



Offering Memorandum

1428 HICKORY AVE

Harahan, LA, 70123

Bridgewater Realty Advisors
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**1428 HICKORY AVE
HARAHAN, LA, 70123**

4-plex



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OFFERING

Positioned in one of the most rapidly growing corridors in the New Orleans metro, this fully renovated 4-plex at 1428 Hickory Avenue in Harahan offers a rare opportunity to acquire a fully renovated, stabilized, high-performing asset in an unbeatable location. **Each unit separately metered for water & electricity.**

Situated directly adjacent to Elmwood Shopping Center and surrounded by significant new development and job growth, this property benefits from strong tenant demand and long-term upside. Each spacious unit is a two-story townhouse layout featuring 2 bedrooms and 1.5 bathrooms, finished with modern, high-end upgrades including stainless steel appliances, updated interiors, and clean, contemporary design. The property is 100% occupied with all four units generating \$1,500 per month, producing a total gross monthly income of \$6,000.

This is a true turnkey investment, professionally renovated, fully leased, and ready to deliver immediate cash flow. Opportunities like this in such a prime, high-growth submarket are extremely limited, don't miss your chance to secure a strong, income-producing asset with built-in momentum.

SUMMARY

BUILDING PRICE: \$640,000

UNIT COUNT: 4

PRICE PER UNIT: \$160,000

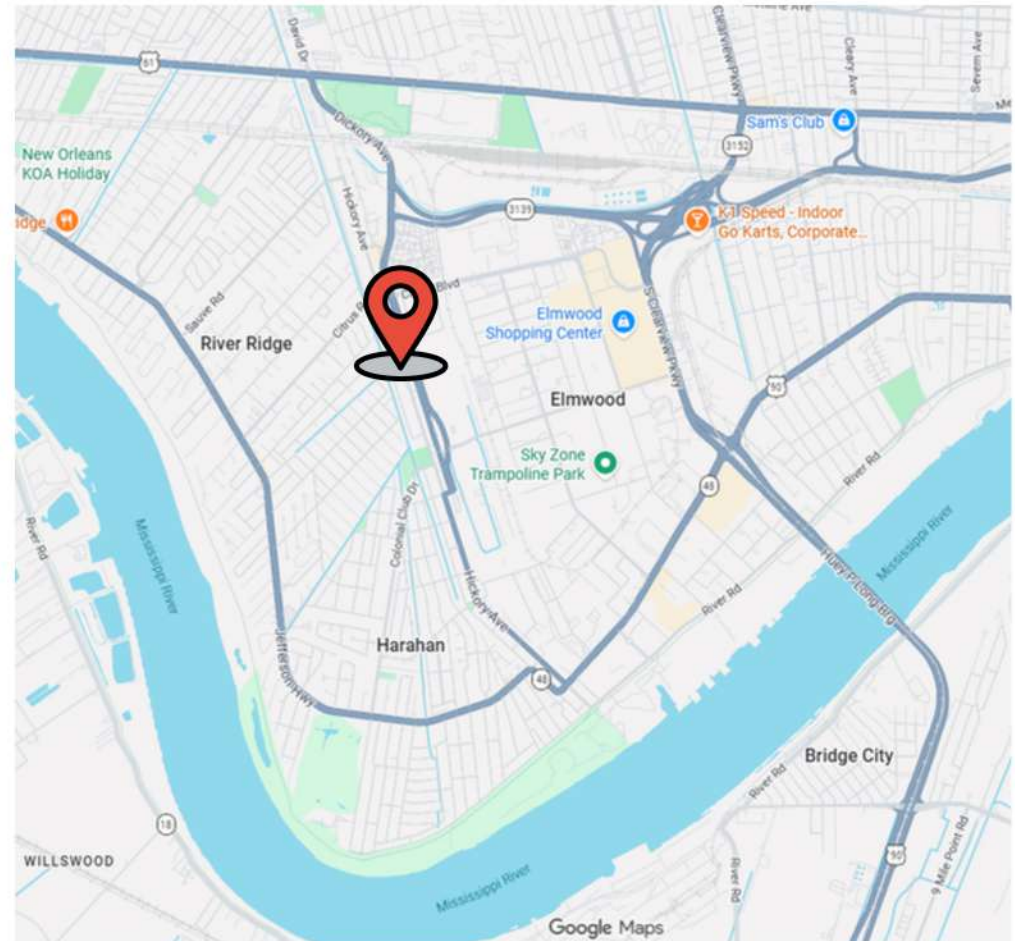
GBA: ~4,600 sf

PRICE PER SF: \$139/sf

STORIES: 2

GROSS RENT: \$6,000/month

OCCUPANCY: 100%









FINANCIAL OVERVIEW

1428 HICKORY AVE, HARAHAN, LA, 70123

RENT ROLL // 1428 HICKORY AVE

Unit #	Type	Size	Current Rent
A	2 BD / 1.5 BA	1150	\$1,500
B	2 BD / 1.5 BA	1150	\$1,500
C	2 BD / 1.5 BA	1150	\$1,500
D	2 BD / 1.5 BA	1150	\$1,500
	PER MONTH	4600	\$6,000
	PER YEAR		\$72,000

EXPENSE BREAKDOWN // 1428 HICKORY AVE

Expense Breakdown		
Expense	Annual	Monthly
Real Estates Taxes	\$3,674	\$306.17
Flood Insurance	\$1,033	\$86.08
Property Insurance	\$13,000	\$1,083.33
Maintenance*	\$2,300	\$191.67
TOTAL	\$20,007	\$1,667.25
Op Ex Ratio	29%	
Op Ex Per Unit	\$5,002	

*maintenance expense estimated based on market standards



CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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