

29-Unit Portfolio For Sale | Riverview Condominiums

2045 N 3rd St Baton Rouge, LA 70802



Property Summary



Riverview Condominiums | 29-Unit Portfolio for Sale

2045 N 3rd St. Baton Rouge, LA 70802

Property Highlights

- Total # of Units: 29
 - 1BR 1 BA Units • 21 Total
 - 2BR 2 BA Units • 8 Total
- Flood Zone: X

Offering Summary

Annual NOI:	\$204,601.55
Asking Price:	\$3,170,000.00
Cap Rate	6.4%

Property Description

Beau Box Commercial Real Estate is pleased to present an Opportunity to Purchase a Portfolio of 29 Condo Units at Riverview Condominiums in Downtown Baton Rouge within 1 Mile of The State Capitol and within 3 Miles of LSU Campus. This Portfolio of Condos is 100% Occupied & Features 6 different 1BD 1 BA & 2 BD 2 BA Floorplans. Riverview Condominiums has great Community Amenities including a Resort-Style Pool & Clubhouse. Gated Parking & Automatic Gate With Key Fob Access to Gate & Buildings. HOA Includes Water, Trash, Sewer, High-Speed Cable & Internet, & Common Area Maintenance.

Floorplans

	Bedrooms	Bathrooms	Living SF
A Units	2	2	1,290
B Units	2	2	1,259
C Units	1	1	587
D Units	1	1	671
E Units	1	1	829
F Units	1	1	729

Location Facts & Demographics

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2045 N. Third Street, Baton Rouge, LA 70802

