

Apartments on Cleary

Just off Veterans Blvd in the heart of Metairie, Louisiana



An 84-unit multifamily investment opportunity

Exclusively offered by:



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Apartments on Cleary

Metairie, Louisiana

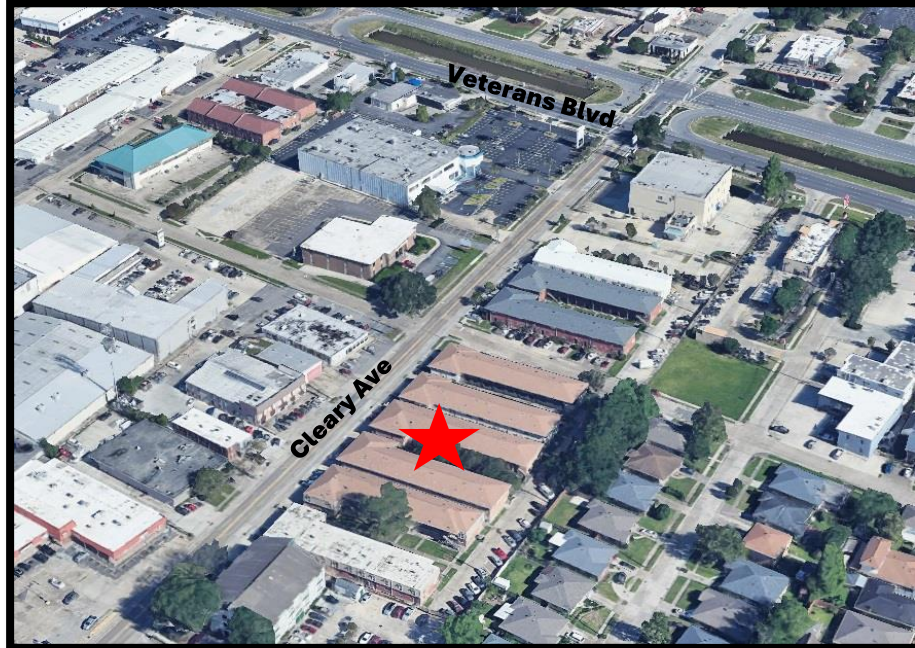
Offering

Don Randon Real Estate, Inc. is pleased to present to a select group of qualified prospects the exclusive listing of the 84-unit Apartments on Cleary located in New Orleans' most affluent neighborhood. This asset is situated one block off Veterans Boulevard just north of I-10 between Lakeside Mall and the newly redeveloped Clearview City Center, giving residents prime access to major New Orleans and Metairie employers. In addition to job accessibility, the area boasts numerous high-quality retailers within the immediate vicinity of the property. The area surrounding the property asserts an impressive average household income of \$98,000+. The property is debt free and consistently maintains solid occupancy and strong rents and with limited supply in the area the property is primed for future rent growth. The Cleary Apartments present an outstanding opportunity to invest in a value-add opportunity in a prime location with strong submarket fundamentals.



Apartments on Cleary

Metairie, Louisiana



Location

Metairie, Louisiana, is a vibrant suburb of New Orleans known for its lively culture, diverse community, and appealing real estate market. The real estate market in Metairie is relatively stable, attracting both families and professionals due to its proximity to New Orleans and availability of quality amenities such as schools, parks, and shopping centers. In recent years, there has been a growing interest in this suburban area, leading to a healthy demand for both rental properties and homes for sale. Buyers and investors are drawn to Metairie for its blend of suburban tranquility and urban convenience, making it a desirable location for settling down or investing in property. As with many real estate markets, prices can vary significantly based on location, size, and condition of the property, but overall, Metairie offers a robust market with opportunities for growth and investment.

Apartments on Cleary

Metairie, Louisiana

Property Summary

Property: Apartments on Cleary, 84-units
Address: 3101, 3105, 3109, 3113, 3117, and 3121 Cleary Avenue, Metairie, Louisiana 70001
Year Built: 1980 ~
Buildings: 6 buildings, with 3 courtyard entrances
Size: 80,688+/- square feet (rentable)
Unit Mix: 24- 2BR/1BA units 912 sq ft
60- 2BR/1BA units 980 sq ft
Electrical: All units separately metered
Occupancy: 85%
Land Size: 2.1 +/- acres (6 lots of record)
Parking: 98 parking spaces
Zoning: R-3; Multi-Family Residential District
Avg Market Occupancy: 95%
Avg Market Rent: \$1.51 /sq ft (\$1,299)
Pricing: Contact us for pricing guidance

