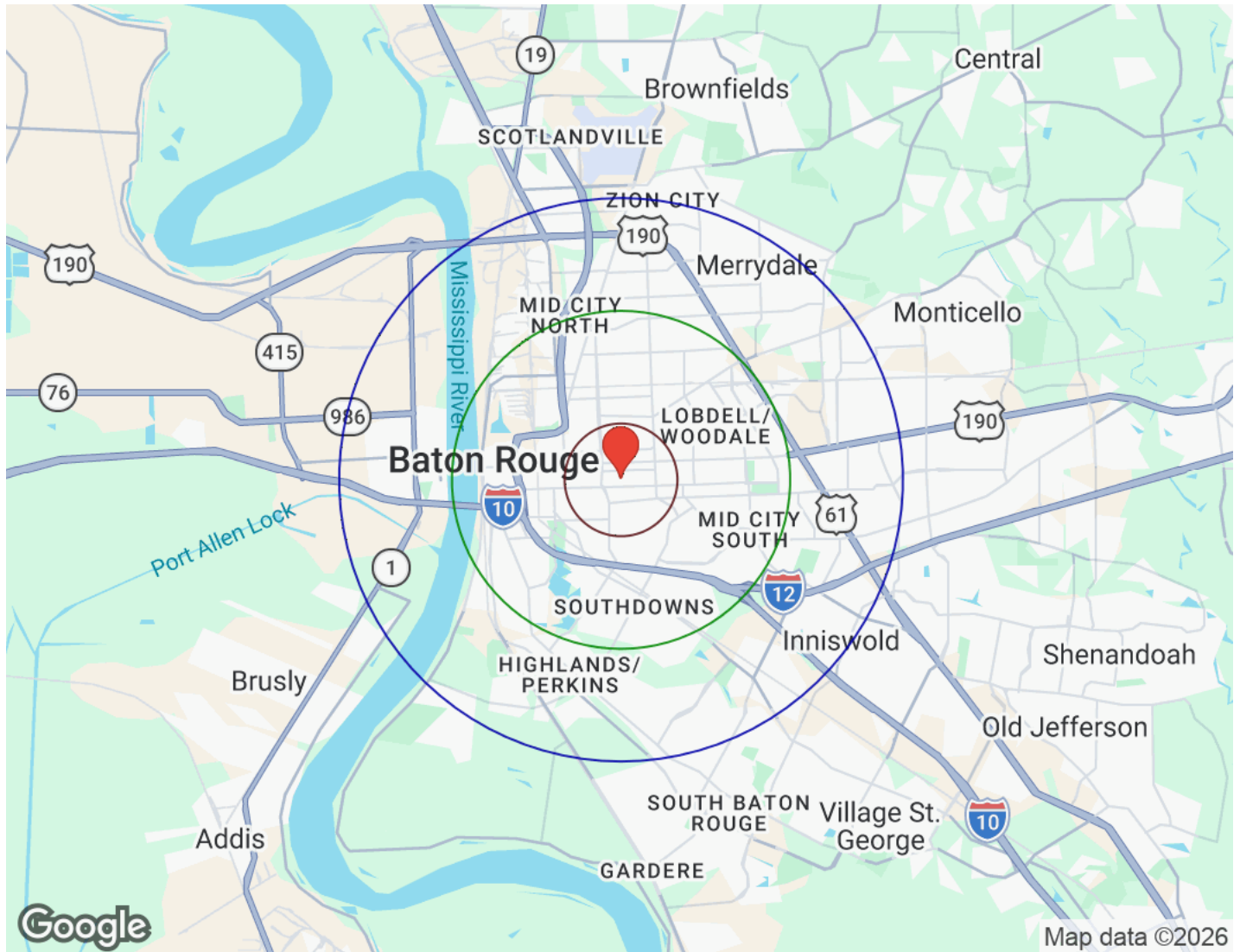


Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,732	46,286	91,979
Female	5,671	41,673	88,938
Total Population	11,403	87,959	180,917
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,220	43,513	89,426
Occupied	5,198	36,156	75,404
Owner Occupied	2,445	15,114	33,062
Renter Occupied	2,753	21,042	42,342
Vacant	1,023	7,357	14,022
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,987	33,979	69,617
Black	5,637	46,539	93,643
Am In/AK Nat	10	79	163
Hawaiian	1	18	18
Hispanic	494	4,257	9,353
Asian	104	1,803	5,391
Multiracial	162	1,187	2,533
Other	9	88	199

# DETAILED DEMOGRAPHICS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0 - 4	603	4,882	10,457	Median	\$58,814	\$50,716	\$51,945
Ages 5 - 9	665	5,010	10,373	Under \$10k	480	4,309	9,001
Ages 10 - 14	593	4,696	9,838	\$10k - \$15k	259	2,415	4,633
Ages 15 - 19	614	9,653	16,748	\$15k - \$20k	115	1,881	3,757
Ages 20 - 24	882	10,206	24,485	\$20k - \$25k	186	1,858	3,806
Ages 25 - 29	879	6,768	14,043	\$25k - \$30k	278	2,073	4,019
Ages 30 - 34	875	6,039	12,172	\$30k - \$35k	324	1,608	3,175
Ages 35 - 39	791	5,151	10,276	\$35k - \$40k	176	1,402	2,915
Ages 40 - 44	763	5,116	10,268	\$40k - \$45k	158	1,146	2,959
Ages 45 - 49	648	4,347	8,552	\$45k - \$50k	171	1,172	2,260
Ages 50 - 54	628	4,143	8,262	\$50k - \$60k	513	2,978	6,045
Ages 55 - 59	682	4,380	8,549	\$60k - \$75k	346	2,779	6,247
Ages 60 - 64	768	4,651	9,298	\$75k - \$100k	294	2,917	6,821
Ages 65 - 69	691	4,390	8,934	\$100k - \$125k	741	2,716	5,489
Ages 70 - 74	542	3,518	7,298	\$125k - \$150k	291	1,414	3,251
Ages 75 - 79	365	2,474	5,326	\$150k - \$200k	253	1,764	3,805
Ages 80 - 84	207	1,284	3,102	Over \$200k	613	3,724	7,221
Ages 85+	206	1,249	2,937				



## **MIGUEL CASTRO, JR**

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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.

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