LISTED AT $359,000

4-Plex for Sale in Hammond

MULTIFAMILY | 4 UNITS

DETAILS

Asking Price	**$359,000**	Property Type	**Multifamily**
Subtype	**Apartment Building**	Investment Type	**Rental Property**
Square Footage	**3,800**	Units	**4**
Buildings	**1**	Lot Size (acres)	**0.73**

MARKETING DESCRIPTIONS

Great investment opportunity! This newly renovated four-plex is nestled at the back of the serene Cypress Cove, just 10 minutes from Southeastern University and downtown Hammond's entertainment and recreational facilities. All four units feature granite countertops, new HVAC systems, stainless steel appliances, and tile flooring, with one unit featuring vinyl plank flooring throughout. All units are occupied and in excellent condition. Each unit includes a porch and balcony with a beautiful view of the wooded area. Water, sewerage, trash, and insurance are paid by the owner, while tenants are responsible for electricity.

BRANDON DURACHER
Brandon.FindNOLAHomes.com
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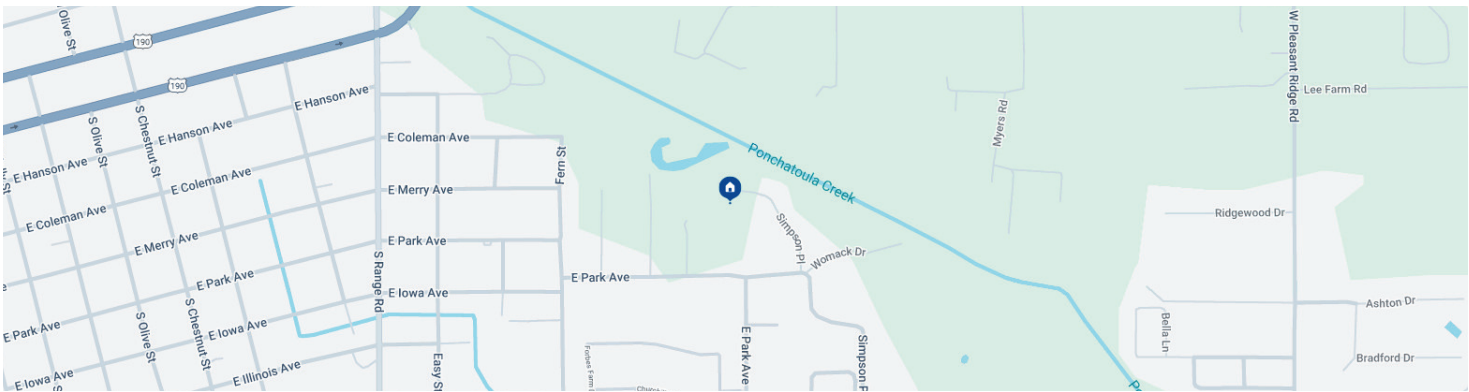o: (985) 727-7000
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1522 W. Causeway Approach Mandeville, LA 70471 | 985-727-7000

LOCATION (1 LOCATION)

EXPENSES AND RENTS

Water and Sewerage	80	Monthly	
Lawn Care	100	Monthly	
Trash	350	Quarterly	
Property Insurance	9371.49	Annual	Owner is over protected. Policy can be lower.
Flood Insurance	1081	Annual	Is assumable
Taxes	665	Annual	

RENT ROLLS

UNITS	MONTHLY RENTS
1	995
2	900
3	925
4	875

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CRITERIA USED FOR ANALYSIS

Median Household Income	Median Age	Total Population	1st Dominant Segment
$43,656	**30.2**	**20,452**	**College Towns**

CONSUMER SEGMENTATION

Life Mode
What are the people like that live in this area?

Scholars and Patriots
Highly mobile, recently moved to attend school or serve in military

Urbanization
Where do people like this usually live?

