

FULLY OCCUPIED EIGHTPLEX

Multifamily Investment Opportunity

391 W Railroad Street, Arnaudville, Louisiana 70512

Presented By:

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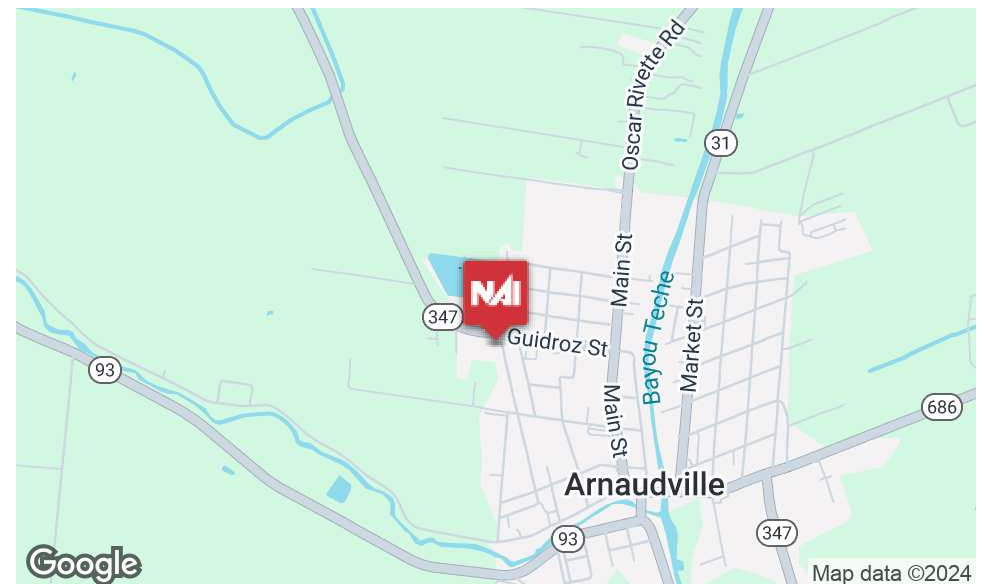


INVESTMENT HIGHLIGHTS

- Multifamily Investment Opportunity in Arnaudville, LA
- Eight 2BR/1BA Residential Units - Fully Occupied
- Recently Renovated w/ New Floors, Paint, Fixtures, Sinks, Toilets, etc.
- All Units have Access Code Door Entrances
- Landlord Responsible for Water (approx. \$250/mo)

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	8
Building Size:	7,000 SF
NOI:	\$43,051.94
Cap Rate:	9.57%



