

72-Unit Multi-Family Portfolio For Sale Near LSU Campus

4454 Alvin Dark Ave Baton Rouge, LA 70820
4636 Alvin Dark Ave Baton Rouge, LA 70820
4718 Tigerland Ave Baton Rouge, LA 70820
4728 Tigerland Ave Baton Rouge, LA 70820
4738 Tigerland Ave Baton Rouge, LA 70820
4748 Tigerland Ave Baton Rouge, LA 70820
4647 Earl Gros Ave Baton Rouge, LA 70820
1131 Jim Taylor Dr Baton Rouge, LA 70820
1143 Jim Taylor Dr Baton Rouge, LA 70820
1141 Jim Taylor Dr Baton Rouge, LA 70820

**Asking Price
\$5,400,000.00**

Beau Box Commercial Real Estate

Beau Box, SIOR

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Austin Palmer

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Aerial Overview

9 Properties • 72 Units Total



Portfolio Highlights

72-Unit Tigerland Multi-Family Portfolio For Sale

General Information

# of Units:	72 Units
# of Parcels:	9 Parcels
# of Buildings:	10 Buildings
Occupancy:	95.8%

Financial Overview

Gross Income:	\$626,400.00
NOI:	\$439,704.00
Asking Price:	\$5,400,000.00
Cap Rate:	8.14%



Property List

72-Unit Tigerland Multi-Family
Portfolio For Sale

Tigerland Multi-Family Portfolio • 10 Properties -- 72 Units			
Property Address	# of Units	Property Type	Parcel ID
4454 Alvin Dark Ave	10	Apartment Complex	839213
4636 Alvin Dark Ave	32	Apartment Complex	495506
4718 Tigerland Ave	4	4-Plex	3004864
4728 Tigerland Ave	4	4-Plex	3004872
4738 Tigerland Ave	4	4-Plex	3004899
4748 Tigerland Ave	4	4-Plex	3004880
1131 Jim Taylor Dr	4	4-Plex	838977
1143 Jim Taylor Dr	1	duplex	838993
1141 Jim Taylor Dr	1	duplex	838993
4647 Earl Gros Ave	8	8-Plex	763004
Total # of Units		Total # of Properties	
72		9	

