7 UNITS FOR SALE

1346/1356 MAIN ST
BATON ROUGE LA 70802

$550,000



CASTRO REAL ESTATE SERVICES
10202 Perkins Rowe Ste E-160
Baton Rouge, Louisiana 70806

PRESENTED BY:

MIGUEL CASTRO, JR
Castro Real Estate Services
office: (225) 936-7643
cell: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

Property Summary	3
Property Photos	4
Investment Details	7
Annual Property Operating Data	8
Pro Forma Summary	9
Regional Map	10
Detailed Demographics	11
Income and Expenses	13
Disclaimer	14
Professional Bio	15

MIGUEL CASTRO, JR
CASTRO REAL ESTATE SERVICES
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.co
995703492, Louisiana



Property Summary

Price:	$550,000
Total Units:	7
Total Buildings:	2
Price Per Door:	$78,571
Building SF:	5,100
Flood Zone:	X-protected by levee
Lot Size:	0.28 Acres
Parking:	Parking Lot
Year Built:	1970
Remodeled:	2024
Zoning:	C2

Property Overview

This property used to be a 4 plex and a law office back in the 80's. The current owner transformed the the law office into a three unit residential building in 2024. The property sits on a quarter of an acre surrounded by a block and iron gate. The property enjoys long term happy tenants.

Location Overview

The property is on Main Street, minutes from Interstate 10, and downtown Baton Rouge. Tenants can walk, or ride the bus to the river, casinos, downtown offices.

The Greyhound bus stop is only a couple of blocks to the south. And Sacred Heart Catholic Church is a few blocks to the east.

Miguel Castro, Jr
(225) 936-7643
miguel@castrorealestateservices.com

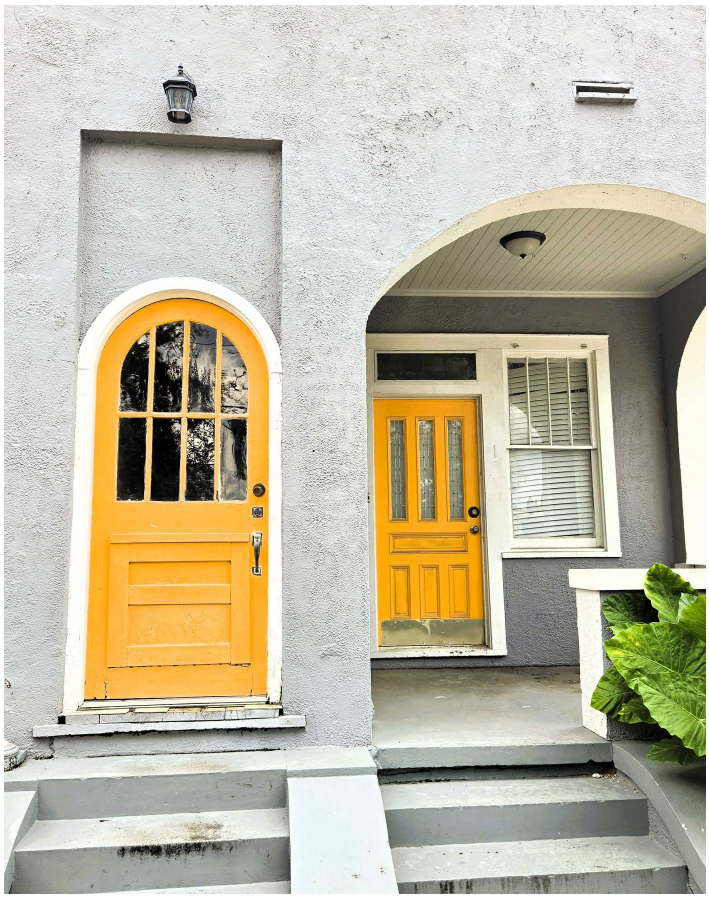




Miguel Castro, Jr
(225) 936-7643
miguel@castrorealestateservices.com









Miguel Castro, Jr
(225) 936-7643
miguel@castrorealestateservices.com









Miguel Castro, Jr
(225) 936-7643
miguel@castrorealestateservices.com

Analysis

Analysis Date	September 2026

Property

Property Type	Multifamily
Property	1346/1356 Main St
Address	1346/1356 Main St
City, State	Baton Rouge, LA 70802
Year Built	1970

