



SALE

Studio Arms

261 JULES AVENUE
Jefferson, LA 70121

PRESENTED BY:

MICHAEL BUCHER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,255,000
NUMBER OF UNITS:	37
LOT SIZE:	20,766 SF
BUILDING SIZE:	21,000 SF
NOI:	\$437,775
CAP RATE:	7.0%

PROPERTY DESCRIPTION

Fully stabilized multi-family property in growing Jefferson Parish submarket, anchored by Ochsner Medical Center. 97% occupancy and very strong revenue growth that will accelerate when Ochsner’s children’s hospital and neuroscience center are complete.

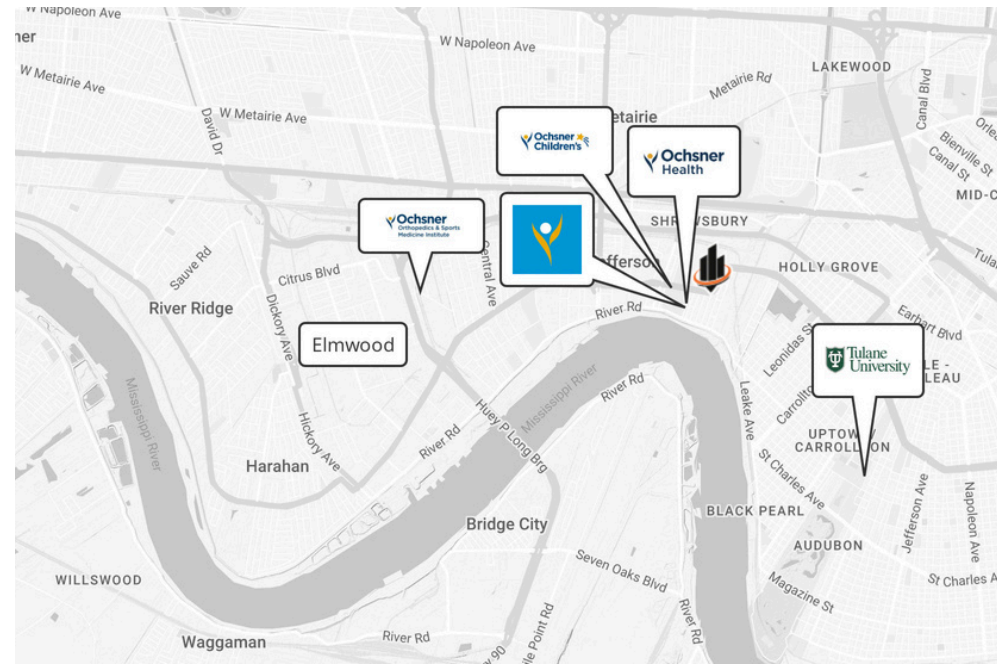
PROPERTY HIGHLIGHTS

- 37 units (97% occupied); 3-story w/ elevator
- Full renovation in 2022
- On-site parking and laundry
- 24% Revenue growth in 2024. 5.6% growth in 2025.
- Strong long-term market fundamentals. Ochsner Neuroscience Center (2026) and Children’s Hospital (2028) opening soon.



PROPERTY DETAILS & ECONOMIC DRIVERS

BUILDING NAME	Studio Arms
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
BUILDING SIZE	21,000 SF
LOT SIZE	20,766 SF
YEAR BUILT	1960
YEAR LAST RENOVATED	2022
NUMBER OF FLOORS	3
PARKING SPACES	24
ROOF	Asphalt shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	2



DEMAND DRIVER

Located just minutes from Ochsner's flagship Jefferson Highway campus, 261 Jules Avenue is positioned to benefit from more than \$370 million in ongoing healthcare investment, including the new Debra H. & Robert J. Patrick Neuroscience Center and the \$300 million Gayle & Tom Benson Ochsner Children's Hospital. These transformative projects expand one of Louisiana's largest employment hubs, creating hundreds of new permanent healthcare jobs while reinforcing long-term apartment demand from physicians, nurses, medical staff, researchers, administrators, and support personnel.

OCHSNER CHILDREN'S HOSPITAL

- Opening early 2028
- Expected to generate approximately 400 permanent healthcare jobs in addition to roughly 200 construction jobs during development.
- Designed to care for 100,000+ children annually across Louisiana and the Gulf South.

