

Riverbend Residential Rental Portfolio

9 Newer Construction Homes | Built 2022 | Tangipahoa Parish, Louisiana

Turnkey investment opportunity featuring a stabilized portfolio of 9 single-family rental homes located in the growing Hammond / Independence market. Built in 2022, these modern homes provide low maintenance ownership, strong tenant demand, and immediate cash flow with additional rent growth potential.

Investment Overview

Metric	Details
Property Type	Single-Family Rental Portfolio
Total Homes	9
Year Built	2022
Monthly Gross Income	\$15,495
Annual Gross Income	\$185,940
Annual Expenses	\$28,800
Net Operating Income	\$157,140
Asking Price	\$2,075,000
Cap Rate	~7.6%

Investment Highlights

- 9 Single-Family Rental Homes
- All homes built in 2022
- Stabilized rental portfolio with immediate income
- Low maintenance modern construction
- Strong tenant demand in the Hammond / Tangipahoa Parish market
- Opportunity to increase rents and improve NOI
- Portfolio scale with simplified management

Value-Add Opportunity

Current rents provide stable income, while future upside exists through potential rent adjustments as leases renew. Newer construction homes with modern features are highly desirable to tenants, supporting long-term occupancy and rental growth aligned with market demand.

Per Property Metrics

Metric	Amount
Average Price Per Home	\$230,556
Average Monthly Rent	\$1,721
Average Annual Income Per Home	\$20,660

Investment Opportunity

Rare opportunity to acquire a portfolio of newer construction rental homes in a single transaction. Investors benefit from immediate stabilized income, potential rental growth, and long-term appreciation in one of Louisiana's steadily growing rental markets.

For Additional Information Contact:

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