



MULTIFAMILY PROPERTY FOR SALE

Crockett & Malcolm Duplex Portfolio

Crockett & N Malcolm Street, Lake Charles, LA 70601

Presented By:

Dex Shill

Commercial Sales & Leasing
225.284.9092
dexshill@rampartcre.com

Joel Davidson, CCIM

Commercial Sales & Leasing
337.529.6710
joeldavidson@rampartcre.com

David Burnthorn

Commercial Sales & Leasing
337.540.5754
dburnthorn@rampartcre.com



PROPERTY DESCRIPTION

The Crockett & Malcolm Duplex Portfolio offers the opportunity to acquire a fully stabilized 18-unit multifamily investment in Lake Charles, Louisiana. The property consists of nine single-story duplex buildings totaling eighteen two-bedroom, one-bathroom units, each containing approximately 885 square feet. Built in 2018, the portfolio features durable all-brick construction, modern building systems, and a low-maintenance design that reduces near-term capital expenditure requirements.

The portfolio has been professionally managed and is designed for operational simplicity. Each unit is individually metered, with tenants responsible for their own utilities, resulting in predictable operating expenses and a straightforward ownership structure. The duplex configuration eliminates many of the common maintenance and operational challenges associated with larger apartment communities while maintaining the economies of scale of an 18-unit investment.

Located in North Lake Charles, the property serves the region's stable workforce housing market, supported by major petrochemical, LNG, refining, healthcare, and industrial employers. Combined with recent construction, strong occupancy, and efficient operations, the portfolio is well positioned to appeal to private investors, regional multifamily operators, and 1031 exchange buyers seeking durable cash flow with limited operational complexity.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	18
Price Per Unit:	105,555/unit
Lot Size:	1.62 Acres
Building Size:	15,930 SF
NOI:	\$132,376.68
Cap Rate:	6.97%
Occupancy Rate:	100%



Building Name	Crockett & Malcolm Duplex Portfolio
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	00289906 & 00890173
Building Size	15,930 SF
Lot Size	1.62 Acres
Year Built	2018
Unit Type:	2 Bd 1 Ba
Number of Floors	1

- **Built in 2018** — Low-maintenance all-brick construction with modern building systems designed to minimize near-term capital expenditures.
- **Historically strong occupancy** — Consistently leased workforce housing with minimal downtime between tenants, reflecting extremely high demand in the submarket.
- **Operationally improved ownership** — Recent ownership has focused on strengthening operations through updated leasing, property improvements, and management efficiencies while maintaining strong occupancy.
- **Recent capital improvements** — Smart lock systems have been installed throughout the portfolio, and approximately 90% of units have received interior paint updates during normal tenant turnover.
- **Low-maintenance ownership model** — Nine single-story duplex buildings eliminate common hallways, stairwells, and elevators while reducing long-term operating complexity.
- **Individually metered units** — Tenants are responsible for their own utilities, creating predictable operating expenses and simplifying ownership.
- **Professionally managed investment** — Established management systems and operating procedures support a smooth transition for future ownership.
- **Strong workforce housing location** — Positioned in North Lake Charles near major petrochemical, LNG, industrial, healthcare, and retail employment centers.



LOCATION DESCRIPTION

The property is located at the intersection of Crockett Street and Malcolm Street in North Lake Charles, within the Lake Charles MSA — a market anchored by one of the largest concentrations of petrochemical, refining, and LNG infrastructure in the country. The site offers convenient access North, South, East and West, utilizing Highway 171, Interstate 10 and U.S. Highway 90, connecting the Lake Charles area's workforce to the broader Gulf Coast industrial corridor.

