



240 CLARENCE AVENUE, NEW LLANO LA 71461

Multi-Family Investment Opportunity

Sale Price: \$11,500,000

Total Units: 162
Total Buildings: 18

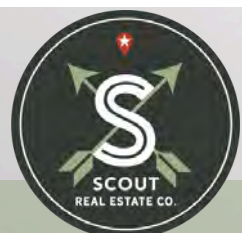


Seven Oaks Leesville offers 162 units in a great location with stable rental income.

Upscale amenities, professional management, and potential value-add opportunities make it an attractive investment.

Proven occupancy history and strong financial performance add to its appeal.

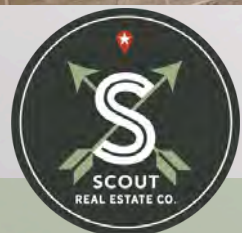
Schedule a tour today to explore this premier multifamily asset.



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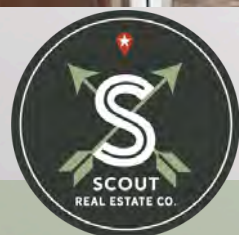
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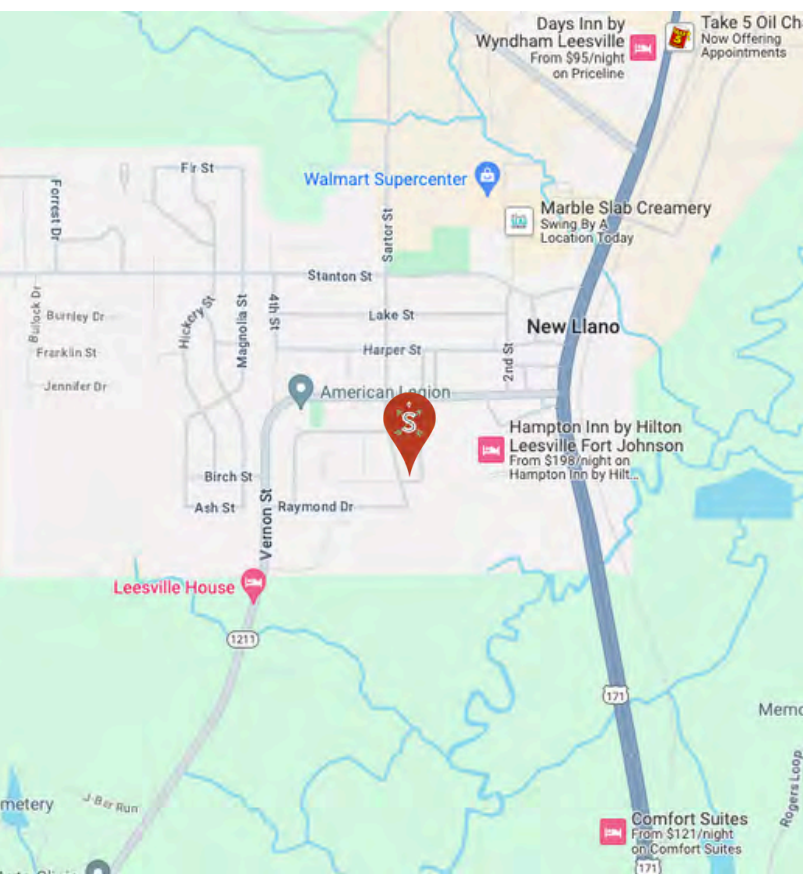
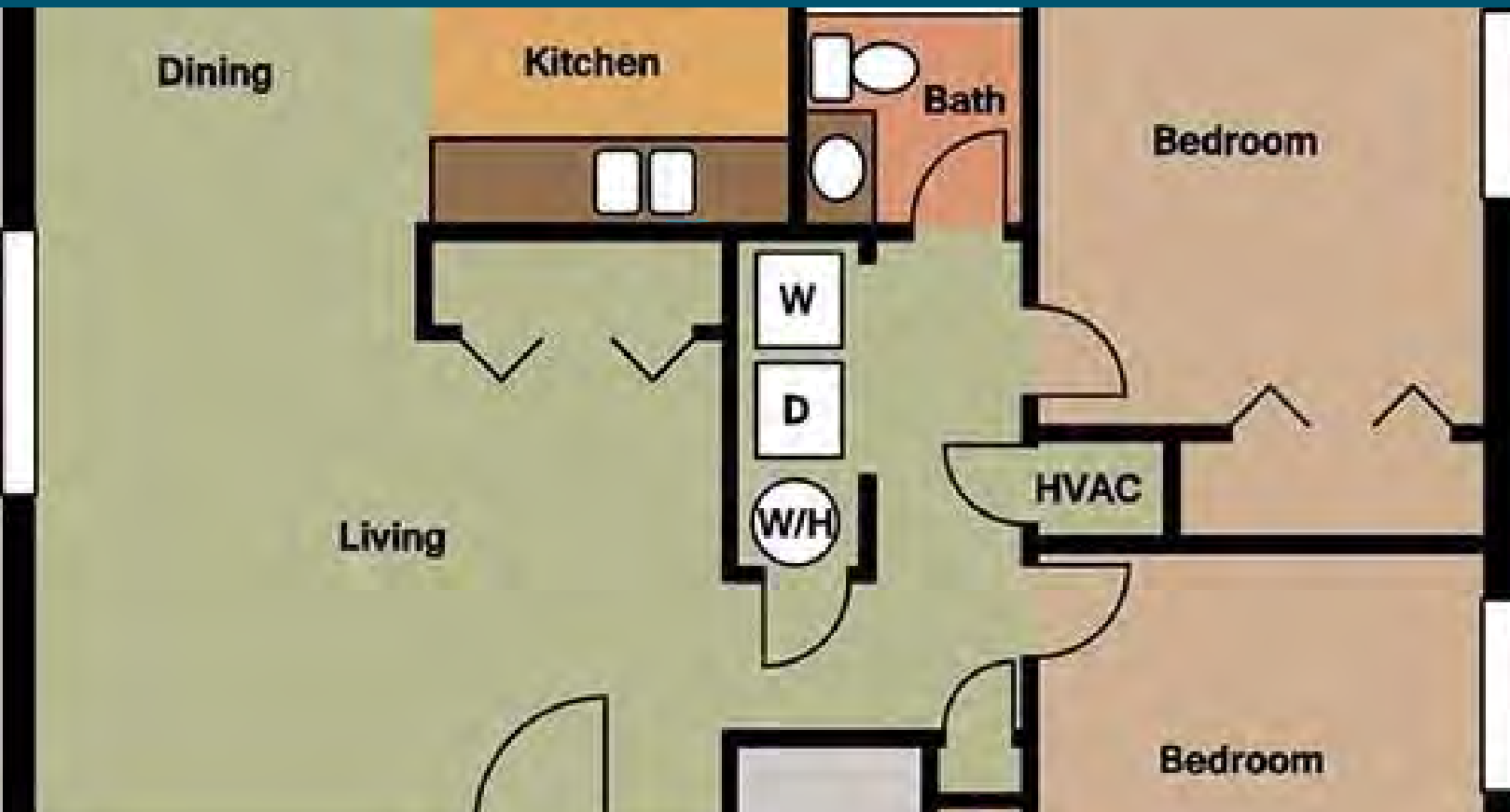
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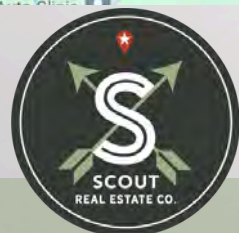
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- SALE PRICE: \$12,250,000
- 18 BUILDINGS
- 162 UNITS
- 5.442 ACRE SITE
- PROFESSIONAL MANAGEMENT