DEBRA H. & ROBERT J. PATRICK NEUROSCIENCE CENTER

- Opening in 2026
- Will consolidate 20+ neurological and behavioral health programs into a single destination campus.
- Will be the only freestanding major neuroscience facility between Houston and Atlanta.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION1 MILE2 MILES3 MILES

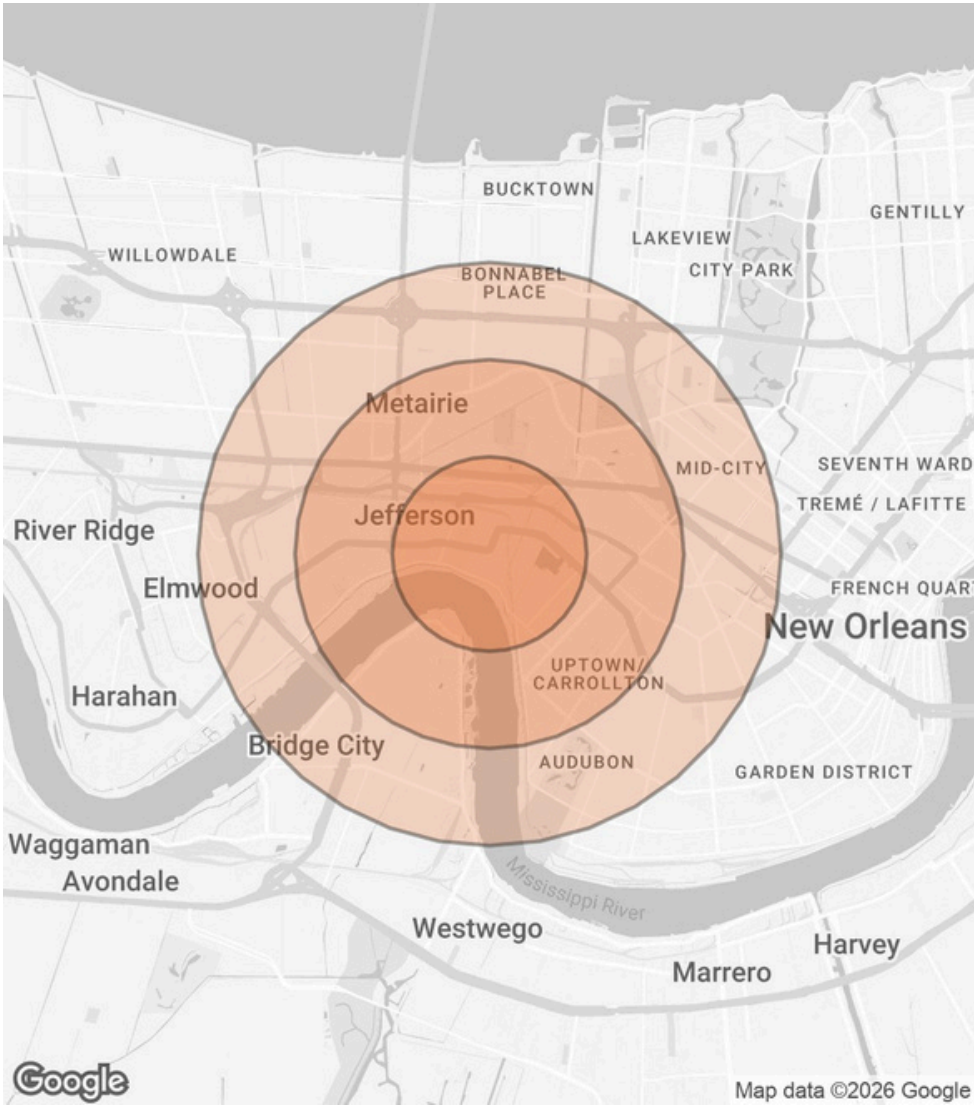
TOTAL POPULATION	9,485	58,567	133,717
AVERAGE AGE	40.8	39.2	39.0
AVERAGE AGE (MALE)	39.9	37.8	38.1
AVERAGE AGE (FEMALE)	41.7	40.7	40.0

HOUSEHOLDS & INCOME1 MILE2 MILES3 MILES

TOTAL HOUSEHOLDS	4,032	23,627	56,070
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$85,152	\$107,975	\$109,957
AVERAGE HOUSE VALUE	\$340,632	\$452,206	\$463,244

POPULATION
(INDUSTRY & OCCUPATION)1 MILE2 MILES3 MILES

HEALTH CARE & SOCIAL ASSISTANCE	9,485	58,567	133,717
ACCOMMODATION & FOOD SERVICES	40.8	39.2	39.0
HEALTH PRACTITIONERS & SUPPORT	39.9	37.8	38.1



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$6,255,000
PRICE PER SF	\$298
PRICE PER UNIT	\$169,054
GRM	
CAP RATE	7%
CASH-ON-CASH RETURN (YR 1)	7%
TOTAL RETURN (YR 1)	\$437,775

