

INVESTMENT OPPORTUNITY

THREE INCOME PRODUCING PROPERTIES.
STABLE TENANTS. ESTABLISHED CASH FLOW.



1251 Bordelon Rd.,
Breaux Bridge, LA.

A solid investment with
multiple income streams
in a great location.

INCOME OVERVIEW



BUILDING

Leased at \$1700/mo.

Current lease in effect
until 11/30/26.



DOUBLE WIDE

Leased at \$1350/mo.

Current lease in effect
until 11/22/26.



SINGLE WIDE

Leased at \$1000/mo.

Current lease in effect
until 12/31/26.



INSURANCE INFORMATION

**Current insurance for the
building is approximately
\$2250/year.

**Current insurance costs for
both mobile homes is
approximately **\$1100/year**
each.

*Note: Insurance rates vary based on
owner, losses, and other factors.*



DOUBLE WIDE

- Currently leased at \$1350/mo.
- Current lease in effect until 11/22/26.
- Current insurance costs approximately \$1100/year.



SINGLE WIDE

- Currently leased at \$1000/mo.
- Current lease in effect until 12/31/26.
- Current insurance costs approximately \$1100/year.



EXPENSES & CASH FLOW



EXPENSES

Insurance and Taxes
\$6,250/year



INCOME

Gross Rental Income
\$48,000/year



NET INCOME

Net Cash Flow
\$41,750/year



MULTIPLE INCOME STREAMS

Three income producing
assets on one property.



GREAT LOCATION

Convenient access with
room to grow.



ESTABLISHED TENANTS

Leases in place through
late 2026.



SOLID INVESTMENT

Diverse income streams
in a high-demand area.



CONTACT US TODAY

for more information or to schedule a showing.

All lease dates and amounts are current as of the date
of this flyer and subject to change.
Buyer to verify all information.