



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE 24-UNIT APARTMENT COMPLEX W/ ADDITIONAL LAND

111, 121, 131 TERESA DR., SAINT MARTINVILLE, LA 70582

21,684 SF

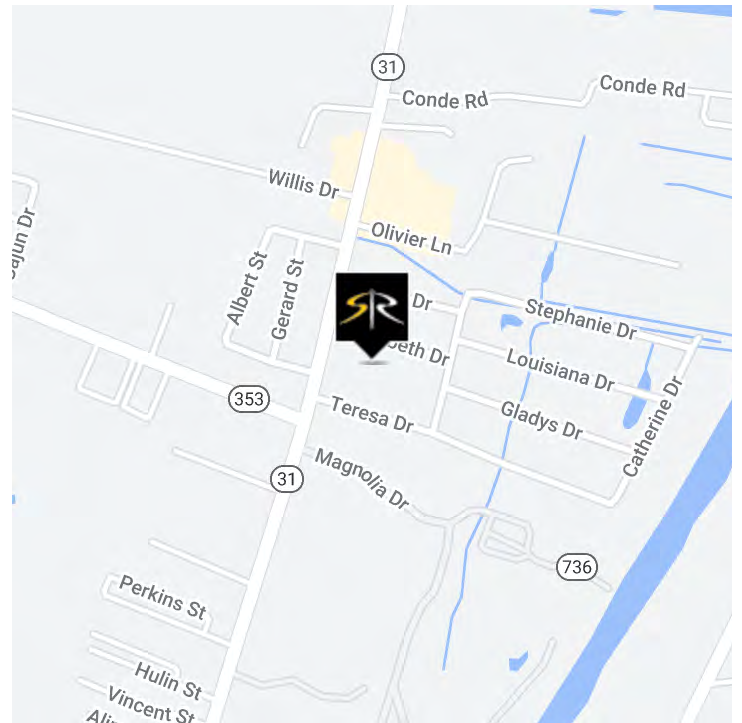


OFFERING SUMMARY

Sale Price:	\$1,785,700
Building Size:	18,720 SF
Lot Size:	75,359 SF

PROPERTY HIGHLIGHTS

- 24 Unit Apartment Complex For Sale
- Twelve (12) 2 Bedroom, 1 Bath units @ 840 SF each
- Twelve (12) 1 Bedroom, 1 Bath units @ 720 SF each
- All Leases are for 6 Month Terms
- ± 0.86 Acres of Additional Land Included in Sale could be Used for Additional Apartments
- Laundry Facility On Site
- NOI: \$125,000.00 (7% CAP)
- Stays Fully Leased
- Flood Zone "X" - No Flood
- Also Available, 136-Unit Mini-Storage Facility



