BRIDGEWATER
REALTY ADVISORS

New Iberia, LA

Village Park Apartments

44-Unit Value Add Multifamily

Offering Memorandum

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BRIDGEWATER
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NEW IBERIA, LA, 70560

44-Unit Multifamily Property

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OFFERING

Village Park is a **value add** 44-unit with eleven single-story four-plexes on contiguous lots along Yvonne Street. The mix is uniform, every unit a 2 BR / 1.5 BA at approximately 591 square feet with stove, refrigerator and central air, across roughly 26,004 rentable square feet. Twenty-five units have been recently refreshed, roofs are approximately four years old, and units are separately metered with residents paying electricity, gas and water.

Twenty-one of 44 units are occupied (47.7%) producing $12,275 per month, or $147,300 annualized, at an average in-place rent of $585. Carrying all 44 units at $675, the highest rent already achieved in the current roll, takes gross scheduled rent to $356,400 and represents $209,100 of annual upside.

That gap carries to the bottom line. In-place NOI is $76,829 at a 47.8% expense ratio. Stabilized at 44 units leased at $675 with a 5% vacancy factor, pro forma NOI is $197,736 at a 41.6% expense ratio. That's $120,907 of NOI upside from leasing 23 vacant units at a rent already proven on site.

SUMMARY

LIST PRICE: $1,900,000

PRICE PER UNIT: $43,182/unit

PRICE PER SF: $73/sf

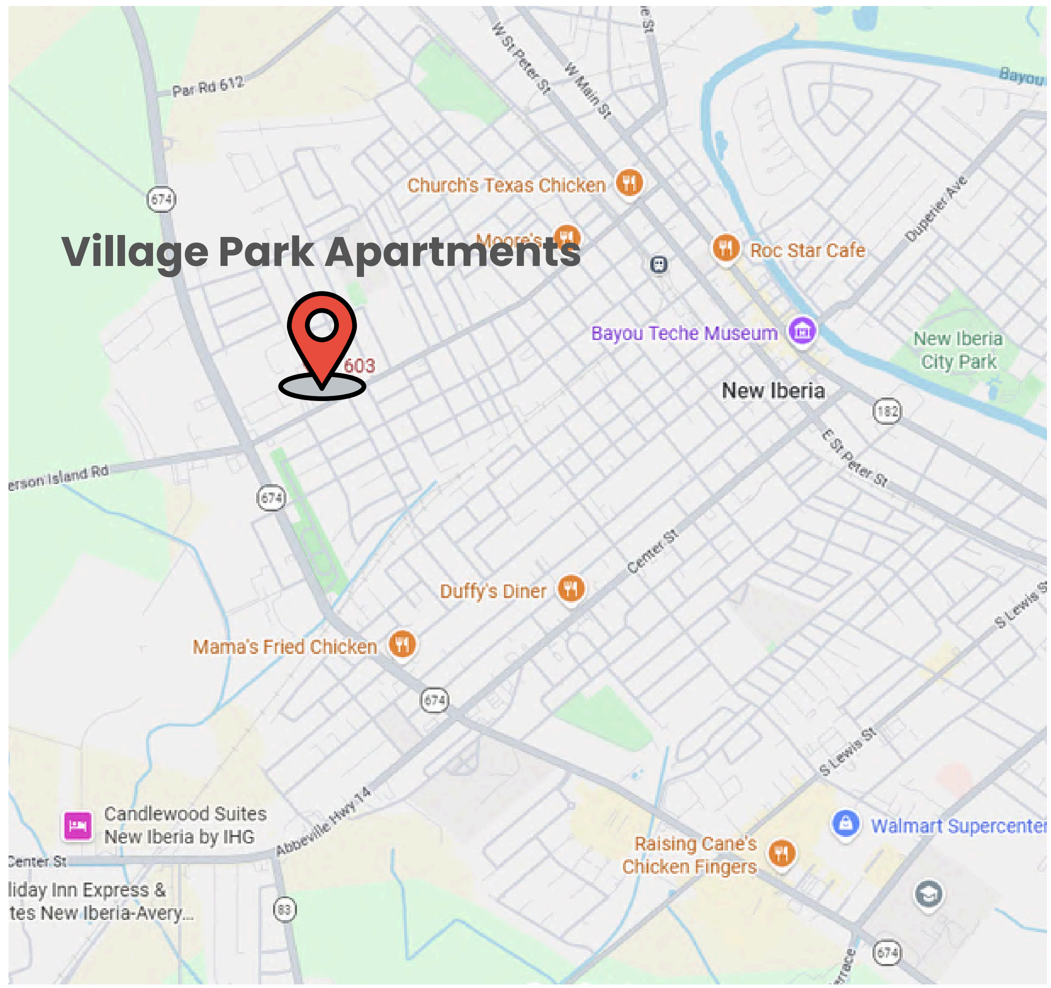
OCCUPANCY: 48%

UNIT COUNT: 44

GBA: +/-26,004 sf

FLOOD ZONE: X

PRO FORMA CAP: 10.4%




FREMIN'S
food


607


B
A


B







FINANCIAL OVERVIEW

603, 607, 609, 611 YVONNE ST
NEW IBERIA, LA 70454

CURRENT & PRO FORMA RENT ROLL

In-Place Rents & Stabilized Market Rents

Eleven single-story four-plexes on Yvonne Street totaling 44 units, all 2 BR / 1.5 BA at approximately 591 square feet with stove, refrigerator and central air. Twenty-one units are occupied and twenty-three are vacant. The pro forma column carries all 44 units at $675 per month — the highest in-place rent in the current roll — for $209,100 of annual rent upside at full occupancy.