CITY, STATE

Baton Rouge, LA

POPULATION

144,567

AVG. HH SIZE

2.57

MEDIAN HH INCOME

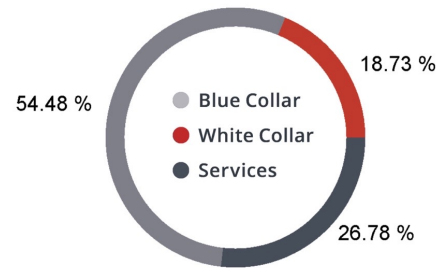
\$31,121

HOME OWNERSHIP

Renters: **31,412**

Owners: **21,885**

EMPLOYMENT



40.72 %

Employed

3.34 %

Unemployed

EDUCATION

High School Grad: **25.85 %**

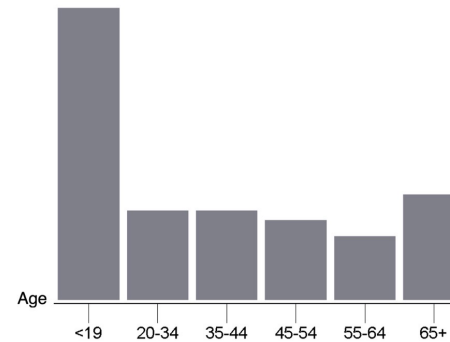
Some College: **20.15 %**

Associates: **1.78 %**

Bachelors: **24.86 %**

GENDER & AGE

49.09 %   **50.91 %**



RACE & ETHNICITY

White: **26.58 %**

Asian: **0.03 %**

Native American: **0.00 %**

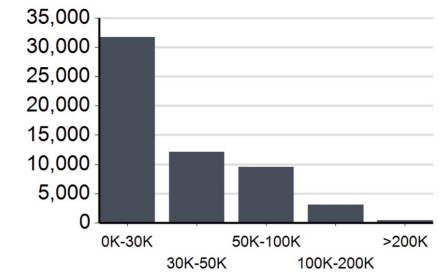
Pacific Islanders: **0.00 %**

African-American: **71.57 %**

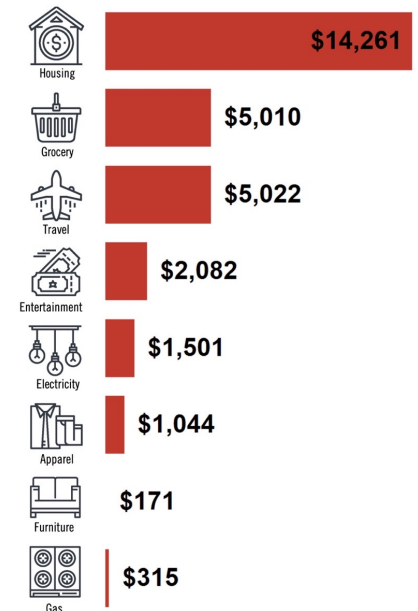
Hispanic: **1.00 %**

Two or More Races: **0.83 %**

INCOME BY HOUSEHOLD



HH SPENDING



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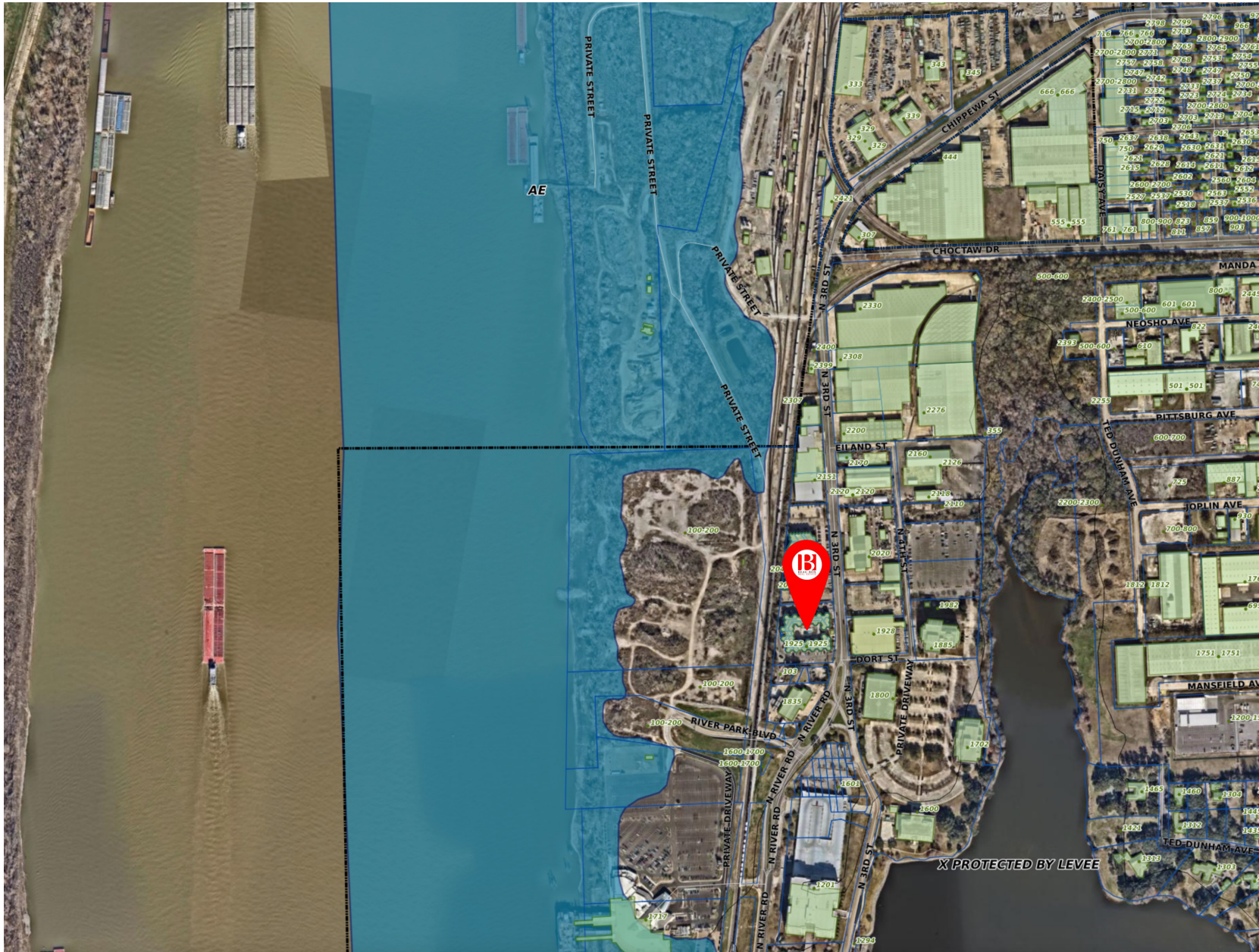