OPERATING DATA

GROSS POTENTIAL INCOME	\$607,932
OTHER INCOME	\$5,000
TOTAL POTENTIAL INCOME	\$612,932
VACANCY COST	\$30,397
GROSS INCOME	\$577,535
OPERATING EXPENSES	\$138,939
NET OPERATING INCOME	\$437,775
PRE-TAX CASH FLOW	\$437,775

FINANCING DATA

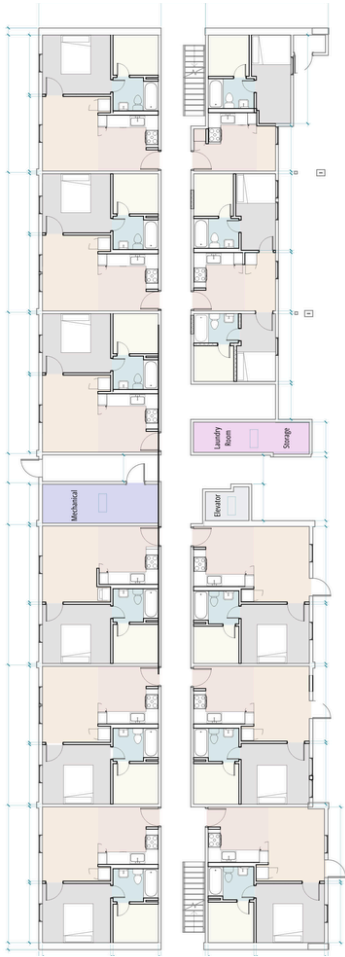
DOWN PAYMENT	\$6,255,000
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UNIT MIX SUMMARY

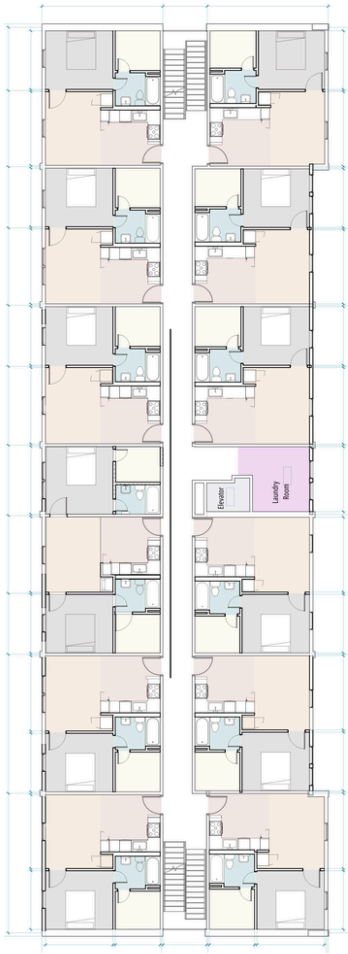
UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT
1 BED 1 BATH	1	1	34	91.90%	433 SF	\$1,321	\$3.05	\$1,075	\$1,475
1.5 BED 1 BATH	1.5	1	1	2.70%	562 SF	\$1,500	\$2.67	\$1,500	\$1,500
2 BED 2 BATH	2	2	2	5.40%	676 SF	\$2,063	\$3.05	\$1,875	\$2,250
AVERAGES					450 SF	\$1,367.86	\$3.06	\$1,107	\$1,518



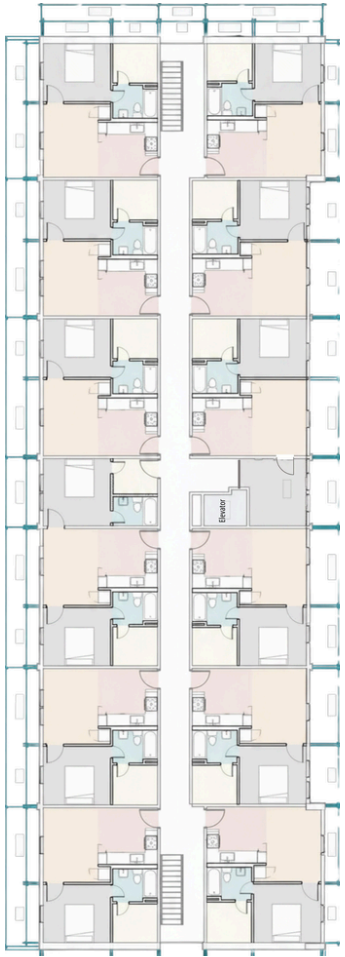
FLOOR PLANS



FIRST FLOOR



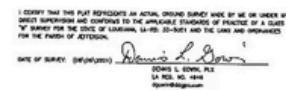
SECOND FLOOR



THIRD FLOOR

STUDIO ARMS

SVN | URBAN PROPERTIES





PRESENTED BY:

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