INVESTOR INCOME SUMMARY · MLS #2600006137 · $450,000

866 Mouton Road

Sunset, LA 70584 · St. Landry Parish · 4 detached homes + 30×60 metal shop + 2 camper hookups · 16.8 acres · No HOA

$42,000	$6,383	$35,617	7.9%
PROJECTED GROSS INCOME / YR	OWNER EXPENSES / YR	NET OPERATING INCOME	CAP RATE AT LIST

Rent Roll

UNIT	CONDITION & RECENT WORK	STATUS	MONTHLY	ANNUAL
House 1 Green · furthest from road	Newer roof, new tub, fresh paint. Tenant maintains own yard.	Leased Jul 2026	$800	$9,600
House 2 Pink	Good condition. New front door, new tub. Roof recently sealed.	Occupied · currently $600/mo	$750	$9,000
House 3 Yellow	Good condition, new tub, newer roof. Long-term tenant; rent can be raised to market by a new owner.	Occupied · currently $250/mo	$700	$8,400
House 4 Blue · closest to road	New flooring, baseboards and quarter round ($5,800). Leveled and sills replaced ($3,000). New tub, newer roof.	Being leased after updates	$900	$10,800
Metal shop 30×60	Metal building	Rented	$150	$1,800
Camper hookups 2 spaces	Hookups with power, $100 each	Rented	$200	$2,400
Projected gross income			**$3,500**	**$42,000**

Owner Expenses

EXPENSE	MONTHLY	ANNUAL
Water One master meter; runs $130–$150/mo	$140	$1,680
Lawn & lot maintenance Lot & roadside every 14 days, $85/service	$184	$2,210
Street floodlight	$52.50	$630
Liability insurance	$67	$800
Septic pumping About $800 every 4 years	$17	$200
Property taxes 2026 St. Landry assessment, 62.51 mills	$72	$863
Total owner expenses	**$532**	**$6,383**
Net operating income	**$2,968**	**$35,617**

Tenants pay electric (Entergy) and trash.

At $450,000

MEASURE	VALUE
Cap rate (NOI ÷ price)	7.9%
Gross rent multiplier	10.7×
Gross payout	10.7 yrs
Price per house (4)	$112,500
Price per acre	$26,786

UPSIDE

- 16.8 level acres with room for a home, more rentals, tiny homes or an RV park (buyer to verify with the parish).
- Every house has a new tub; three of four have newer roofs.
- No mortgage on the property; available for cash, conventional, private bank or 1031 exchange.

GOOD TO KNOW

- Showings with an executed contract only. Please do not disturb tenants.
- Producing oil well on site. Mineral rights reserved by seller for the first 10 years; well income is not included above.
- Seller carries liability coverage only. Buyer should price their own property insurance.
- One camper tenant maintains the acreage and runs cattle on it.

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Rents for Houses 2–4 are projected market rents provided by the seller (House 2 currently rents for $600/mo and House 3 for $250/mo); House 1, shop and camper rents are current. Expenses are seller-provided estimates; taxes are from the 2026 parish assessment. Figures exclude vacancy, repairs and property insurance. Information deemed reliable but not guaranteed; buyer to verify all income, expenses and development potential.