Metro Cities
Affordable city life, including smaller metros, satellite cities

Top Tapestry Segments	College Towns	Front Porches	Small Town Sincerity	Southern Satellites	Set to Impress
% of Households	1,547 (20.6%)	923 (12.3%)	718 (9.6%)	663 (8.8%)	658 (8.8%)
% of Tangipahoa Parish	2,026 (3.8%)	2,696 (5.1%)	1,893 (3.6%)	16,406 (31.0%)	1,405 (2.7%)
Lifestyle Group	Scholars and Patriots	Middle Ground	Hometown	Rustic Outposts	Midtown Singles
Urbanization Group	Metro Cities	Metro Cities	Semirural	Rural	Metro Cities
Residence Type	Multi-Unit Rentals; Single Family	Single Family; Multi-Units	Single Family	Single Family; Mobile Homes	Multi-Unit Rentals; Single Family
Household Type	Singles	Married Couples	Singles	Married Couples	Singles
Average Household Size	2.07	2.5	2.24	2.5	2.06
Median Age	22.8	36	41.8	41.2	35.1
Diversity Index	65	79.6	58.8	50.1	72.4
Median Household Income	$44,400	$56,700	$39,900	$60,700	$44,700
Median Net Worth	$13,500	$57,800	$31,600	$163,200	$17,000
Median Home Value	$271,400	$257,200	$127,800	$201,100	$207,900
Homeownership	28.3 %	49.8 %	53 %	80.9 %	31.3 %
Employment	Professional or Services	Services or Professional	Services or Professional	Professional or Services	Services or Professional
Education	Bachelor's Degree	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Go out to the movies and out for drinks. Popular activities: backpacking, Pilates, and Frisbee.	Seek adventure and strive to have fun. Go online for gaming and watching movies.	Community-oriented residents. Enjoy outdoor activities like hunting and fishing.	Go hunting, fishing. Own a pet dog.	Maintain close relationships with family. Enjoy going to rock concerts, night clubs, and the zoo.
Financial	Limited incomes result in thrifty purchases	With limited incomes, price is more important than brand	Price-conscious consumers that shop accordingly	More concerned about cost rather than brand	Prefer name brands, buy generic when it's a better deal
Media	Use the Internet for social media, blogging, watch movies and TV.	Watch Comedy Central, Nickelodeon, PBS Kids Sprout	Rely on television or newspapers to stay informed	Obtain most of their information from TV	Use the Internet for social media, video games and watching TV
Vehicle	Prefer vehicle with good gas mileage	Own just one vehicle	Own, maintain domestic trucks, ATVs	Own 1 or 2 vehicles likely a truck	Own used, imported vehicles

College Towns

This is the	In this area	In the United States
#1	**20.6%**	**0.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

AN OVERVIEW OF WHO MAKES UP THIS SEGMENT ACROSS THE UNITED STATES

Who We Are

About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, schoolwork, news, social media, and entertainment. College Towns residents are all about new experiences, and they seek out variety and adventure in their lives.

Our Neighborhood

These are nonfamily households with many students living alone or with roommates for the first time. This segment is a mix of densely developed student housing and dorms with local residences. Off-campus, low rent apartments comprise half of the housing stock. Over three-quarters of the households are renter occupied, with one in ten remaining vacant. One-third of homes are single family; mostly occupied by local residents who own their homes. This market is bike and pedestrian friendly.

Market Profile

Own laptops/notebooks and video game systems. Prefer to watch movies and TV programs online; but do watch some TV like MTV2, ESPNews, ESPN2, and Comedy Central. Use the Internet for social media connections, blogging, paying bills, and searching for jobs. Have cell phones only (no landlines) and enjoy customizing them. Popular activities: backpacking, Pilates, and Frisbee. Go out to the movies and out for drinks.

Socioeconomic Traits

Limited incomes result in thrifty purchases. Dress to impress with the latest fashions of the season. Strong preference for environmentally friendly products and vehicles that get good gas mileage. Heavily influenced by celebrity endorsements and trends in magazines. Most feel anything that can be done online is easier than in person.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.