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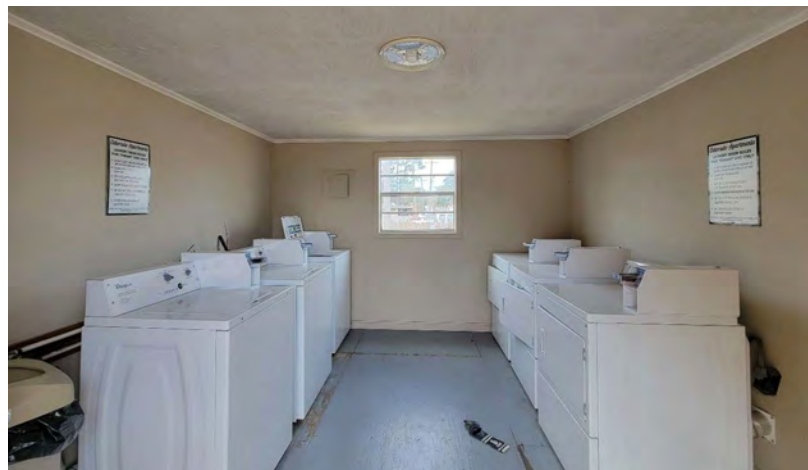
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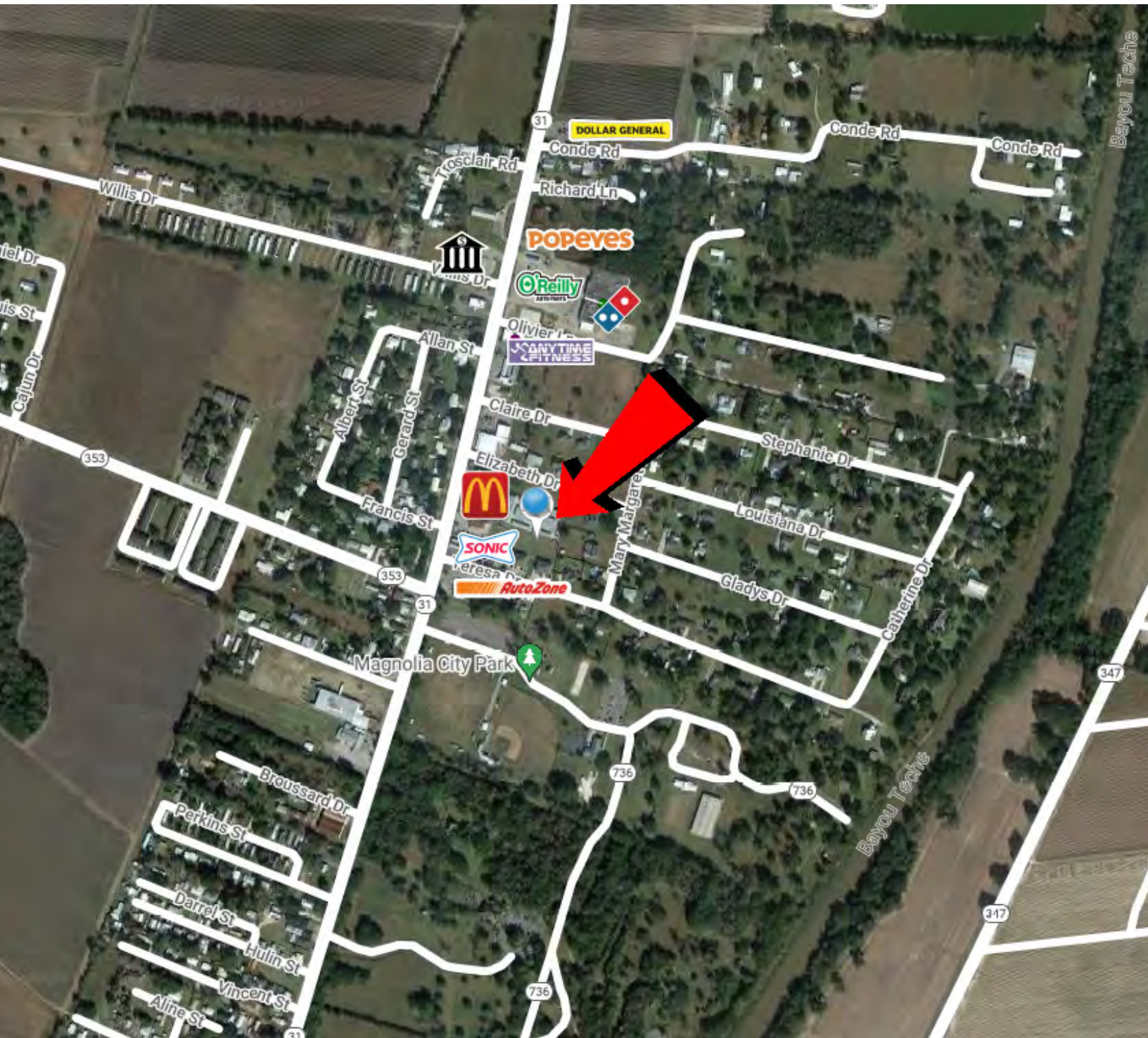
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RENT ROLL