Flood Map

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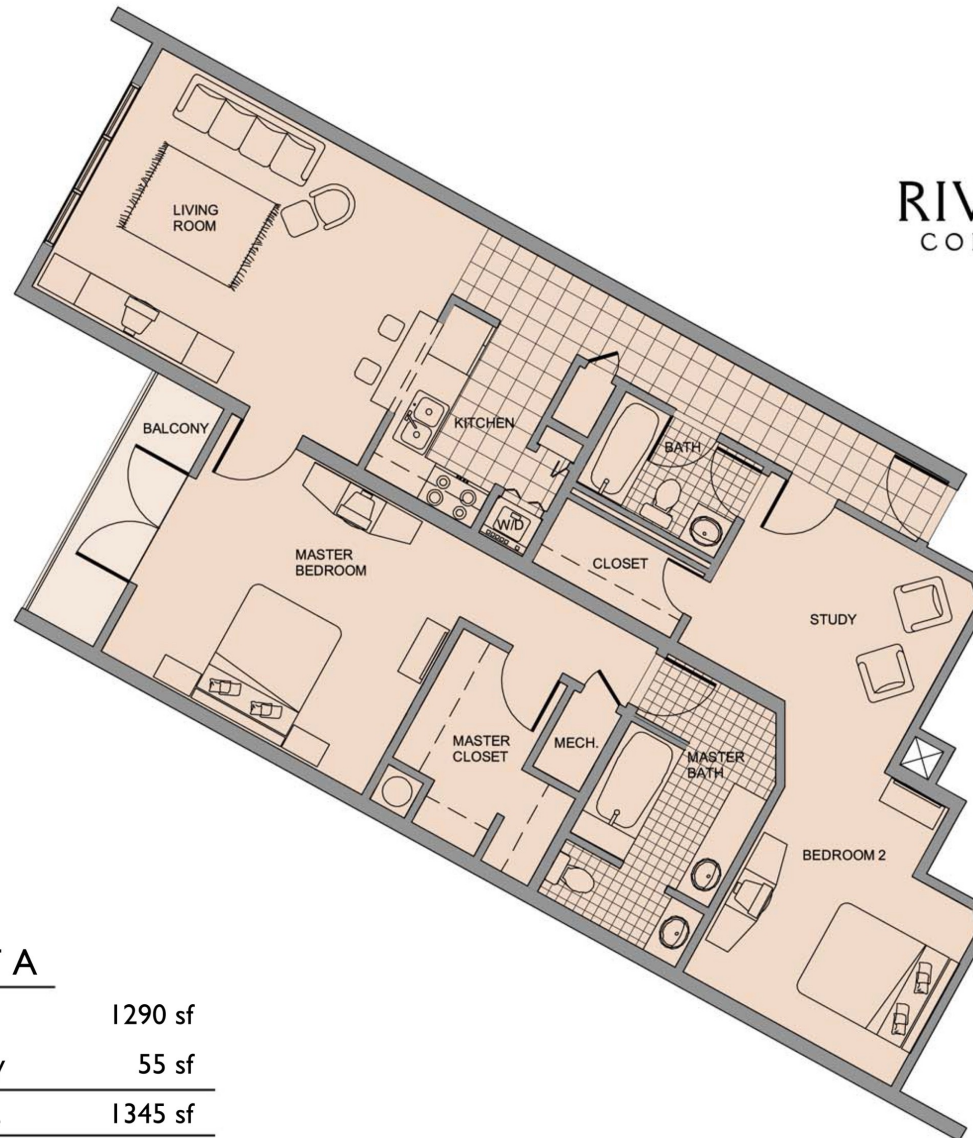
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Unit A Floorplan

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UNIT A	
Living	1290 sf
Balcony	55 sf
TOTAL	1345 sf

