



Offering Memorandum

4415-35 WILSON AVE

New Orleans, LA, 70127

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BRIDGEWATER
REALTY ADVISORS

4415-35 WILSON AVE
NEW ORLEANS, LA, 70127

12-unit Apartment Community



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OFFERING

This well-maintained 12-unit apartment community located at 4415–4435 Wilson Avenue in New Orleans presents a compelling investment opportunity with strong in-place cash flow and operational stability.

The property consists of twelve units totaling twenty-eight bedrooms and sixteen bathrooms, with a desirable mix of four 3-bedroom/2-bath units and eight 2-bedroom/1-bath units. The asset generates approximately \$12,141 in monthly rental income (once last unit is leased), with additional revenue from on-site laundry, and is supported by a solid occupancy rate of 92%. Originally renovated in 2019, the property features updated electrical, plumbing, roofing, and window systems, contributing to reduced maintenance and long-term durability.

Each unit is individually metered, enhancing expense control and operational efficiency. The gross building area is approximately 8,360 sf with 16 off-street parking spaces, and also located in a favorable Flood Zone X where flood insurance is typically not required. A purchaser has the ability to purchase a stabilized asset and continue to raise rents to meet the market, improving the cap rate to 10% plus.

SUMMARY

BUILDING PRICE: \$1,000,000

UNIT COUNT: 12

PRICE PER UNIT: \$83,333

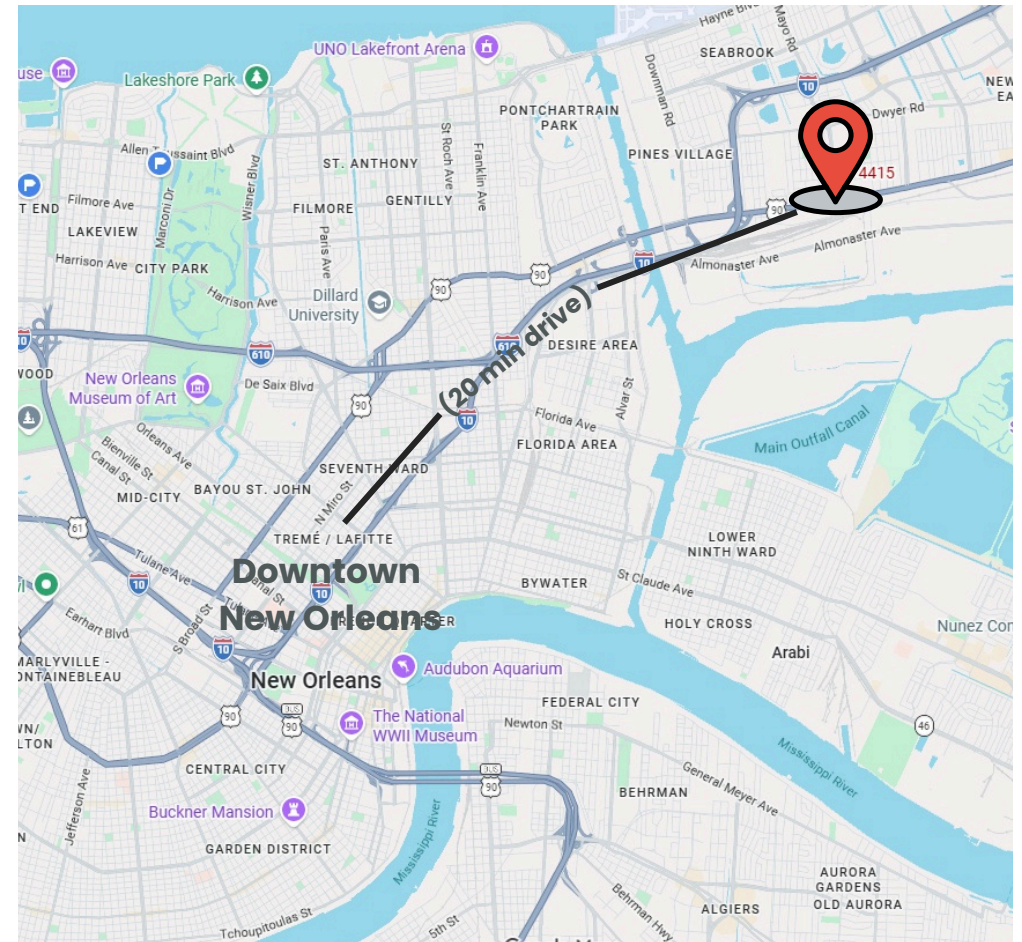
GBA: ~8,360 sf

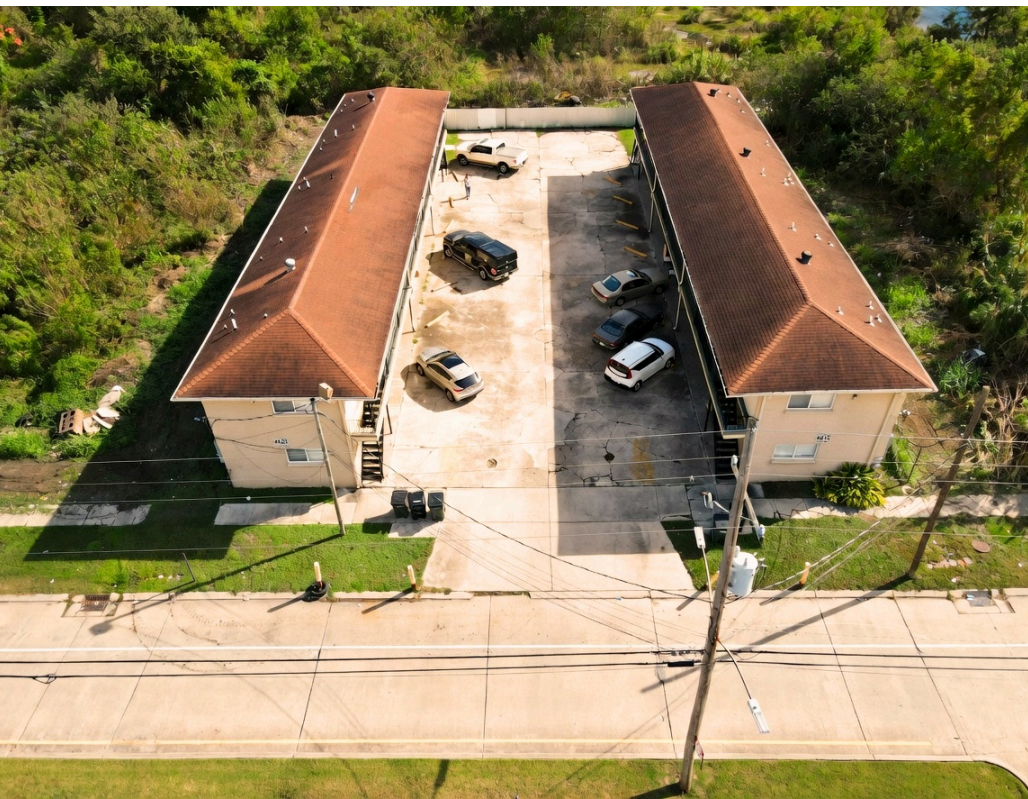
PRICE PER SF: \$119/sf

FLOOD ZONE: X

IN PLACE CAP RATE: 8.65%

OCCUPANCY: 92%











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FINANCIAL OVERVIEW

4415-35 WILSON AVE
NEW ORLEANS, LA, 70127

RENT ROLL // 4415-35 WILSON AVE

Unit #	Type	Size	Current Rent	Market Rent
4415 A	3 BD / 2 BA	890	\$1,150	\$1,150
4415 B	2 BD / 1 BA	600	\$911	\$1,050
4415 C	2 BD / 1 BA	600	\$1,050	\$1,050
4415 D	3 BD / 2 BA	890	\$1,100	\$1,150
4415 E	2 BD / 1 BA	600	\$850	\$1,050
4415 F	2 BD / 1 BA	600	\$850	\$1,050
4435 A	3 BD / 2 BA	890	\$1,100	\$1,150
4435 B	2 BD / 1 BA	600	\$980	\$1,050
4435 C	2 BD / 1 BA	600	\$900	\$1,050