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RENT ROLL									
Unit #	Size	Status	Move in or		Standard Rent	Actual Rent	Variance	Next Due	Balance
			Date	Days					
201	20 I - 2 Bedroom downstairs	R	9/1/2020	756	\$ 650.00	\$ 720.00	(\$70.00)	10/1/2022	\$ 0.00
202	202 - 2 Bed Room downstairs	R	8/16/2022	42	\$ 650.00	\$ 700.00	(\$50.00)	10/1/2022	\$ 0.00
203	203 - I Bed Room downstairs	R	8/5/2022	53	\$ 500.00	\$ 575.00	(\$75.00)	10/1/2022	(\$5.00)
204	204 - I BR downstairs - elect.	R	9/16/2022	11	\$ 750.00	\$ 650.00	\$ 100.00	10/1/2022	\$ 0.00
205	205 - 2 Bedroom upstairs	R	9/17/2022	10	\$ 650.00	\$ 650.00	\$ 0.00	11/1/2022	#####
206	206 - 2 bedroom upstairs	R	6/1/2018	1579	\$ 600.00	\$ 650.00	(\$50.00)	10/1/2022	\$ 80.00
207	207 - I Bedroom upstairs	R	6/1/2021	483	\$ 575.00	\$ 625.00	(\$50.00)	10/1/2022	\$ 501.23
208	208 - I Bedroom upstairs	R	1/5/2022	265	\$ 500.00	\$ 575.00	(\$75.00)	10/1/2022	(\$5.03)
301	30 I - 2 Bedroom downstairs	R	3/1/2019	1306	\$ 650.00	\$ 650.00	\$ 0.00	10/1/2022	\$ 0.00
302	302 - 2 Bedroom downstairs	R	11/1/2019	1061	\$ 700.00	\$ 650.00	\$ 50.00	10/1/2022	\$ 0.00
303	303 - 1 Bedroom downstairs	R	9/1/2017	1852	\$ 475.00	\$ 575.00	(\$100.00)	10/1/2022	\$ 0.00
304	304 - I BR downstairs-elect.	R	10/1/2021	361	\$ 650.00	\$ 650.00	\$ 0.00	10/1/2022	\$ 0.00
305	305 - 2 bedroom upstairs	R	5/1/2021	514	\$ 650.00	\$ 550.00	\$ 100.00	10/1/2022	\$ 0.00
306	306 - 2 Bedroom upstairs	R	8/29/2018	1490	\$ 650.00	\$ 650.00	\$ 0.00	10/1/2022	(\$16.00)
307	307 - I Bedroom upstairs	R	9/6/2021	386	\$ 500.00	\$ 650.00	(\$150.00)	10/1/2022	\$ 0.00
308	308 - I Bedroom upstairs	R	1/17/2022	253	\$ 525.00	\$ 575.00	(\$50.00)	10/1/2022	#####
401	401 - 2 Bedroom downstairs	R	4/1/2021	544	\$ 650.00	\$ 600.00	\$ 50.00	10/1/2022	\$ 0.00
402	402 - 2 Bedroom downstairs	R	5/1/2012	3801	\$ 650.00	\$ 650.00	\$ 0.00	10/1/2022	\$ 0.00
403	403 - I BR downstairs-elect	R	12/15/2020	651	\$ 600.00	\$ 600.00	\$ 0.00	10/1/2022	\$ 0.00
404	404 - I BR downstairs-elect	R	8/1/2021	422	\$ 500.00	\$ 600.00	(\$100.00)	10/1/2022	\$ 0.00
405	405 - 2 bedroom upstairs	R			\$ 400.00	\$ 400.00	\$ 0.00	10/15/2022	\$ 0.00
406	406 - 2 Bedroom upstairs	R	2/10/2022	229	\$ 450.00	\$ 450.00	\$ 0.00	10/1/2022	\$ 0.00
407	407 - I Bedroom upstairs	R	1/10/2022	260	\$ 500.00	\$ 575.00	(\$75.00)	10/1/2022	(\$0.49)
408	408 - I Bedroom upstairs	R	5/4/2020	876	\$ 550.00	\$ 575.00	(\$25.00)	10/1/2022	\$ 0.00