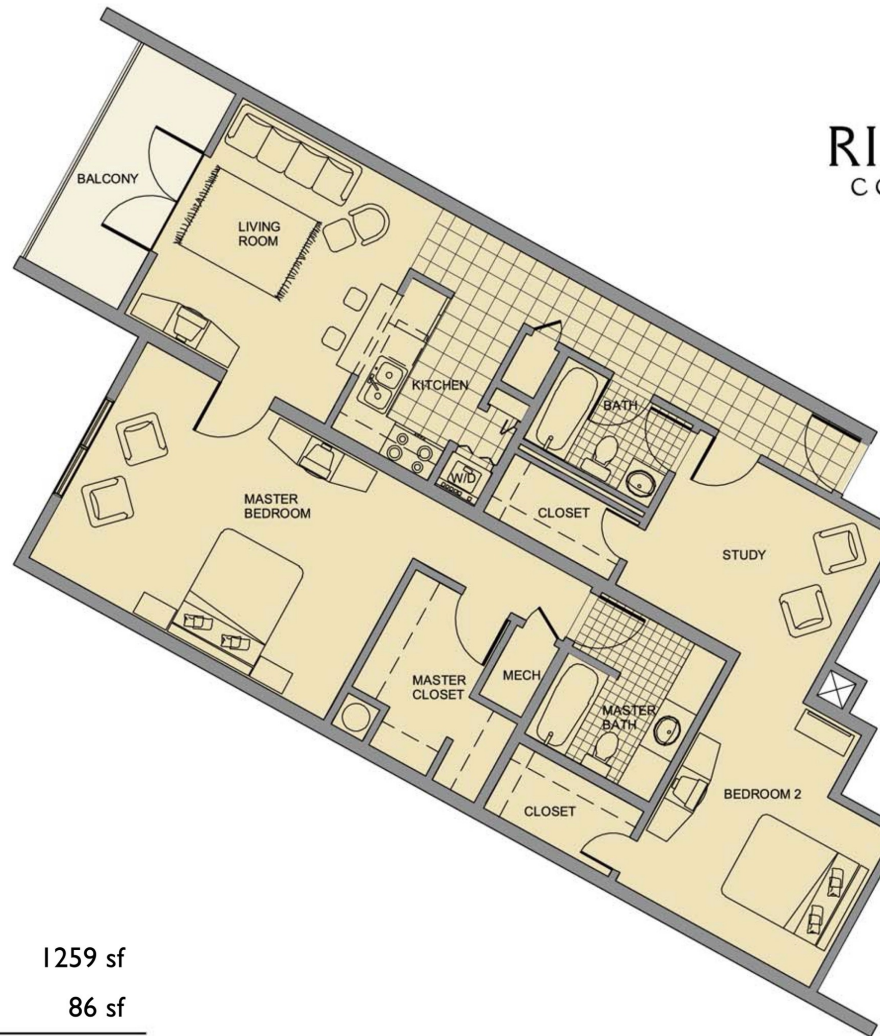
NEED NOT BE BUILT

0' 2' 4' 6' 8' 10'
Mars Management
225-405-0608

Unit B Floorplan

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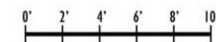
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UNIT B

Living	1259 sf
Balcony	86 sf
TOTAL	1345 sf

NEED NOT BE BUILT

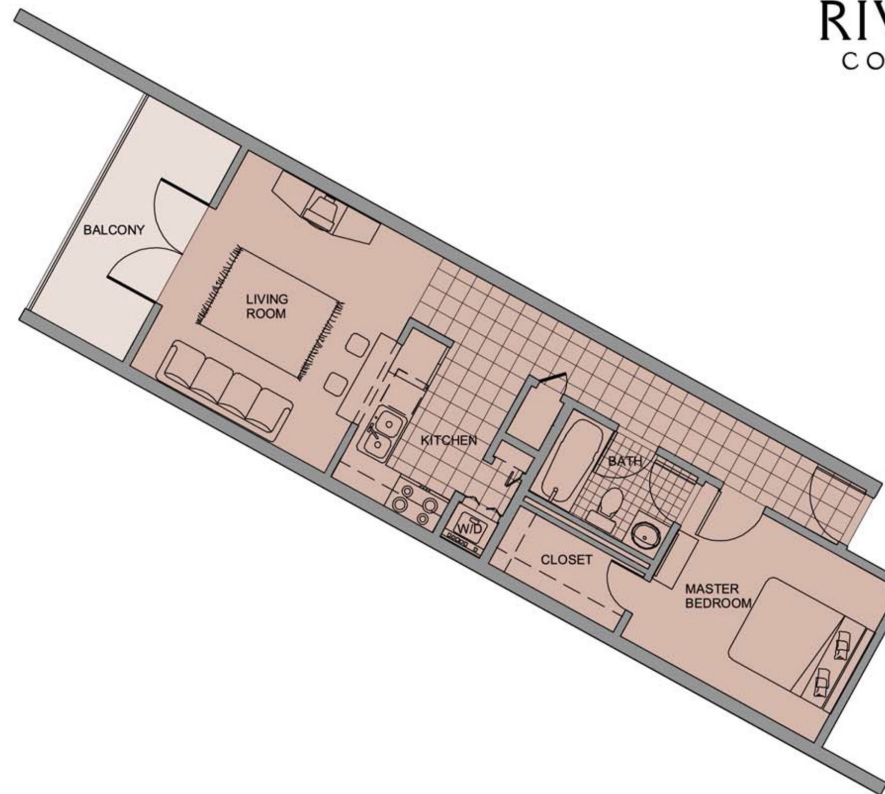


Mars Management
225-405-0608

Unit C Floorplan

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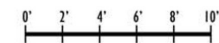
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UNIT C

