

5 Fourplexes | 20 Units

Portfolio asking Price $1,425,000

South Highland Industiral Park

Baton Rouge, Louisiana | Investment Opportunities



The properties included in this sale are as follows:

Jade Avenue
1635, 1645, 1655, 1656, 1666 Jade Avenue



KW COMMERCIAL-BR

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8686 Bluebonnet Blvd. Baton Rouge, LA 70810
O. 225.768.1800

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Oct. 2026









INVESTMENT HIGHLIGHTS

- 20Total Units
- 100% Current Occupancy
- $14,260 Monthly Gross Scheduled Income
- $171,120 Annual Gross Scheduled Income
- $1,425,000 Portfolio Asking Price
- Five Fourplexes
- Approximately 3 Miles South of LSU
- Strong surrounding employment base supporting rental demand
- Below-market rents with upside potential
- Fourplex market rents avg $775–$850/month per unit
- Duplex market rents avg $1,200/month per unit
- Tenants Pay All Utilities
- Washer & Dryer Hookups in Every Unit
- Buildings are well maintained
- Most roofs approximately two years old or newer
- Package sales available

- Total Rentable SF: 21,720
- Price Per SF: $65.61
- Price Per Unit: $71,250
- Annual Expenses: $51,001
- Current NOI: $114,986
- Total Lot Land Area: 0.96 Acres

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JADE PROPERTIES

Rent Roll August 2026

PROPERTY	UNIT	MONTHLY RENT	SIZE (SF)	BEDS	BATHS
1635 Jade	A	$760	1,086	2	1.5
1635 Jade	B	$830	1,086	2	1.5
1635 Jade	C	$775	1,086	2	1.5
1635 Jade	D	$750	1,086	2	1.5
1645 Jade	A	$700	1,086	2	1.5
1645 Jade	B	$630	1,086	2	1.5
1645 Jade	C	$710	1,086	2	1.5
1645 Jade	D	$760	1,086	2	1.5
1655 Jade	A	$705	1,086	2	1.5
1655 Jade	B	$760	1,086	2	1.5
1655 Jade	C	$705	1,086	2	1.5
1655 Jade	D	$690	1,086	2	1.5
1656 Jade	A	$600	1,086	2	1.5
1656 Jade	B	$610	1,086	2	1.5
1656 Jade	C	$750	1,086	2	1.5
1656 Jade	D	$510	1,086	2	1.5
1666 Jade	A	$705	1,086	2	1.5
1666 Jade	B	$850	1,086	2	1.5
1666 Jade	C	$710	1,086	2	1.5
1666 Jade	D	$750	1,086	2	1.5

20	$14,260	$171,120
TOTAL UNITS	MONTHLY SCHEDULED RENT	ANNUALIZED SCHEDULED RENT

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PROPERTY SCHEDULE

South Baton Rouge Multifamily Portfolio

Property	Type	Lot Size	Asking Price
8302 Innovation Park Dr.	Fourplex	±0.21 Acres	**$305,000**
1629 Starboard Dr.	Fourplex	±0.19 Acres	**$295,000**
1639 Starboard Dr.	Fourplex	±0.20 Acres	**$285,000**
1649 Starboard Dr.	Fourplex	±0.20 Acres	**$285,000**
1635 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1645 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1655 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1656 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1666 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
8248/8250 Keel Ave.	Duplex	±0.18 Acres	**$149,000**

Portfolio Asking Price: $2,744,000

Properties may be purchased together as a portfolio or individually at the asking prices shown above.

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