Southwest Louisiana is in the middle of a historic industrial investment cycle. Woodside Energy's LNG project in Lake Charles represents the largest foreign investment in state history, at over \$17 billion, and Lake Charles is projected to post an 8% gain in jobs by the end of 2027 — roughly 8,600 new jobs, making it one of the fastest-growing regions in the state. Major area employers include Turner Industries, Westlake Chemical Corporation, and Citgo, each employing over a thousand workers, alongside W.R. Grace's Lake Charles refining catalyst facility and multiple LNG terminal operators along the Calcasieu Ship Channel. In addition this property is located near Chennault Industrial Airport, the home to Landlocked Aviation, Northrup Grumman and Citadel Completions with future growth planned. This employment base — much of it construction and industrial trades work paid at or above regional median wages — creates durable demand for affordable, well-located workforce housing near the plants and port



LOCATION DETAILS

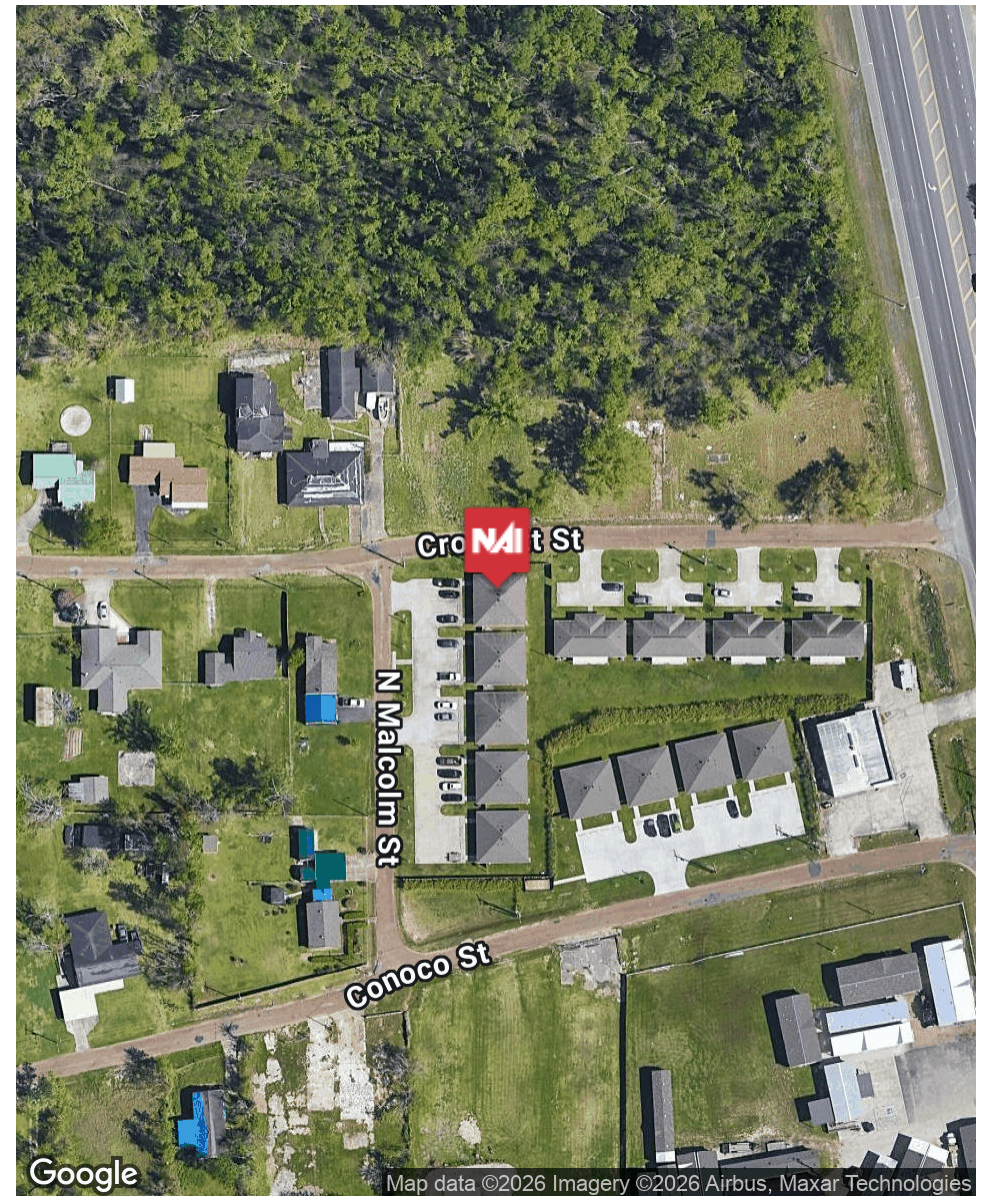
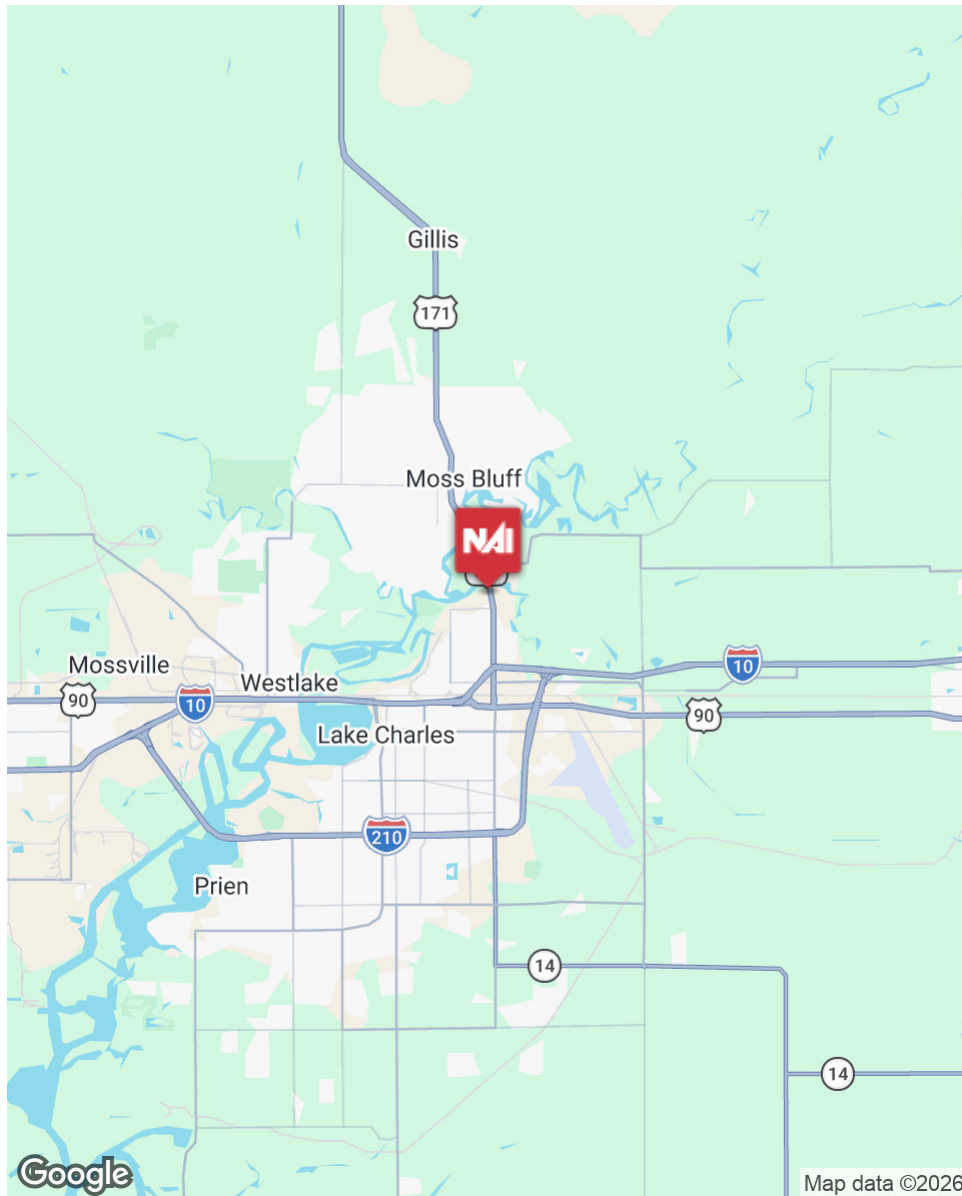
Market	Lake Charles MSA
Sub Market	North Lake Charles
County	Calcasieu Parish
Cross Streets	Crockett Street & N Martin Luther King Hwy