Living	587 sf
Balcony	84 sf
TOTAL	671 sf

NEED NOT BE BUILT

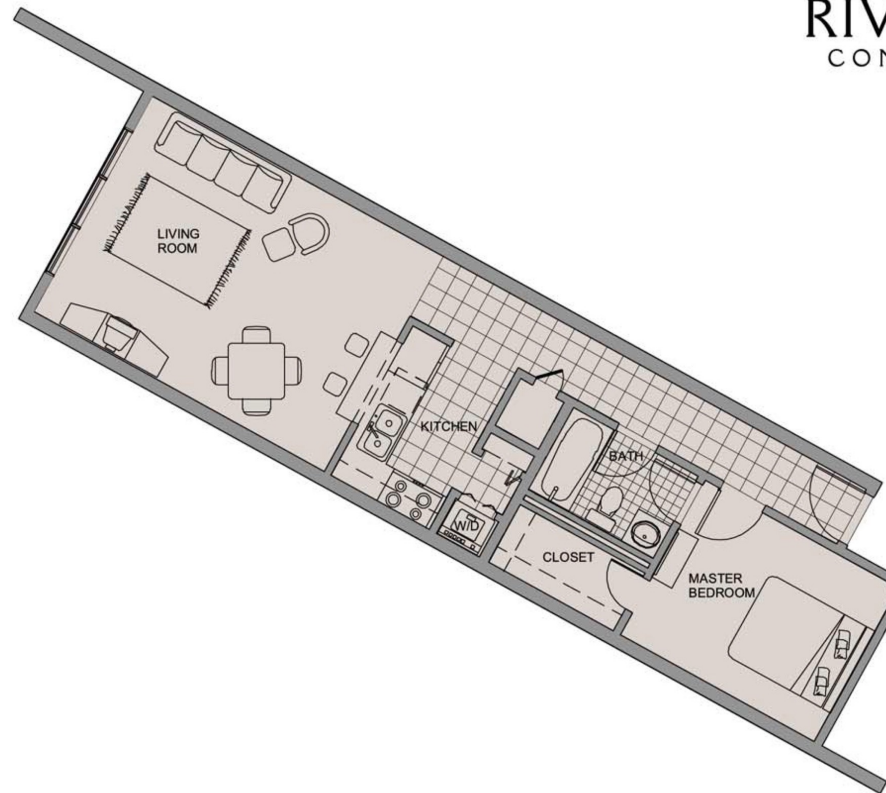


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Unit D Floorplan

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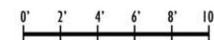
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UNIT D

LIVING 671 sf

NEED NOT BE BUILT

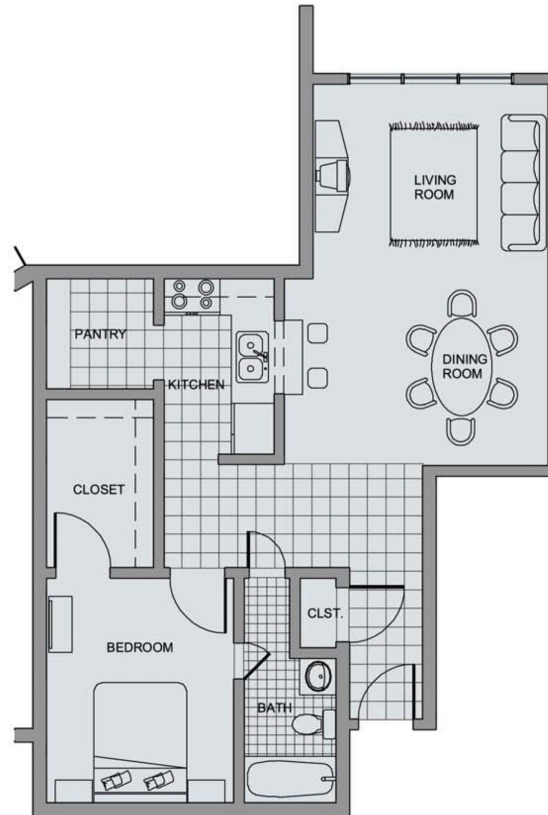


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Unit E Floorplan

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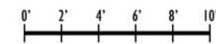
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UNIT E

LIVING	829 sf
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NEED NOT BE BUILT



