

— OFFERING MEMORANDUM

4415-35 Wilson Ave

New Orleans, Louisiana 70127

12-Unit Multifamily Investment Opportunity

OFFERING PRICE

\$955,000

THE OFFERING

Investment Overview

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 the 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 the property is located in favorable Flood Zone X, where flood insurance is typically not required. A purchaser has the ability to acquire a stabilized asset and continue to raise rents to meet the market, improving the cap rate to more than 10%.

AT A GLANCE

Offering Summary

OFFERING PRICE

\$955,000

PRICE / UNIT

\$79,583

PRICE / SF

\$114

IN-PLACE CAP RATE

9.06%

UNIT COUNT

12

GBA

~8,360 SF

OCCUPANCY

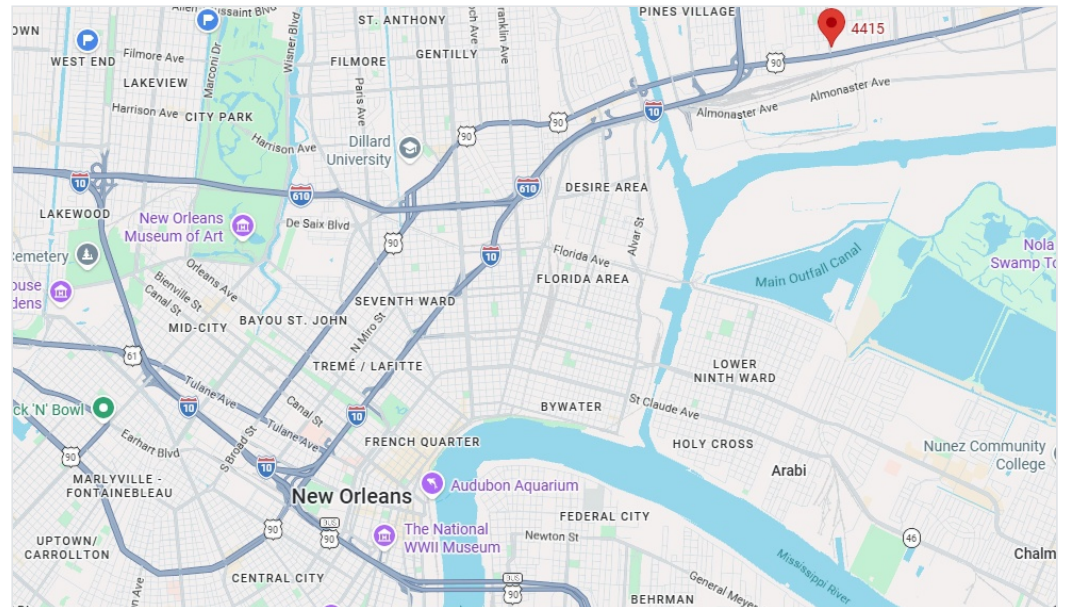
92%

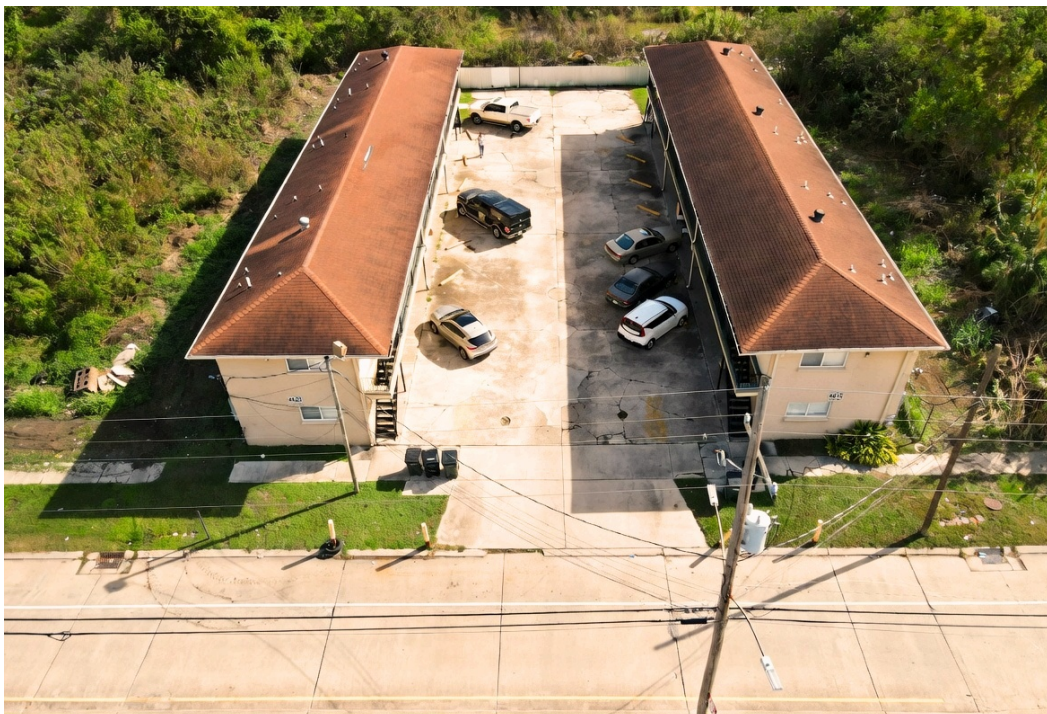
FLOOD ZONE

X

RENOVATED

2019









SECTION TWO

FINANCIAL OVERVIEW

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Rent Roll // 4415-35 Wilson Ave

UNIT #	TYPE	SIZE (SF)	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
TOTAL	Per Month	8,360	\$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]	\$304	\$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 Estate 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%				
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	\$955,000
Down Payment (25%)	\$238,750
Loan Amount	\$716,250
Monthly Payments	(\$4,949)
Annual Debt Service	(\$59,384)
NOI	\$86,519
Income After Debt Service	\$27,135
DSCR	1.46
Cash on Cash Return	11.37%
Monthly Cash Flow	\$2,261
Annual Net Cash Flow	\$27,135

Financing Terms (term sheet available):

Rate (%)	6.750
Amortization	25 Years
LTV	75%

PRO FORMA	
Purchase Price	\$955,000
Down Payment (25%)	\$238,750
Loan Amount	\$716,250
Monthly Payments	(\$4,949)
Annual Debt Service	(\$59,384)
NOI	\$100,079
Income After Debt Service	\$40,695
DSCR	1.69
Cash on Cash Return	17.05%
Monthly Cash Flow	\$3,391
Annual Net Cash Flow	\$40,695

Financing Terms (term sheet available):

Rate (%)	6.750
Amortization	25 Years
LTV	75%



Contact Details

For inquiries, tours, and offers

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