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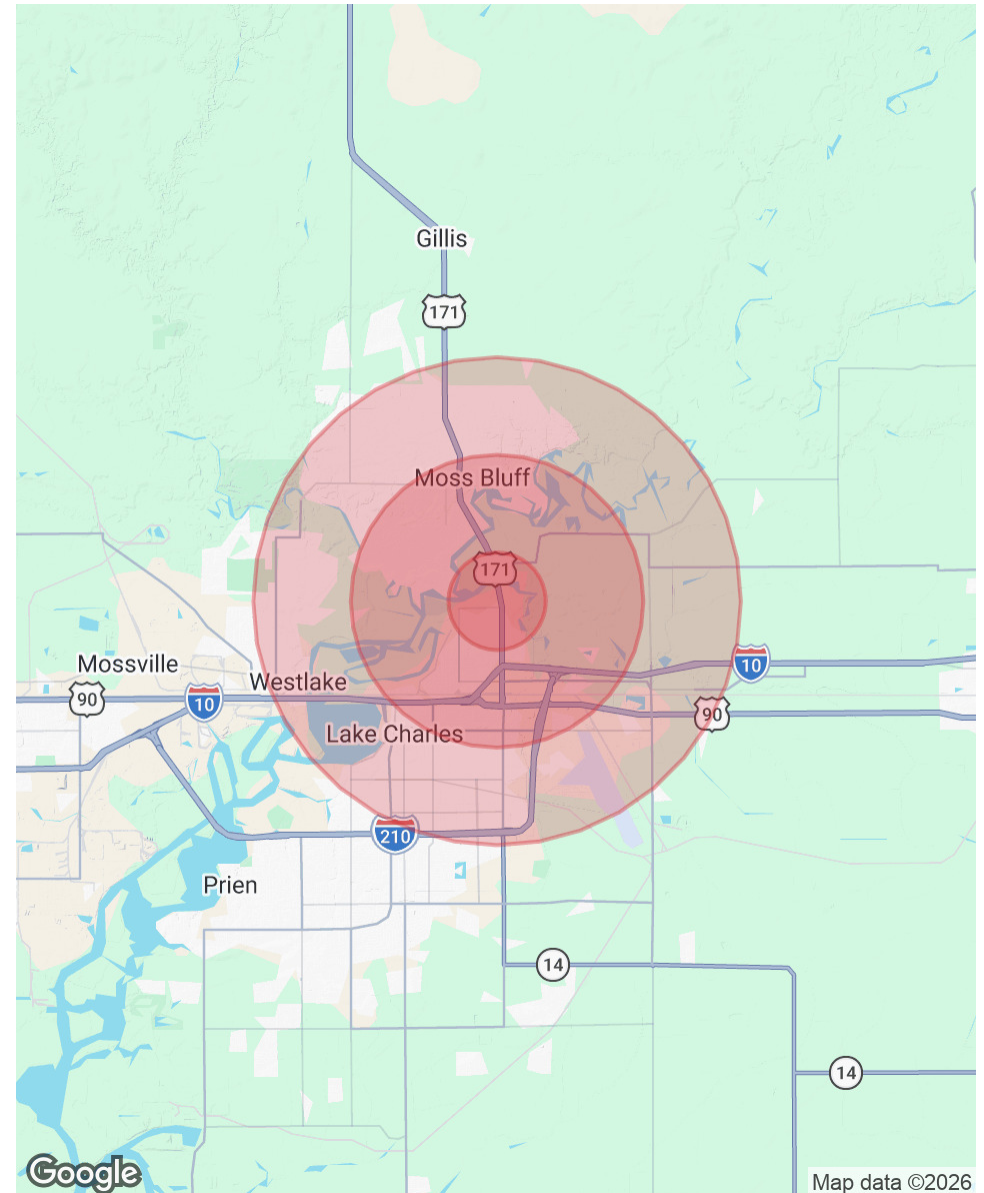


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,358	17,789	57,955
Average Age	41.0	36.6	39.1
Average Age (Male)	49.9	38.3	39.3
Average Age (Female)	39.1	38.7	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,275	6,552	21,867
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$172,618	\$98,479	\$89,761
Average House Value	\$1,160,082	\$456,410	\$272,813

2023 American Community Survey (ACS)



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For More Information:

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NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com