

24-UNIT COMPLEX FOR SALE

3223 Third Street, New Orleans, LA 70125

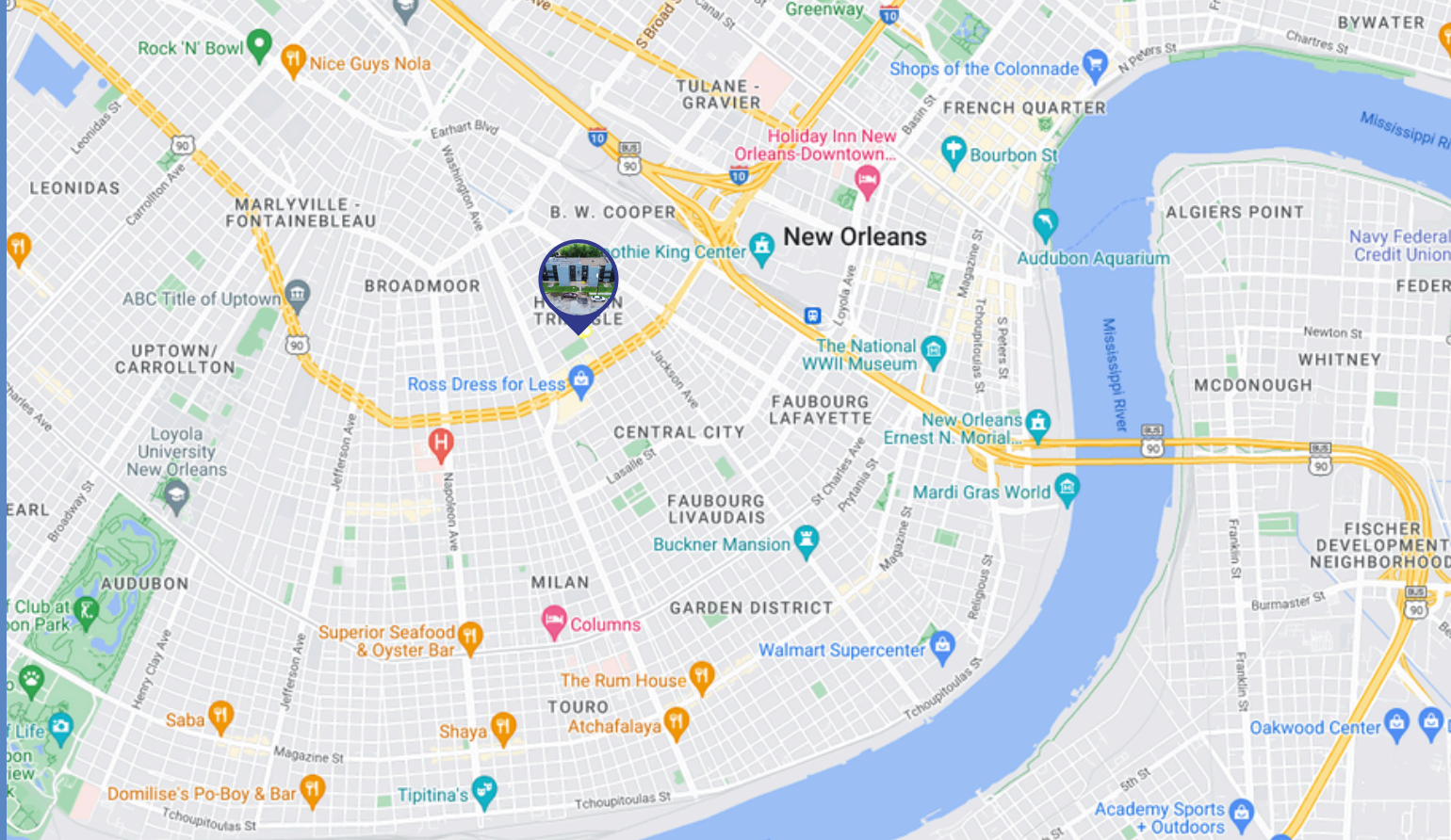
Owner Financing Available
90 Day Deferral for Acceptable Terms



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TALBOT
REALTY GROUP



Owner Financing available! Talbot Realty Group is pleased to present The International Apartments located at 3223 Third Street in Hoffman Triangle of Uptown New Orleans. It is a turnkey 24-unit apartment complex. The property features 20 2-bedroom, 1-bath units, 3 1-bedroom, 1-bath units and 1 studio unit. Each unit has separate electrical and water meters. There are security cameras on the premises and 24 assigned parking spots for tenants. It is well-maintained and currently generating cash flow with the potential for further growth. Bring all offers!