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Unit F Floorplan

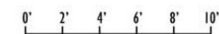
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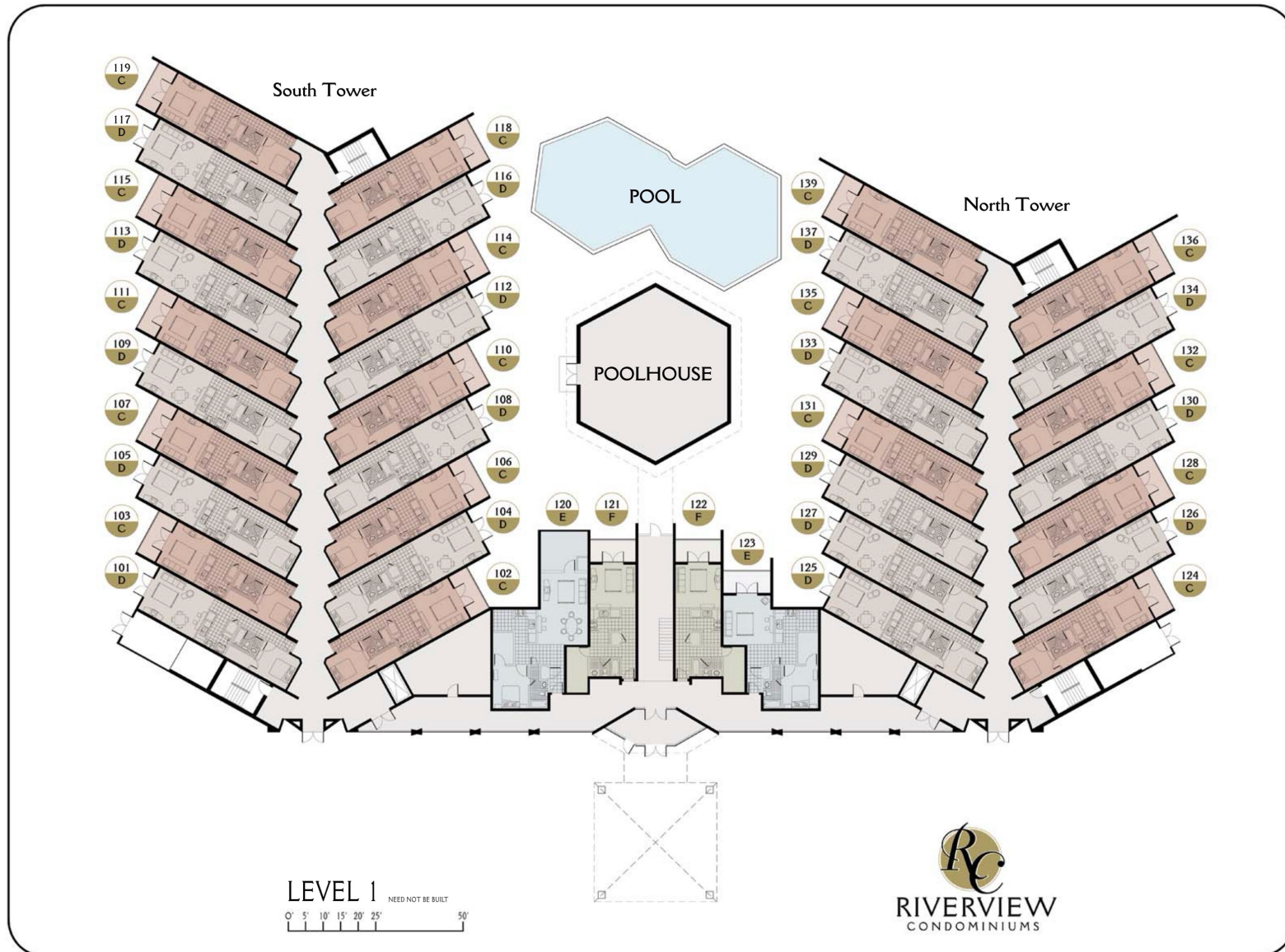


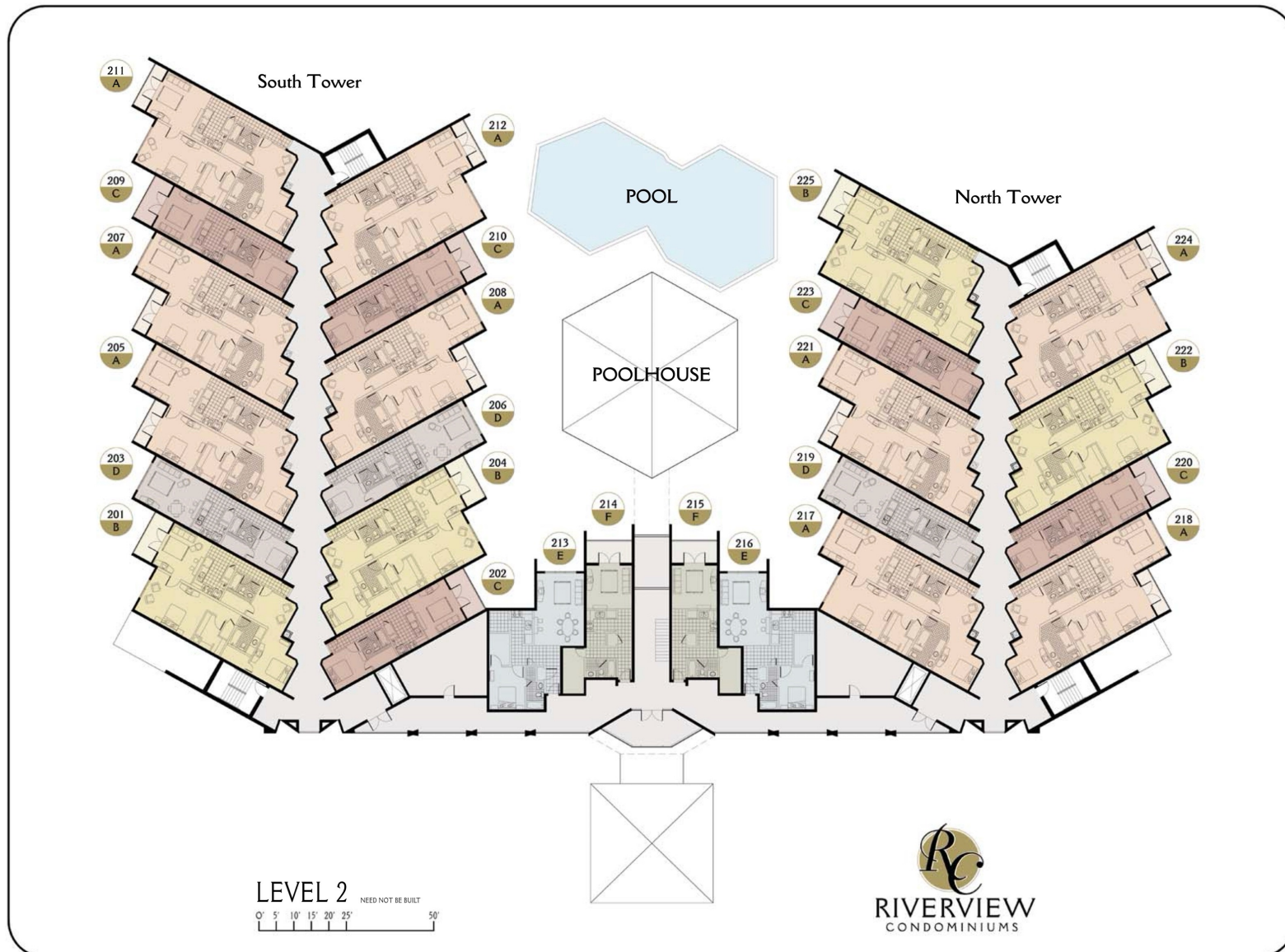
UNIT F	
Living	646 sf
Balcony	83 sf
TOTAL	729 sf