Purchase Information

Purchase Price	$550,000
Units	7
Total Rentable SF	5,100
Lot Size	0.280 acres
Resale Valuation	8.00% (Capitalization of NOI)
Resale Expenses	6.00%

Income & Expense

Gross Operating Income	$64,296
Monthly GOI	$5,358
Total Annual Expenses	($20,320)
Monthly Expenses	($1,693)

Financial Information

All Cash	
LT Capital Gain	20.00%
Federal Tax Rate	36.00%
State Tax Rate	3.0000%
Discount Rate	8.00%

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Description Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Income					
Rental Income	$68,400	$70,452	$72,566	$74,743	$76,985
Gross Scheduled Income	**$68,400**	**$70,452**	**$72,566**	**$74,743**	**$76,985**
General Vacancy	($4,104)	($4,227)	($4,354)	($4,485)	($4,619)
Gross Operating Income	**$64,296**	**$66,225**	**$68,212**	**$70,258**	**$72,366**
Expenses					
Yard Maintenance	($1,440)	($1,469)	($1,498)	($1,528)	($1,559)
Water	($1,080)	($1,102)	($1,124)	($1,146)	($1,169)
Lighst	($4,800)	($4,896)	($4,994)	($5,094)	($5,196)
Property Taxes	($6,000)	($6,120)	($6,242)	($6,367)	($6,495)
Property Insurance	($7,000)	($7,140)	($7,283)	($7,428)	($7,577)
Total Operating Expenses	**($20,320)**	**($20,726)**	**($21,141)**	**($21,564)**	**($21,995)**
Operating Expense Ratio	**31.60%**	**31.30%**	**30.99%**	**30.69%**	**30.39%**
Net Operating Income	**$43,976**	**$45,498**	**$47,071**	**$48,694**	**$50,371**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Investment Summary

Price	$550,000
Year Built	1970
Units	7
Price/Unit	$78,571
RSF	5,100
Price/RSF	$107.84
Lot Size	0.28 acres
Floors	2
APN	2460068, 2460009
Cap Rate	8.0%
Market Cap Rate	9.51%
GRM	8.04
Market GRM	7.58

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
2/2	1	$10,800	$10,800	$11,400	$11,400
1/1	1	$7,200	$7,200	$7,800	$7,800
1/1	1	$7,200	$7,200	$7,800	$7,800
3/2	1	$18,000	$18,000	$18,600	$18,600
2/2	1	$10,800	$10,800	$11,400	$11,400
1/1	1	$7,200	$7,200	$7,800	$7,800
1/1	1	$7,200	$7,200	$7,800	$7,800
Totals	**7**		**$68,400**		**$72,600**