Financial and rental information is available upon execution of the Confidentiality Agreement (CA) at the following link:

Review & Sign CA

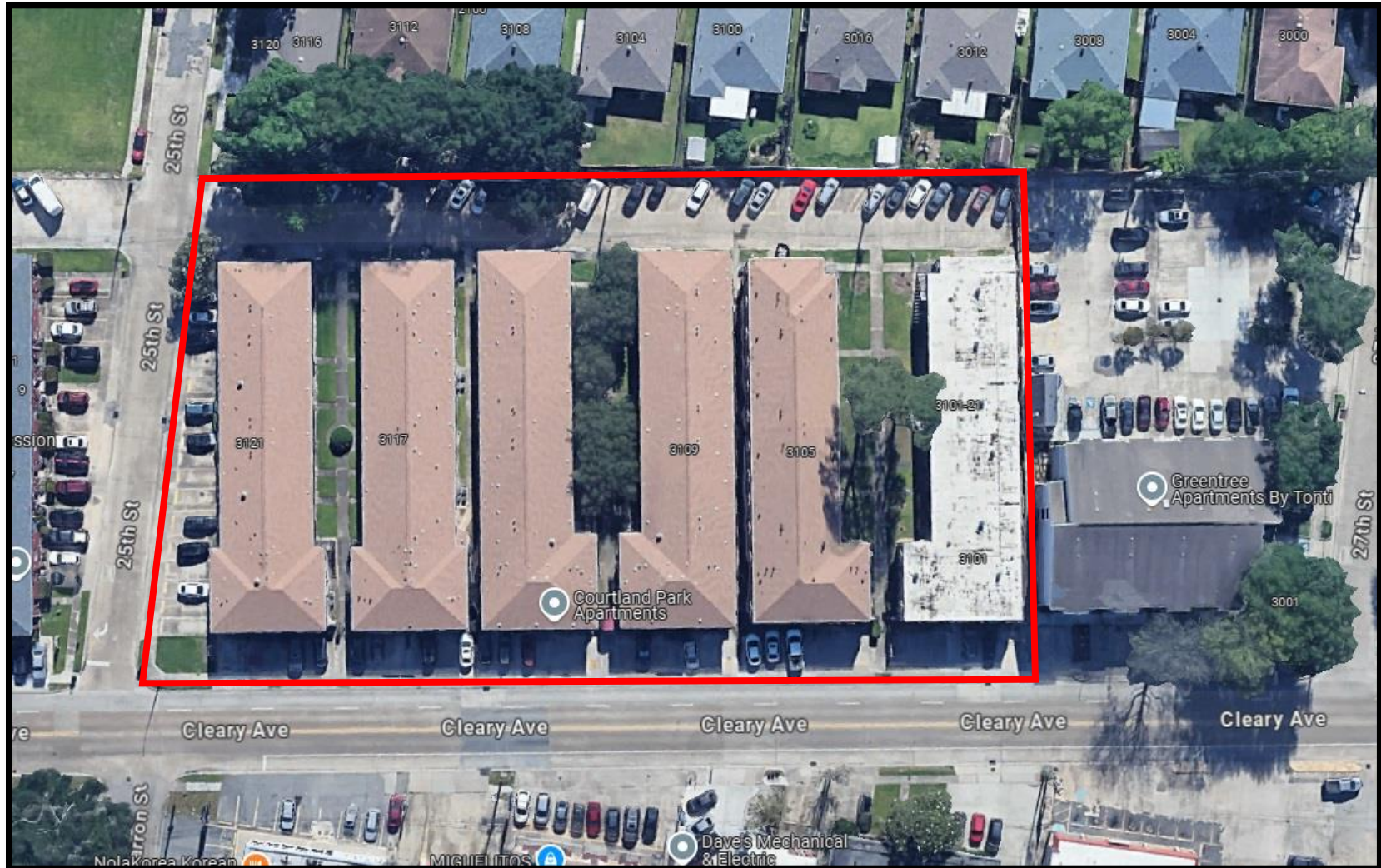
(We will contact you upon receipt of the completed CA)