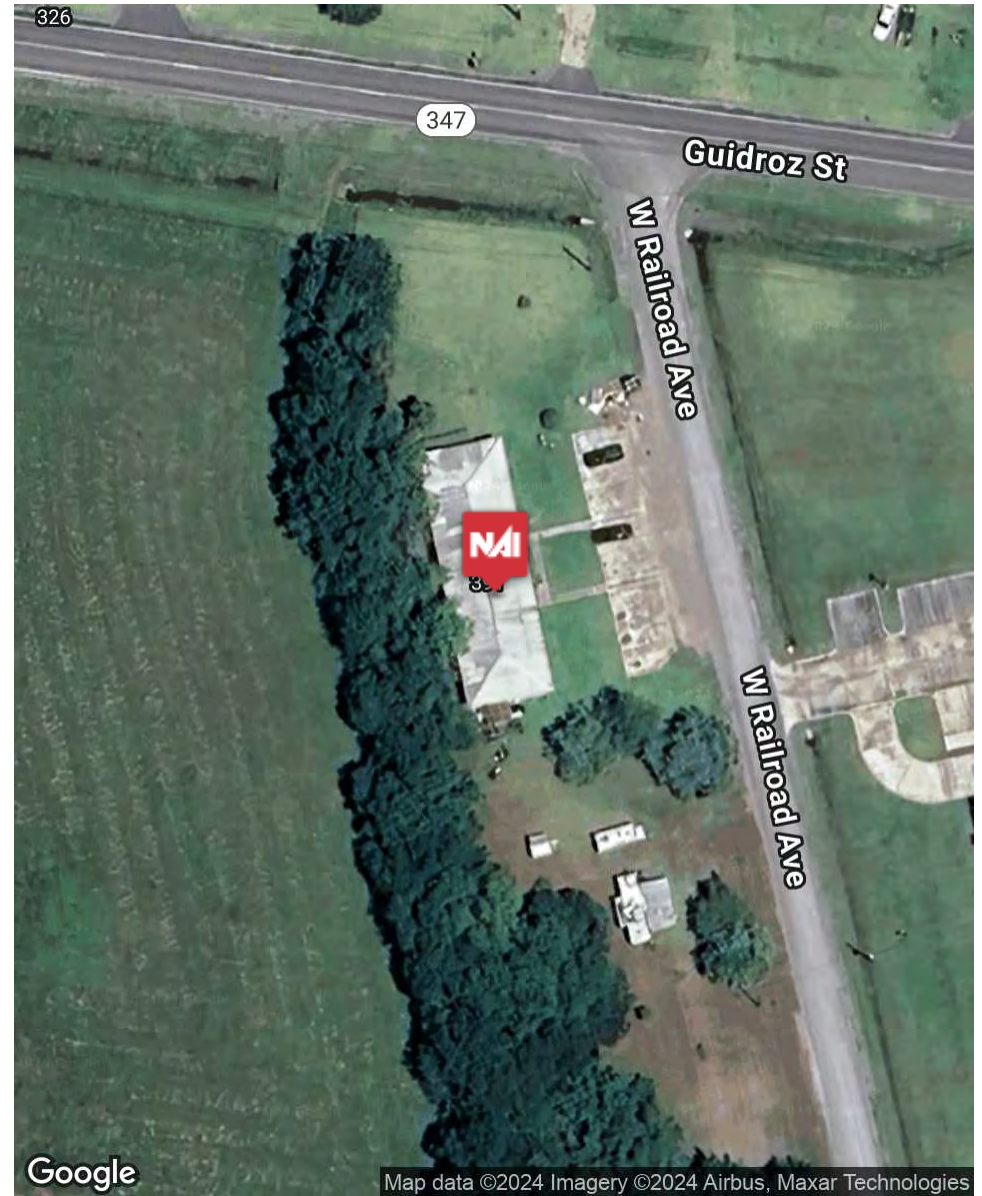
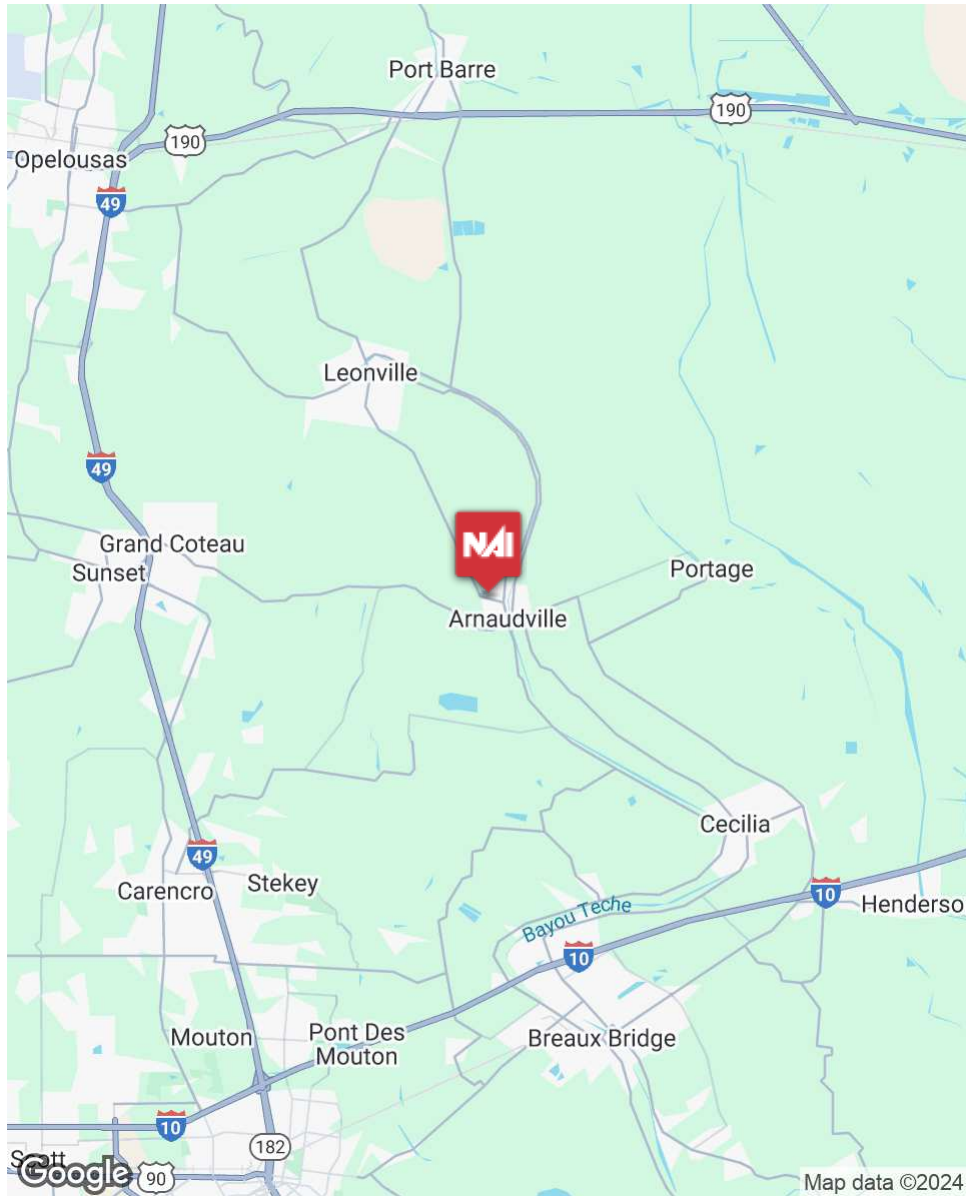
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INCOME SUMMARY	2024	2023	2022
Rental Income	\$66,720.00	\$32,067.00	\$18,020.00
Pet Rent	-	\$250.00	-
GROSS INCOME	\$66,720.00	\$32,317.00	\$18,020.00
EXPENSES SUMMARY	2024	2023	2022
Property Management Fees (5% of RI)	\$3,336.00	\$1,603.35	\$901.00
Leasing Fees (Commissions)	\$695.00	\$4,865.00	\$0.00
Repairs & Maintenance	\$5,000.00	\$4,081.00	\$0.00
Pest Control	\$400.00	\$400.00	\$200.00
Landscaping	\$720.00	\$720.00	\$120.00
Utilities (water)	\$2,880.00	\$4,646.07	\$2,426.93
Property Taxes	\$2,406.00	\$2,379.12	\$2,352.90
Property Insurance	\$3,000.06	\$3,000.06	\$4,629.08
Flood Insurance	\$4,281.00	-	-
Professional Fees (Accounting & Legal)	\$950.00	\$950.00	\$950.00
OPERATING EXPENSES	\$23,668.06	\$22,644.60	\$11,579.91
NET OPERATING INCOME	\$43,051.94	\$9,672.40	\$6,440.09

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For More Information:

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