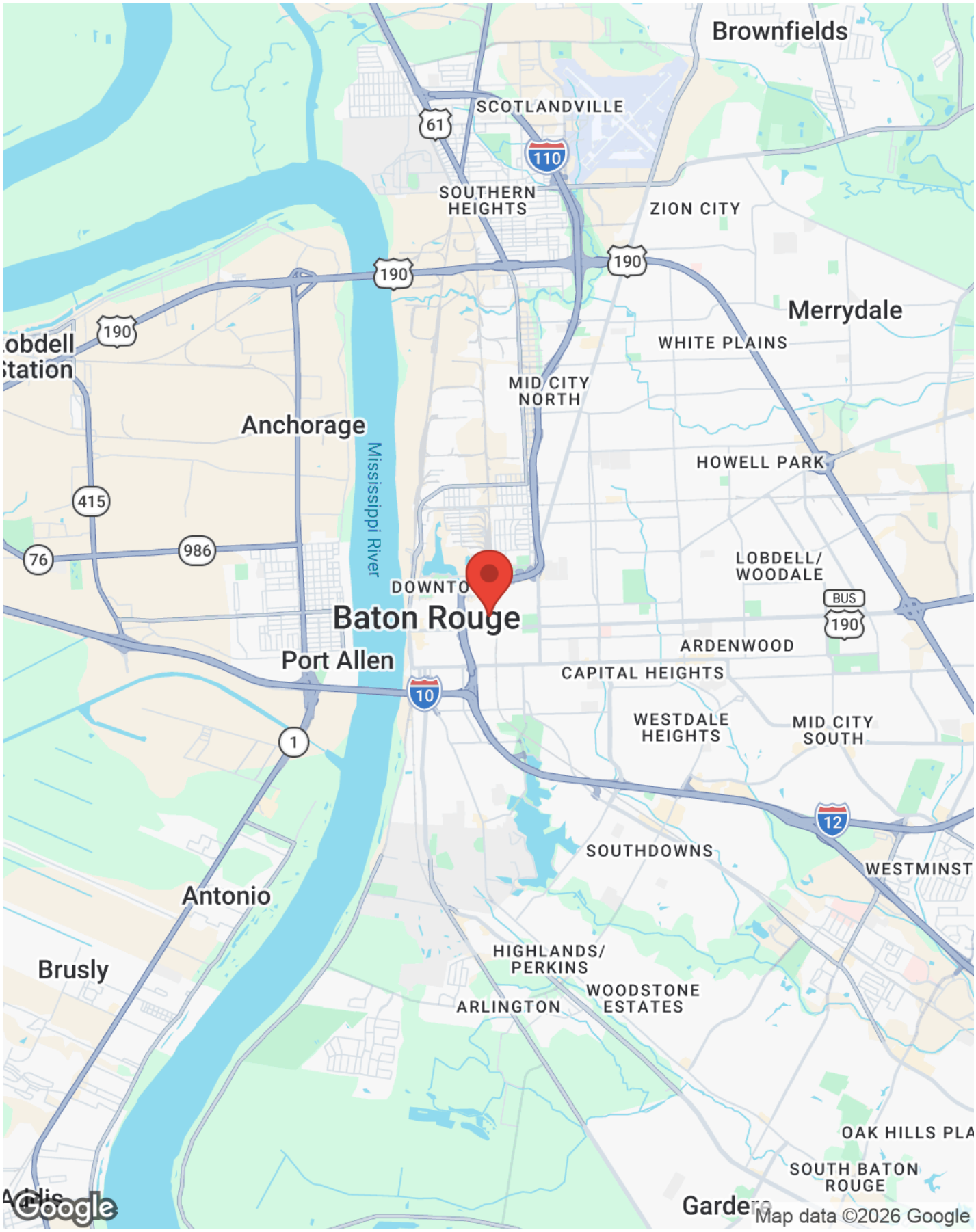
Annualized Income

Description	Actual	Market
Gross Potential Rent	**$68,400**	**$72,600**
- Less: Vacancy	($4,104)	$0
Effective Gross Income	**$64,296**	**$72,600**
- Less: Expenses	($20,320)	($20,320)
Net Operating Income	**$43,976**	**$52,280**