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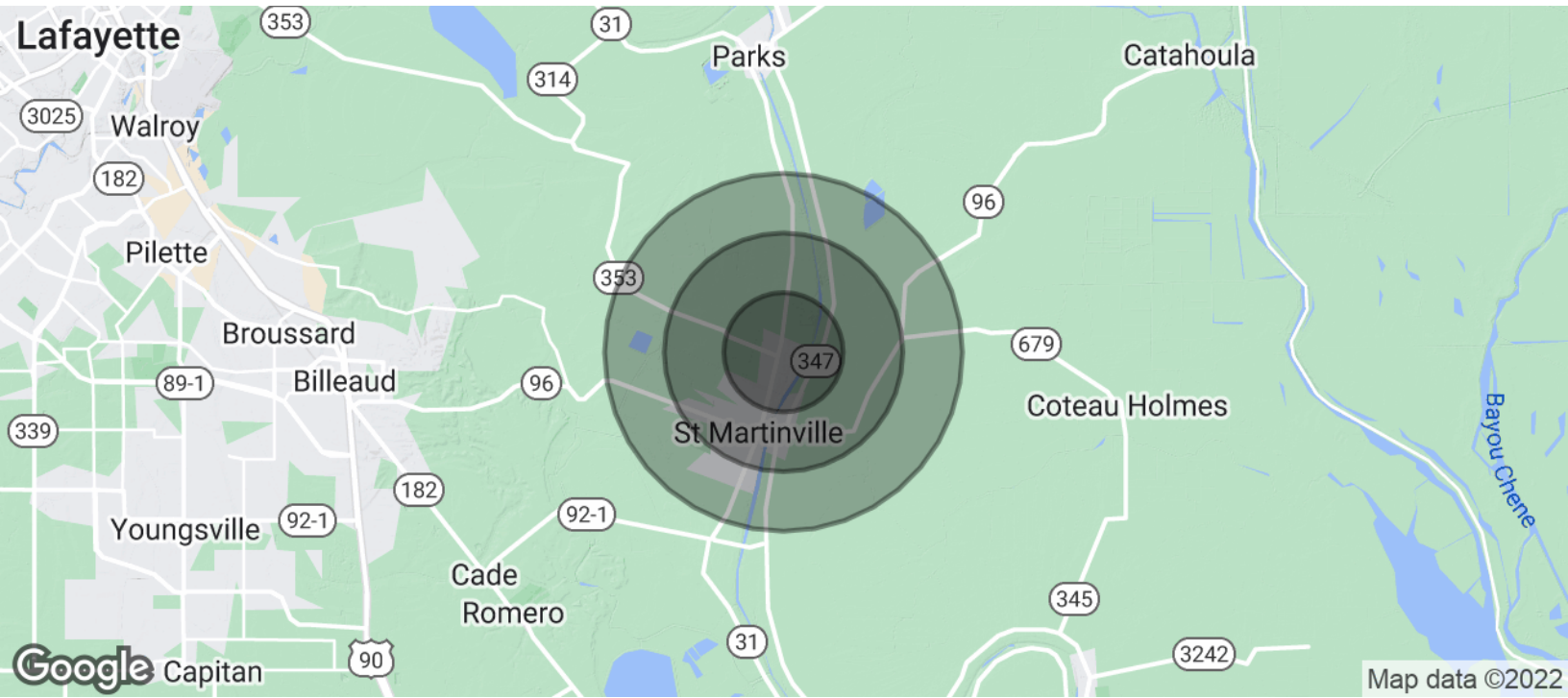


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,426	4,380	7,946
Average Age	44.6	38.4	39.6
Average Age (Male)	43.0	35.3	36.3
Average Age (Female)	41.6	43.5	41.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	597	1,945	3,715
# Of Persons Per HH	2.4	2.3	2.1
Average HH Income	\$46,152	\$46,278	\$40,566
Average House Value	\$253,854	\$144,141	\$114,558

* Demographic data derived from 2020 ACS - US Census

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