Apartments on Cleary

Metairie, Louisiana

Property Outline



Apartments on Cleary

Metairie, Louisiana

Property Aerial

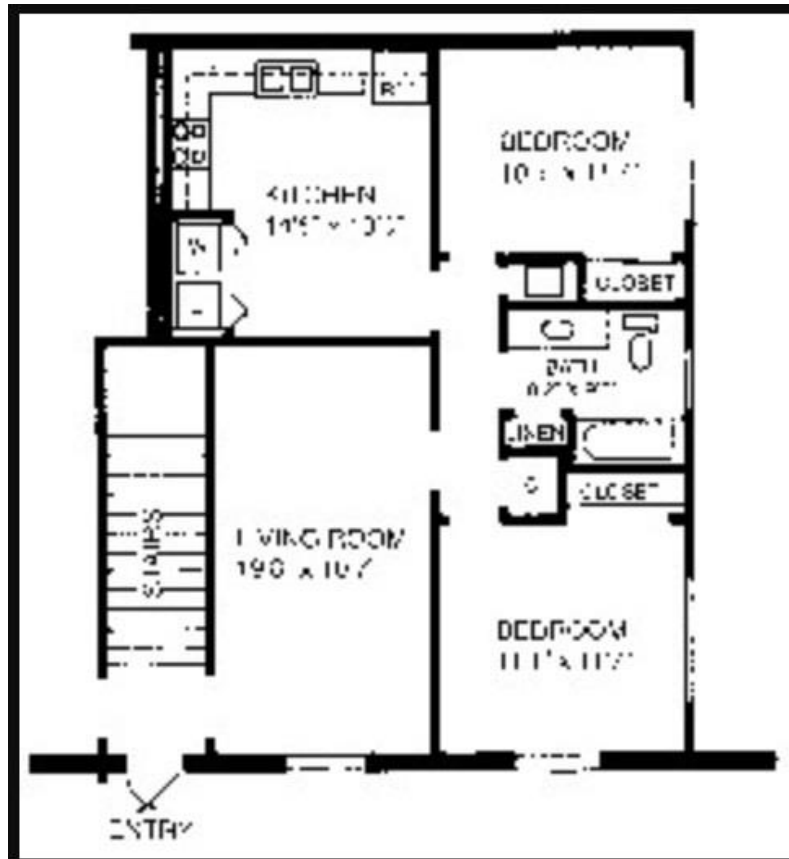


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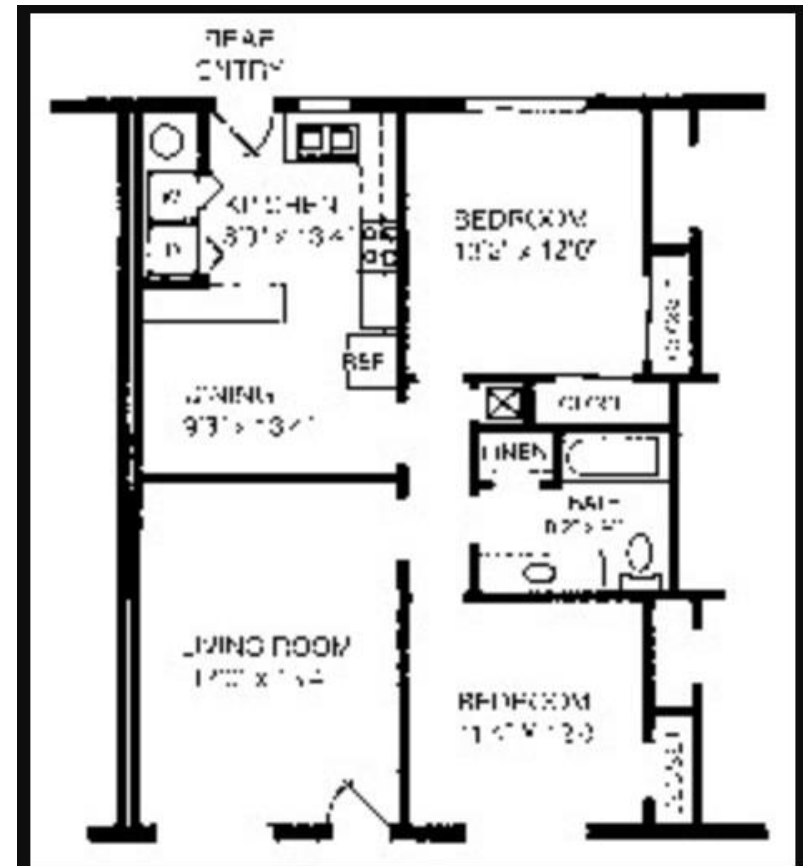
Metairie, Louisiana

Unit Floor Plans

912 Sq Ft



980 Sq Ft



Apartments on Cleary

Metairie, Louisiana



Apartments on Cleary

Metairie, Louisiana

City Map