Property Features:

- 24 Units
- Approximate Living Area SF: 14,750
- Gated Parking Lot

Unit Mix:

- 1 Unit: Studio/1 Bath
- 3 Units: 1 Bed /1 Bath
- 20 Units: 2 Bed /1 Bath

INVESTMENT HIGHLIGHTS

- Monthly Income: \$20,170
- Annual Income: \$250,428
- Annual Expenses: \$61,926.04
- NOI: \$180,114
- Total Units: 24
- Total SF: 21,206
- Total Living Area SF: 14, 750
- Improvements: Updated roof and gate 3 years ago.
- Owner Financing Available

OFFERING SUMMARY

Price	\$2,500,000
# of Units	24
Financing	Conventional, Cash, or Owner Financing
% Rented	79%

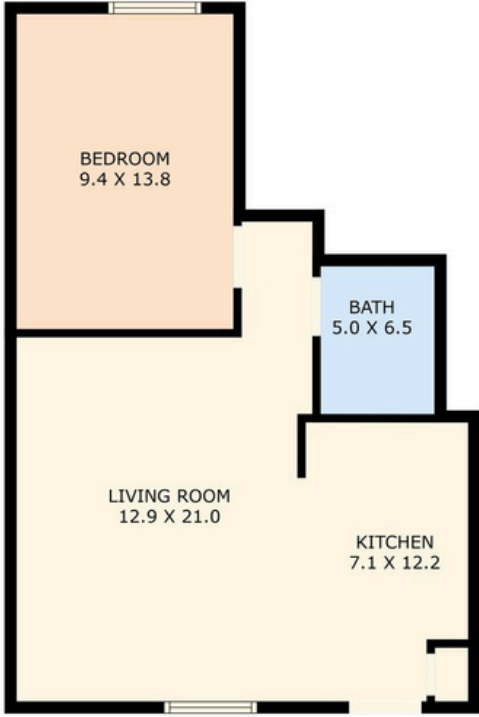
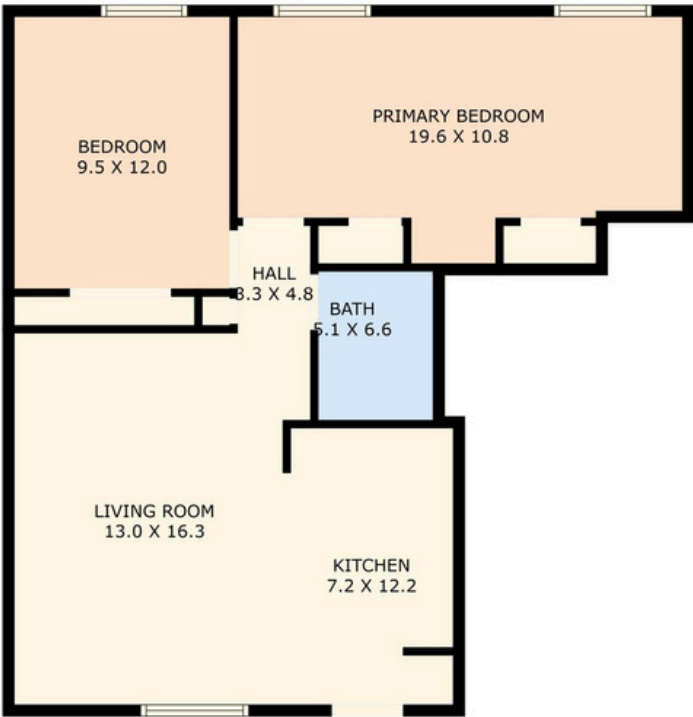
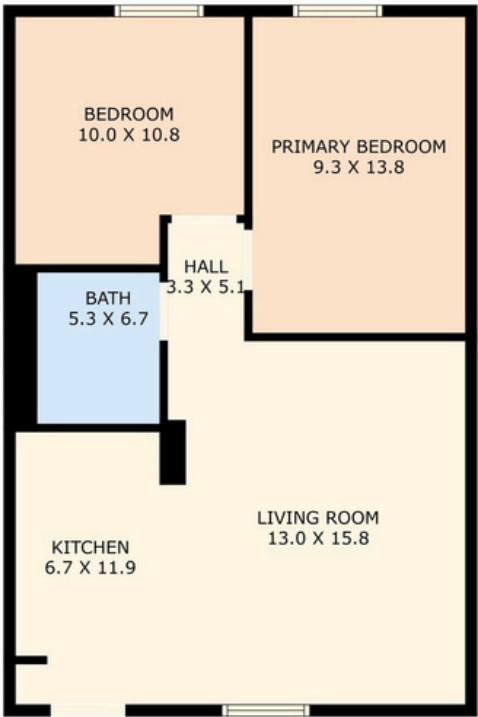




SAMPLE OF PROPERTY INTERIORS



VALUE-ADD - PLANS for 24 UNITS



If you would like more
information on this offering
please reach out.

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