NEED NOT BE BUILT



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N 3rd St Front View

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Pool Aerial

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Pool

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Pool House

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Pool House

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Living Room

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Kitchen

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Bedroom

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Interior

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Exterior

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Living Room

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Exterior Patio

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Entrance Gate

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Living Room

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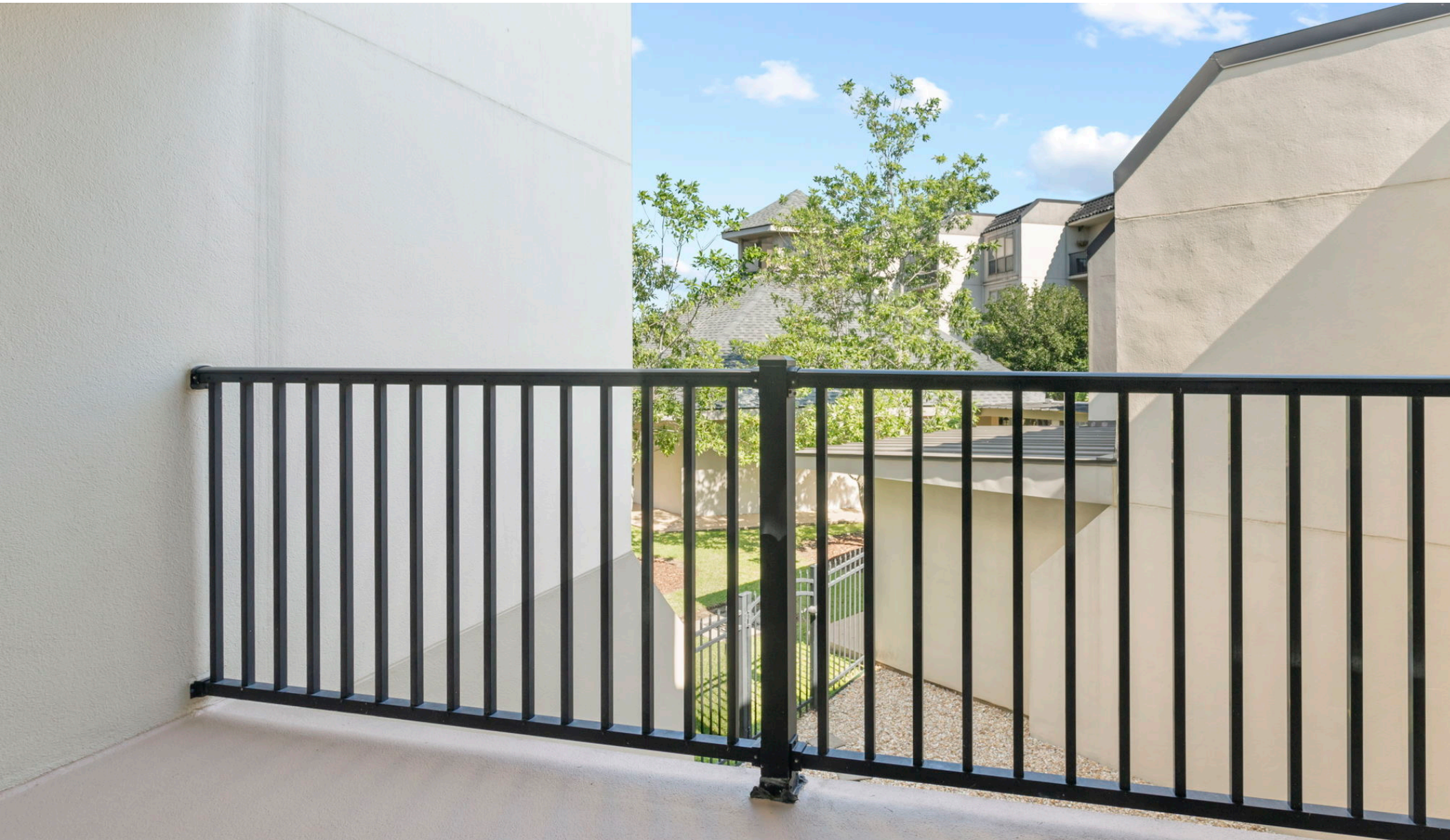
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Balcony