**** 1141 & 1143 Jim Taylor Dr -- 2 Addresses • 1 Parcel**

Unit Mix

72-Unit Tigerland Multi-Family Portfolio For Sale

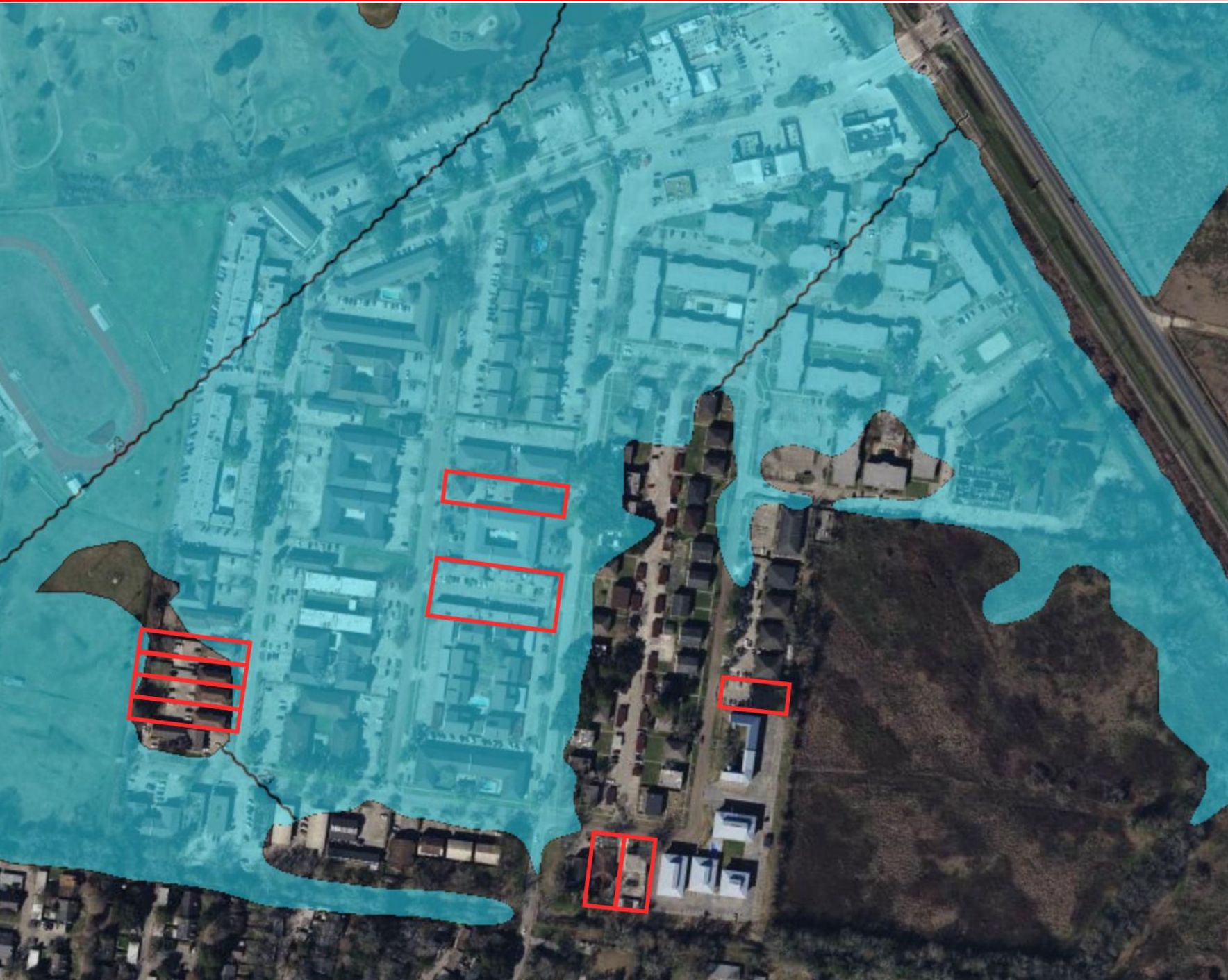
72-Unit Tigerland Multi-Family Portfolio Unit Mix Overview					
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF	
4636 Alvin Dark Ave	32	26	1 BR 1 BA	618	
		6	2 BR 1 BA	809	
		Total			
		21440			
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF	
4554 Alvin Dark Ave	10	10	2 BR 1 BA	750	
			Total		
			7500		
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF	
1131 Jim Taylor Dr	4	3	1 BR 1 BA	722	
		1	2 BR 1 BA	867	
		Total			
		3033			
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF	
1141 Jim Taylor Dr	1	1	3BR 2 BA	1134	
1143 Jim Taylor Dr	1	1	3BR 2 BA	1518	
			Total		
			2652		
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF	
4647 Earl Gros Ave	8	4	1 BR 1 BA	640	
		4	2 BR 1 BA	800	
		Total			
		5760			
			Total Portfolio SF		
			52385		

Property Address	# of Units	Unit Split	Beds/Baths	Unit SF
4718 Tigerland Ave	4	4	2 BR 1 BA	825
			Total	
			3000	
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF
4728 Tigerland Ave	4	4	2 BR 1 BA	825
			Total	
			3000	
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF
4738 Tigerland Ave	4	4	2 BR 1 BA	825
			Total	
			3000	
Property Address	# of Units	Unit Split	Beds/Baths	Unit SF
4748 Tigerland Ave	4	4	2 BR 1 BA	825
			Total	
			3000	



Flood Map

72-Unit Tigerland Multi-Family
Portfolio For Sale



Flood Zone: AE & X

Pt. 1 (30.3935, -91.1813)

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008).

Flood Zone: AE

FIRM Panel ID: 22033C0245E

FIRM Panel Date: 5/2/2008

Ground Elevation¹: 21.9 ft

[Community Info](#)

[What Does This Mean?](#)