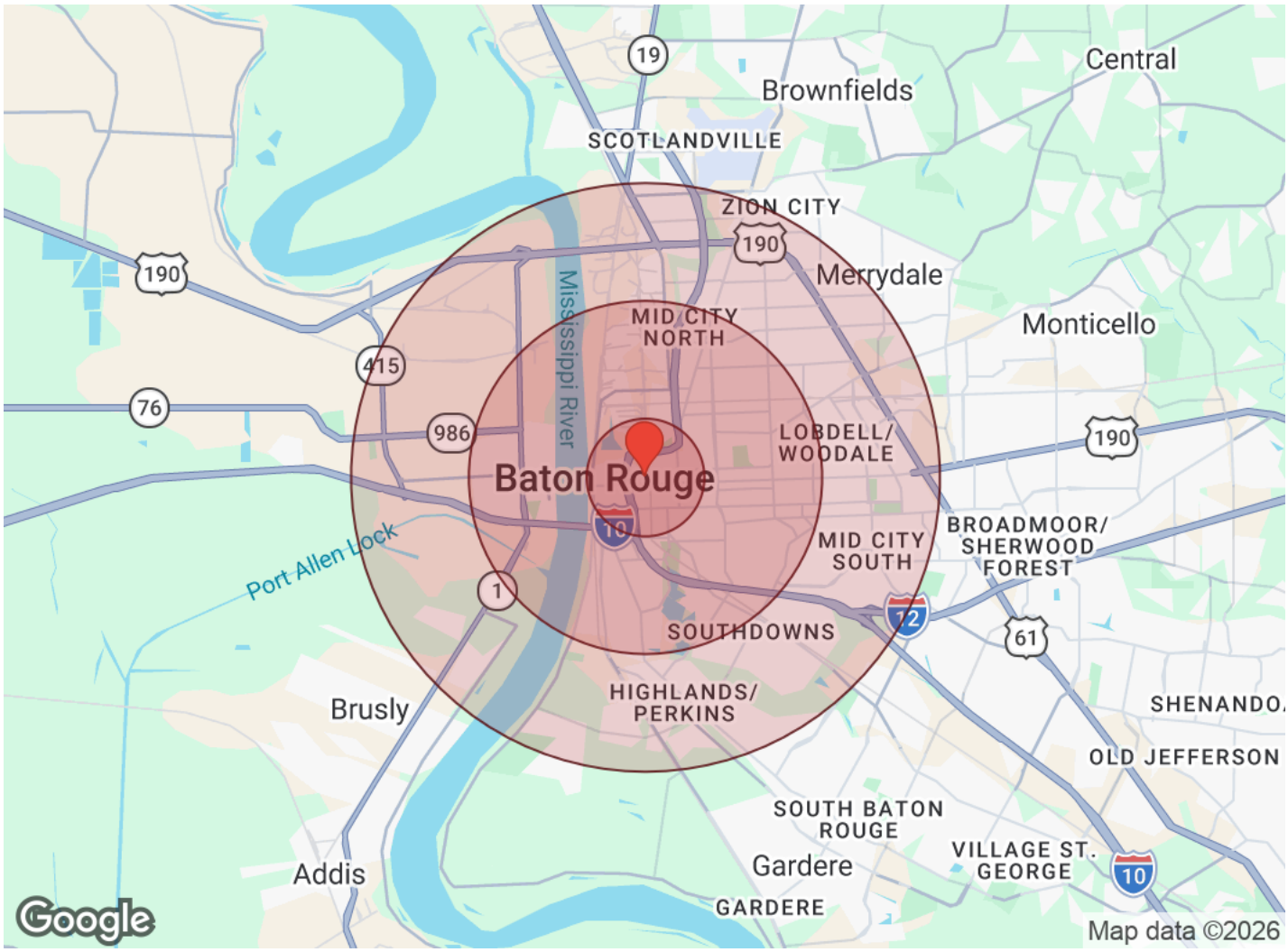
Annualized Expenses

Description	Actual	Market
Yard Maintenance	$1,440	$1,440
Water	$1,080	$1,080
Lighst	$4,800	$4,800
Property Taxes	$6,000	$6,000
Property Insurance	$7,000	$7,000
Total Expenses	**$20,320**	**$20,320**
Expenses Per RSF	**$3.98**	**$3.98**
Expenses Per Unit	**$2,903**	**$2,903**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