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Living Room

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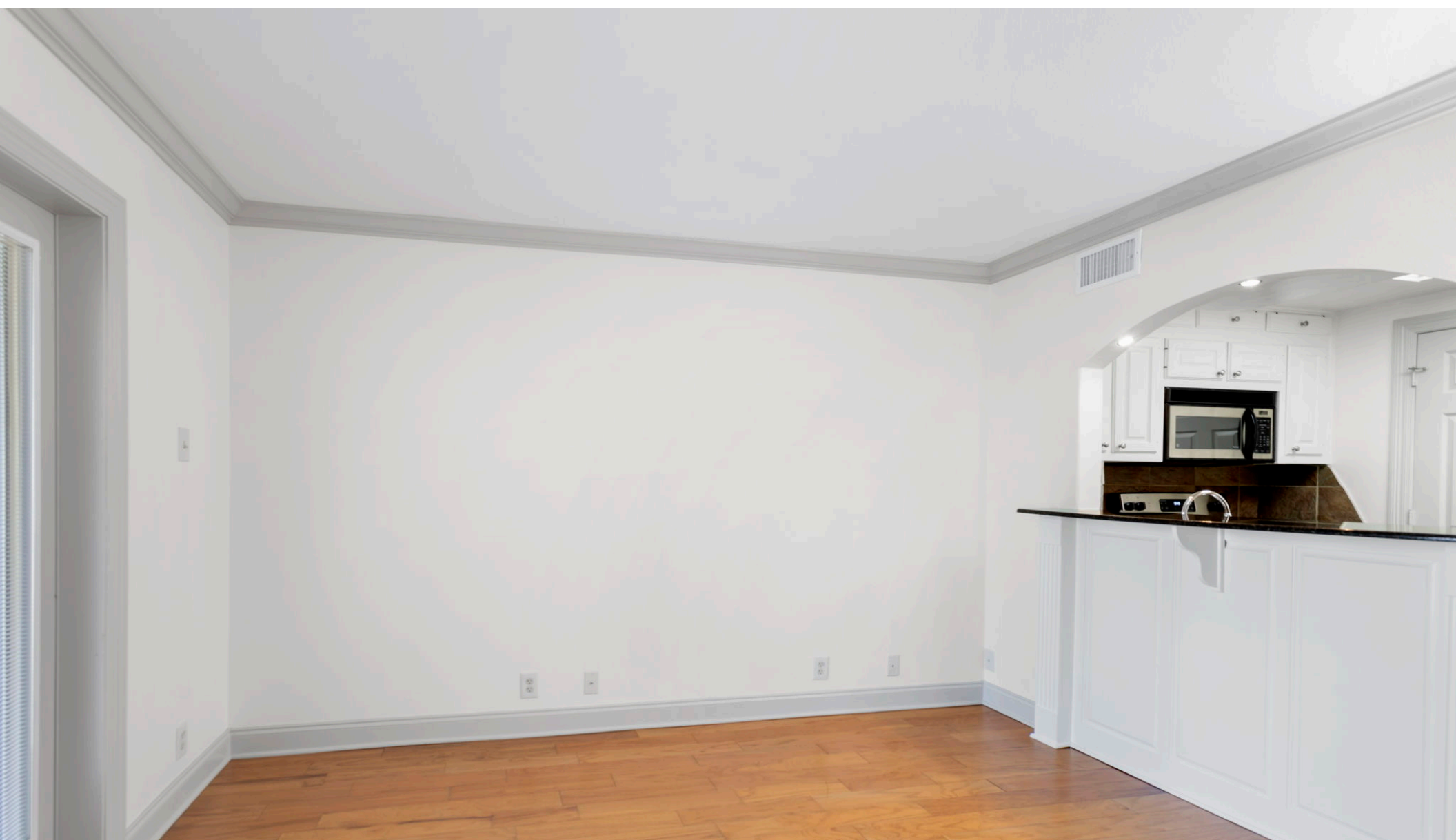
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Living Room

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Interior

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Kitchen

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Kitchen & Laundry

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Bedroom

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Bathroom

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Bathroom

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