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- COMPLEX IS SITUATED ON A 5.442 ACRE LOT
- EACH UNIT HAS BEEN VERY WELL MAINTAINED AND MANICURED.
- DESIGNATED PARKING SPOTS
- LOCATED RIGHT OFF US-171 AND LESS THAN 15 MINUTES AWAY FROM LEESVILLE CITY AIRPORT
- VACANCIES ALLOW FOR FUTURE CASH FLOW
- INCREDIBLE INVESTMENT OPPORTUNITY



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FINANCIAL SUMMARY

Income Statement (Profit and Loss)
Seven Oaks Grand Coteau, LLC - Leesville Properties

Account	5/31/24	4/30/24	3/31/24	2/29/24	1/31/24	12/31/23	11/30/23	10/31/23	9/30/23	8/31/23	7/31/23	6/30/23	Total
Income													
Rental Income	90,250.00	101,809.50	92,120.17	101,971.10	72,671.07	91,522.84	77,489.83	106,493.68	75,851.83	86,077.51	96,656.88	94,050.70	1,086,965.11
Total Income	90,250.00	101,809.50	92,120.17	101,971.10	72,671.07	91,522.84	77,489.83	106,493.68	75,851.83	86,077.51	96,656.88	94,050.70	1,086,965.11
Gross Profit													
Operating Expenses													
Repairs and Maintenance	3,755.00	1,561.50	3,377.18	1,562.98	1,365.58	915.59	924.41	583.47	3,220.70	2,625.25	3,688.29	1,721.26	25,301.21
Taxes - Property	12,660.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,660.94
Utilities	4,954.21	822.52	7,579.31	1,638.82	1,188.15	2,856.01	3,526.97	1,438.00	1,980.08	1,819.00	1,026.00	3,390.52	32,219.59
Insurance - Property	8,897.49	0.00	0.00	0.00	18,053.62	0.00	9,026.81	9,157.16	0.00	9,658.20	9,658.20	18,175.33	82,626.81
Total Operating Expenses	30,267.64	2,384.02	10,956.49	3,201.80	20,607.35	3,771.60	13,478.19	11,178.63	5,200.78	14,102.45	14,372.49	23,287.11	152,808.55
Operating Income	59,982.36	99,425.48	81,163.68	98,769.30	52,063.72	87,751.24	64,011.64	95,315.05	70,651.06	71,975.06	82,284.39	70,763.59	934,156.57
Net Income	59,982.36	99,425.48	81,163.68	98,769.30	52,063.72	87,751.24	64,011.64	95,315.05	70,651.06	71,975.06	82,284.39	70,763.59	934,156.57

Income Statement (Profit and Loss)
Seven Oaks Grand Coteau, LLC - Leesville Properties
Estimated Monthly Income and Expenses for 12 sequential months.

Account	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	Total
Income													
Rental Income	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	1,158,000.00
Total Income	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	96,500.00	1,158,000.00
Gross Profit													
Operating Expenses													
(i) Repairs and Maintenance	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	25,000.00
(iv) Taxes - Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,300.00
(ii) Utilities	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	32,400.00
(iii) Insurance - Property Management	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	8,898.00	106,776.00
	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
Total Operating Expenses	17,681.00	17,681.00	17,681.00	17,681.00	17,681.00	17,681.00	17,681.00	17,681.00	17,681.00	17,681.00	17,681.00	80,985.00	275,476.00
Operating Income	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	15,515.00	882,524.00
Net Income	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	78,819.00	15,515.00	882,524.00

Actual Expenditures for the period beginning 06/01/2023 and ending 05/31/2024:
(i) \$25,301 OpEx - Repairs and Maintenance
(ii) \$32,219 Utilities paid to the New Llano Water Department & Beauregard Electric Cooperative, Inc.

Projected Expenditure according to active policy as of 05/31/2024
(iii) \$8898 monthly premium paid to State Farm.

Projected Expenditure accord to facts outside of historical financial statements.
(iv) Challenge to Vernon Parish Property Tax Assessor ruling in favor of Seven Oaks Grand Coteau.



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FINANCIAL SUMMARY

End of Year		1
1	POTENTIAL RENTAL INCOME	\$1,158,000
2	-Vacancy & Credit Losses	
3	EFFECTIVE RENTAL INCOME	\$1,158,000
4	+Other Income (collectable)	
5	GROSS OPERATING INCOME	\$1,158,000
6	OPERATING EXPENSES	
7	Real Estate Taxes	\$63,300
8	Personal Property Taxes	
9	Property Insurance	\$106,776
10	Off Site Management	\$48,000
11	Payroll	
12	Expenses/Benefits	
13	Payroll Taxes/Worker's Compensation	
14	Repairs and Maintenance	\$25,000
15	Utilities	\$32,400
16		
17		
18		
19	Accounting and Legal	
20	Licenses/Permits	
21	Advertising	
22	Supplies	
23	Miscellaneous Contract Services	
24	Reserve for Roof Replacement	
25	Reserve for Building and Parking Lot	
26		
27	TOTAL OPERATING EXPENSES	\$275,476
28	NET OPERATING INCOME	\$882,524
29	-Interest-First Mortgage	
30	-Interest-Second Mortgage	
31	-Cost Recovery-Improvements	
32	-Cost Recovery-Personal Property	
33	-Loan Costs Amortization	
34	-	
35	-	
36	REAL ESTATE TAXABLE INCOME	\$882,524
37	Tax Liability (Savings) at 0.0%	
38	NET OPERATING INCOME (Line 28)	\$882,524



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