Miguel Castro, Jr
(225) 936-7643
miguel@castrorealestateservices.com



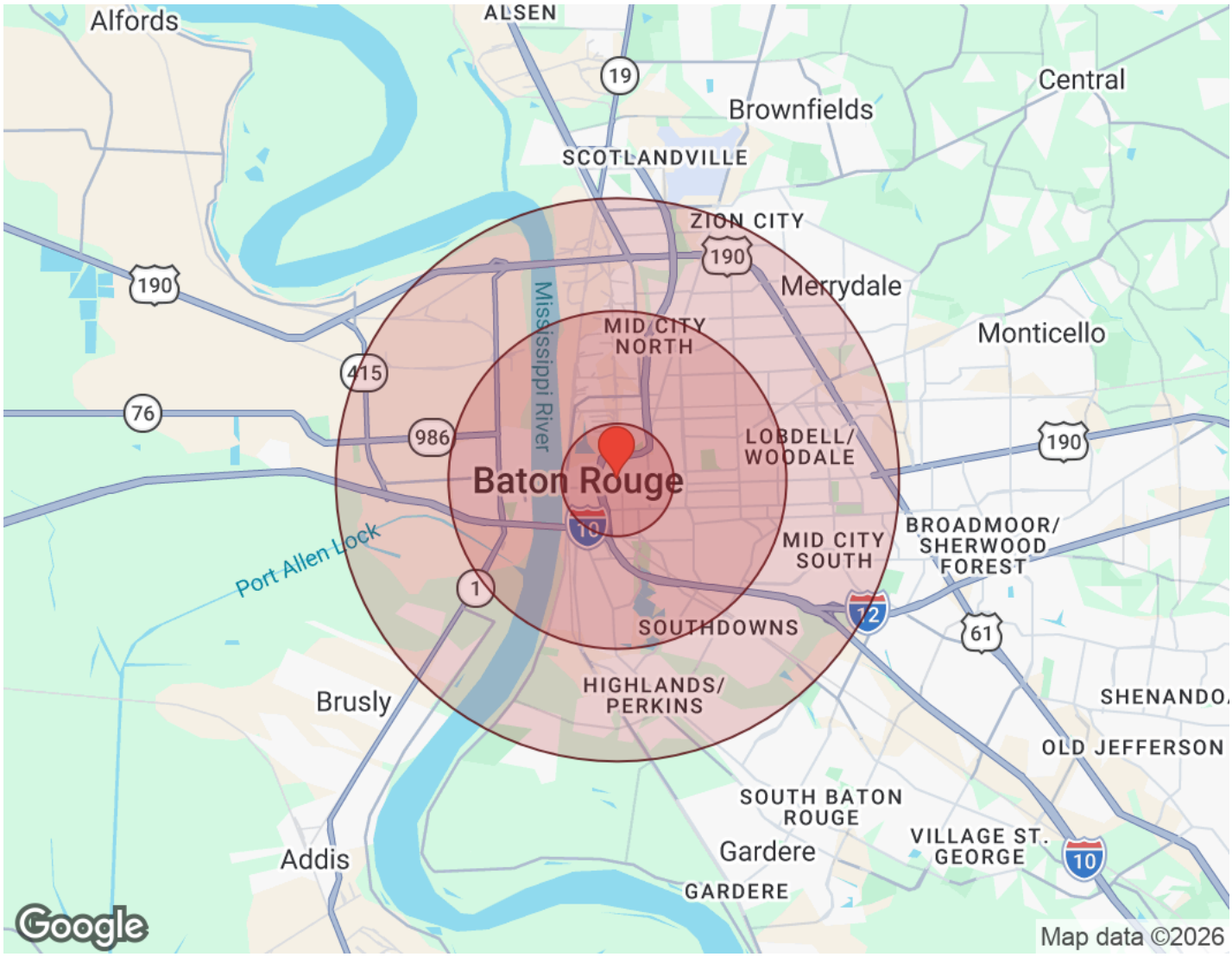
Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,707	33,572	72,320
Female	4,493	36,286	78,908
Total Population	9,200	69,858	151,228

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,291	33,010	74,215
Occupied	4,357	27,169	62,023
Owner Occupied	1,263	11,538	25,343
Renter Occupied	3,094	15,631	36,680
Vacant	935	5,842	12,192

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,076	25,233	56,559
Black	5,498	39,379	80,605
Am In/AK Nat	7	70	151
Hawaiian	6	14	30
Hispanic	307	2,885	7,561
Asian	164	1,271	4,038
Multiracial	132	936	2,117
Other	9	63	181

Miguel Castro, Jr
(225) 936-7643
miguel@castrorealestateservices.com



Distance: 1 Mile 3 Miles 5 Miles

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	492	3,570	8,536
Ages 5 - 9	481	3,775	8,562
Ages 10 - 14	466	3,609	8,092
Ages 15 - 19	497	9,251	15,310
Ages 20 - 24	920	9,007	22,507
Ages 25 - 29	893	5,157	11,905
Ages 30 - 34	801	4,733	10,163
Ages 35 - 39	640	3,975	8,415
Ages 40 - 44	599	3,916	8,417
Ages 45 - 49	525	3,251	7,011
Ages 50 - 54	525	3,172	6,769
Ages 55 - 59	563	3,446	7,077
Ages 60 - 64	559	3,647	7,477
Ages 65 - 69	474	3,305	7,111
Ages 70 - 74	364	2,567	5,613
Ages 75 - 79	236	1,697	3,962
Ages 80 - 84	92	902	2,212
Ages 85+	72	880	2,088