UNIT	UNIT TYPE	STATUS	IN-PLACE	PRO FORMA
603 A	2 BR / 1.5 BA	Occupied	$525	$675
603 B	2 BR / 1.5 BA	**Vacant**	—	$675
603 C	2 BR / 1.5 BA	**Vacant**	—	$675
603 D	2 BR / 1.5 BA	**Vacant**	—	$675
603 Yvonne Subtotal		1 of 4 occ.	**$525**	**$2,700**
605 A	2 BR / 1.5 BA	Occupied	$575	$675
605 B	2 BR / 1.5 BA	Occupied	$525	$675
605 C	2 BR / 1.5 BA	**Vacant**	—	$675
605 D	2 BR / 1.5 BA	**Vacant**	—	$675
605 Yvonne Subtotal		2 of 4 occ.	**$1,100**	**$2,700**
606 A	2 BR / 1.5 BA	Occupied	$600	$675
606 B	2 BR / 1.5 BA	**Vacant**	—	$675
606 C	2 BR / 1.5 BA	**Vacant**	—	$675
606 D	2 BR / 1.5 BA	**Vacant**	—	$675
606 Yvonne Subtotal		1 of 4 occ.	**$600**	**$2,700**
607 A	2 BR / 1.5 BA	**Vacant**	—	$675
607 B	2 BR / 1.5 BA	Occupied	$550	$675
607 C	2 BR / 1.5 BA	Occupied	$575	$675
607 D	2 BR / 1.5 BA	**Vacant**	—	$675
607 Yvonne Subtotal		2 of 4 occ.	**$1,125**	**$2,700**
608 A	2 BR / 1.5 BA	**Vacant**	—	$675
608 B	2 BR / 1.5 BA	Occupied	$600	$675
608 C	2 BR / 1.5 BA	Occupied	$600	$675
608 D	2 BR / 1.5 BA	Occupied	$525	$675
608 Yvonne Subtotal		3 of 4 occ.	**$1,725**	**$2,700**
609 A	2 BR / 1.5 BA	Occupied	$675	$675
609 B	2 BR / 1.5 BA	Occupied	$625	$675
609 C	2 BR / 1.5 BA	**Vacant**	—	$675
609 D	2 BR / 1.5 BA	**Vacant**	—	$675
609 Yvonne Subtotal		2 of 4 occ.	**$1,300**	**$2,700**

UNIT	UNIT TYPE	STATUS	IN-PLACE	PRO FORMA
610 A	2 BR / 1.5 BA	Occupied	$525	$675
610 B	2 BR / 1.5 BA	**Vacant**	—	$675
610 C	2 BR / 1.5 BA	**Vacant**	—	$675
610 D	2 BR / 1.5 BA	**Vacant**	—	$675
610 Yvonne Subtotal		1 of 4 occ.	**$525**	**$2,700**
611 A	2 BR / 1.5 BA	**Vacant**	—	$675
611 B	2 BR / 1.5 BA	Occupied	$625	$675
611 C	2 BR / 1.5 BA	Occupied	$675	$675
611 D	2 BR / 1.5 BA	Occupied	$625	$675
611 Yvonne Subtotal		3 of 4 occ.	**$1,925**	**$2,700**
612 A	2 BR / 1.5 BA	Occupied	$625	$675
612 B	2 BR / 1.5 BA	**Vacant**	—	$675
612 C	2 BR / 1.5 BA	Occupied	$625	$675
612 D	2 BR / 1.5 BA	Occupied	$550	$675
612 Yvonne Subtotal		3 of 4 occ.	**$1,800**	**$2,700**
613 A	2 BR / 1.5 BA	**Vacant**	—	$675
613 B	2 BR / 1.5 BA	Occupied	$525	$675
613 C	2 BR / 1.5 BA	**Vacant**	—	$675
613 D	2 BR / 1.5 BA	**Vacant**	—	$675
613 Yvonne Subtotal		1 of 4 occ.	**$525**	**$2,700**
614 A	2 BR / 1.5 BA	Occupied	$525	$675
614 B	2 BR / 1.5 BA	**Vacant**	—	$675
614 C	2 BR / 1.5 BA	**Vacant**	—	$675
614 D	2 BR / 1.5 BA	Occupied	$600	$675
614 Yvonne Subtotal		2 of 4 occ.	**$1,125**	**$2,700**