4435 D	3 BD / 2 BA	890	\$1,000	\$1,150
4435 E	2 BD / 1 BA	600	\$900	\$1,050
4435 F	2 BD / 1 BA	600	\$1,050	\$1,050
	Onsite Laundry		\$300	\$300
	PER MONTH	8360	\$12,141	\$13,300
	PER YEAR		\$145,692	\$159,600

****Unit 4415 C is currently vacant, implied market rent of \$1,050/mo**

OPERATING STATEMENT // 4415-35 WILSON AVE

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Potential Gross Rent	\$145,692		\$159,600			\$12,141	\$17.43
Physical Vacancy	\$3,642	2.50%	\$3,990	2.50%	[1]	\$0.44	\$0.44
Effective Rental Income	\$142,050		\$155,610			\$11,837	\$16.99
Effective Gross Income	\$142,050		\$155,610			\$11,837	\$16.99
EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes	\$12,052		\$12,052			\$1,004	\$1.44
Property Insurance (New Policy)	\$18,000		\$18,000		[3]	\$1,500	\$2.15
Common Area Electric	\$1,080		\$1,080			\$90	\$0.13
Repairs & Maintenance	\$6,270		\$6,270		[2]	\$523	\$0.75
Management - 10%	\$14,205		\$14,205			\$1,184	\$1.70
Waste Disposal	\$3,324		\$3,324			\$277	\$0.40
Landscaping	\$600		\$600			\$50	\$0.07
Total Expenses	\$55,531		\$55,531			\$4,628	\$6.64
Expenses as % of EGI	39%		36%			39%	39%
Net Operating Income	\$86,519		\$100,079			\$7,210	\$10.35

Operating Statement Notes:

[1] Market vacancy is 2.5%

[2] Repairs & Maintenance estimated at \$0.75/sf

[3] Estimated new insurance policy quote at \$18,000

CASH FLOW ANALYSIS // 4415-35 WILSON AVE

Current

Purchase Price	\$1,000,000
Down Payment	\$250,000
Loan Amount	\$750,000
Monthly Payments	(\$5,182)
Annual Debt Service	(\$62,182)
NOI	\$86,519
Income After ADS	\$24,337
DSCR	1.39
Cash on Cash Return	9.73%
Monthly Cash Flow	\$2,028
Annual Net Cash Flow	\$24,337

Financing Terms (we can provide term sheet):

Rate (%)	6.750
Amortization	25
LTV	75%

Pro Forma

Purchase Price	\$1,000,000
Down Payment	\$250,000
Loan Amount	\$750,000
Monthly Payments	(\$5,182)
Annual Debt Service	(\$62,182)
NOI	\$100,079
Income After ADS	\$37,897
DSCR	1.61
Cash on Cash Return	15.16%
Monthly Cash Flow	\$3,158
Annual Net Cash Flow	\$37,897

Financing Terms (we can provide term sheet):

Rate (%)	6.750
Amortization	25
LTV	75%

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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