Income	1 Mile	3 Miles	5 Miles
Median	$52,947	$48,619	$50,541
Under $10k	408	3,469	7,446
$10k - $15k	406	2,041	4,254
$15k - $20k	252	1,619	3,103
$20k - $25k	208	1,261	3,128
$25k - $30k	226	1,501	3,571
$30k - $35k	139	1,335	2,803
$35k - $40k	126	983	2,164
$40k - $45k	49	765	2,273
$45k - $50k	209	842	2,001
$50k - $60k	524	2,320	4,962
$60k - $75k	316	2,157	4,972
$75k - $100k	256	2,342	5,394
$100k - $125k	383	2,022	4,320
$125k - $150k	278	1,061	2,355
$150k - $200k	221	1,298	3,241
Over $200k	355	2,152	6,036

Miguel Castro, Jr
(225) 936-7643
miguel@castrorealestateservices.com

7 units accross two buildings for sale
1346/1356 Main Street, Baton Rouge, La 70802
Asking: $550,000

4Plex Building | 1356 Main Street, Baton Rouge, La 70802

Type	SF	Monthly Rent	Annual	Notes
1/1	600	$ 600.00	$ 7,200.00	Indivudually metered for lights, gas and water
1/1	600	$ 600.00	$ 7,200.00	Indivudually metered for lights, gas and water
1/1	600	$ 600.00	$ 7,200.00	Indivudually metered for lights, gas and water
1/1	600	$ 600.00	$ 7,200.00	Indivudually metered for lights, gas and water
	2,400	**$ 2,400.00**	**$ 28,800.00**	

3Plex Building | 1346 Main Street, Baton Rouge, La 70802

2/2	800	$ 900.00	$ 10,800.00	Landlord pays for lights and water. No gas
2/2	800	$ 900.00	$ 10,800.00	Landlord pays for lights and water. No gas
3/2	1100	$ 1,500.00	$ 18,000.00	Landlord pays for lights and water. No gas
	2,700	**$ 3,300.00**	**$ 39,600.00**	

Total	**$ 5,700.00**	**$ 68,400.00**	

Expenses

Property Taxes	$ 500.00	$ 6,000.00	For both buildings
Hazard Insurance	$ 583.33	$ 6,999.96	For both buildings
Landmaintenance	$ 120.00	$ 1,440.00	For both buildings
Water	$ 90.00	$ 1,080.00	For both buildings
Lights	$ 400.00	$ 4,800.00	For both buildings
Total	**$ 1,693.33**	**$ 20,319.96**	

Net Operating Income	**$**	**48,080.04**

All materials and information received or derived from Castro Real Estate Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Castro Real Estate Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Castro Real Estate Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Castro Real Estate Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Castro Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Castro Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



MIGUEL CASTRO, JR
Castro Real Estate Services
O: (225) 936-7643
C: (225) 936-7643
miguel@castrorealestateservices.com
995703492, Louisiana

Castro Real Estate Services
10202 Perkins Rowe Ste E-160 Baton Rouge, Louisiana 70806

Castro Real Estate Services, LLC.
10202 Perkins Rowe
Ste E-160
Baton Rouge, La 70810
miguel@castrorealestateservices.com
http://www.castrorealestateservices.com

With a career spanning over three decades of real estate and financial experience, Miguel Castro Jr. brings an unparalleled depth of expertise to Castro Real Estate Services. Since 1996, he has guided clients through complex real estate markets, combining sharp industry insight with a client-first approach.

Miguel is also a proud veteran, having served his country from 1992 to 2002 in the Louisiana Army National Guard as an Artillery Sergeant—a tenure that instilled in him the discipline, leadership, and integrity he brings to his business every day.

He holds a degree in Finance with a concentration in Investments and Real Estate from the University of New Orleans.

Before founding CRES, Miguel spent 17 years in the banking industry working for one of the world's most respected global financial institutions. This extensive background allows him to offer clients distinct advantages in commercial banking, investment strategies, and real estate financing.

Outside of the office, Miguel lives in the Baton Rouge area with his wife and three children. He is a member of Healing Place Church, where he always finds an uplifting message, and he is an avid golfer.

Professional Affiliations:
Certified Commercial Investment Member (CCIM)
Baton Rouge Area Chamber (BRAC)
Hispanic Chamber of Commerce
Business Networking International (BNI)