TOTAL — 44 UNITS 21 of 44 Occupied · 47.7% Occupancy **IN-PLACE $12,275/mo** **PRO FORMA $29,700/mo**

IN-PLACE ANNUAL RENT
$147,300
21 occupied units, $12,275/mo

PRO FORMA ANNUAL RENT
$356,400
44 units at $675/mo, $29,700/mo

ANNUAL RENT UPSIDE
$209,100
$17,425/mo at full occupancy

AVERAGE IN-PLACE RENT
$585
vs. $675 pro forma, $1.14/sf

Rent roll source: Seven Oaks Grand Coteau rent roll for Village Park Apartments dated 07/17/2026. In-place rent of $12,275/mo ties to the report total. Unit mix is uniform at 2 BR / 1.5 BA, approximately 591 square feet.

Unit 603C: Unit 603C does not appear on the Seven Oaks rent roll and is carried here as vacant, consistent with the prior MLS listing reflecting 44 units across eleven four-plex buildings.

Pro forma basis: All 44 units carried at $675/mo, the highest in-place rent in the current roll (units 609A and 611C). No rent growth, loss-to-lease or other income is assumed.

Lease status: One occupied unit is on month-to-month holdover following a lease expiration of 07/31/2026. Detailed lease expirations are available on request.

ACTUAL & PRO FORMA OPERATING STATEMENT

In-Place vs. Stabilized Income & Expense

Two columns are presented. ACTUAL reflects the in-place rent roll annualized against operating expenses as reported in the owner-provided trailing twelve month statement for Lion Head Investment Partners LLC through 06/30/2026, with repairs and maintenance normalized as described below. No vacancy factor is applied to the Actual column because vacancy is already expressed in the in-place rents. PRO FORMA reflects all 44 units leased at $675 per month with a 5% underwritten vacancy factor, property taxes carried at 1.5x the current assessment to reflect reassessment on sale, and insurance and management added, neither of which the owner statement carries.

INCOME & EXPENSE	ACTUAL (IN-PLACE)	PRO FORMA (STABILIZED)
Gross Scheduled Rent	$147,300	$356,400
Vacancy Loss (5%)	*Factored in*	($17,820)
EFFECTIVE GROSS INCOME	**$147,300**	**$338,580**
Property Taxes (pro forma at 1.5x current assessment)	($9,253)	($13,880)
Insurance (not carried in owner T12 — underwritten)	—	($36,406)
Repairs & Maintenance (normalized to $1.25/sf — see note)	($32,505)	($32,505)
Waste Collection	($10,946)	($13,200)
Utilities (owner-paid common & vacant units)	($17,767)	($17,767)
Management Fee (not carried in owner T12 — 8% of EGI)	—	($27,086)
TOTAL OPERATING EXPENSES	**($70,471)**	**($140,844)**
NET OPERATING INCOME	**$76,829**	**$197,736**

IN-PLACE NET OPERATING INCOME
$76,829
21 of 44 units occupied

PRO FORMA NET OPERATING INCOME
$197,736
44 units at $675, 5% vacancy factor

NET OPERATING INCOME UPSIDE
$120,907
spread between in-place and stabilized

PRO FORMA EXPENSE RATIO
41.6%
vs. 47.8% on the in-place column

Repairs and maintenance — adjustment from the owner statement. The owner T12 reports $82,272 of repairs and maintenance, inclusive of lawncare, materials and supplies, and associated labor. That figure has been adjusted in both columns to $1.25 per square foot, or $32,505 across approximately 26,004 rentable square feet, because a substantial portion of the reported spend is capital in nature rather than recurring operating expense — principally the refresh of 25 units during the period. Presenting the unadjusted figure would understate the property's true operating performance by charging non-recurring capital improvements against net operating income. The owner's unadjusted statement is available on request.

Actual column. Income is the current rent roll of $12,275 per month annualized ($147,300). Vacancy is factored into the in-place rents rather than applied as a separate line. For reference, the owner T12 reports $161,888 of collected rental income across the trailing twelve months — above the annualized in-place figure — reflecting higher occupancy earlier in the period.

Insurance and management. The owner T12 carries no insurance premium and no management fee. Both are shown as not applicable in the Actual column rather than estimated, and are underwritten in the Pro Forma column. Insurance is underwritten at $1.40 per square foot and is an estimate only, pending a bindable quote; it is the single largest variable in the stabilized underwriting. Management is underwritten at 8% of effective gross income.

Other expense notes. Property taxes are $9,253 actual per the T12 and are carried at 1.5x that figure in the Pro Forma column to reflect reassessment upon sale. Waste collection is underwritten at $300 per unit per year at stabilized occupancy. Utilities are held flat at the T12 actual as a conservative measure; residents pay electricity, gas and water per the prior MLS listing, so owner-paid utilities should decline as vacant units are leased and metered to residents. No replacement reserve is deducted above the net operating income line.

BRIDGEWATER
REALTY ADVISORS

CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.

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