

New Orleans, LA

8017 Bullard Ave

Four Unit Multifamily Property

Offering Memorandum



Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70001
504-901-0463
Licensed in LA, MS



**8017 BULLARD AVE
NEW ORLEANS, LA, 70128**

4 Unit Multifamily Property



MASON W. MCCULLOUGH

Principal | Broker
504.298.8631

mason@bridgewater.realty



BRYCE MARULLO

Principal | Agent
504.301.5583

Bryce@bridgewater.realty

OFFERING

Wonderfully maintained brick fourplex offers comfort and convenience for tenants and long term value to new owner. Each of the four units feature spacious two story layout with living, kitchen and half bath down plus two bedrooms and full bathroom upstairs. All units have a private outdoor area and ample off street parking. Long-term, month to month tenants pay utilities with separately metered water and electric services.

Each unit has two bedrooms and one bath up with half bath and living down. Total monthly rent of \$3800, this property would qualify under FHA guidelines for an owner occupant. Easy access to I-10 and New Orleans Metro Area.

SUMMARY

BUILDING PRICE: \$360,000

PRICE PER UNIT: \$90,000

PRICE PER SF: \$81/sf

IN PLACE CAP RATE: 7.44%

PRO FORMA CAP RATE: 8.30%

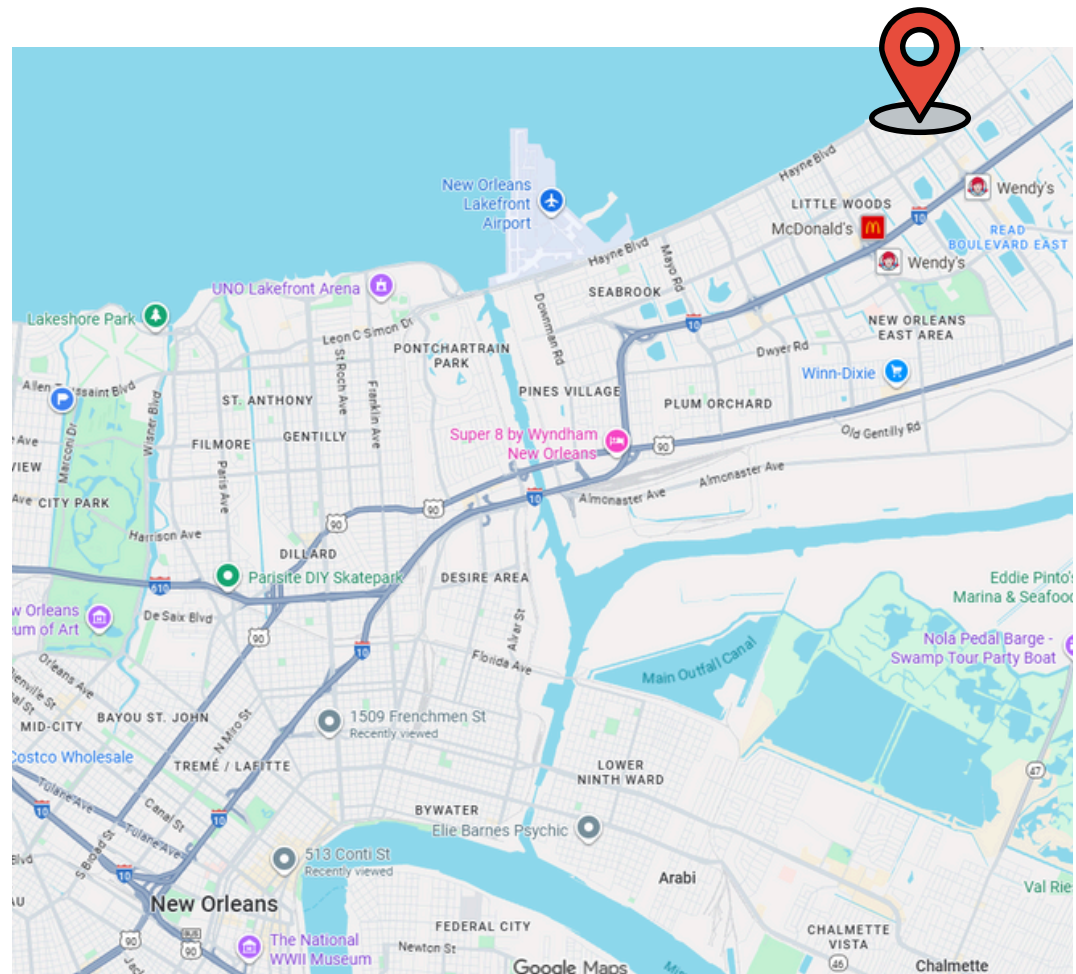
UNIT COUNT: 4

GBA: 4,080 sf

LOT SIZE: 50x144

STORIES: 2

FLOOD ZONE: X





FINANCIAL OVERVIEW

8017 BULLARD AVE, NEW ORLEANS, LA, 70128



BRIDGEWATER
REALTY ADVISORS

RENT ROLL // 8017 BULLARD AVE.

Unit #	Type	Current Rent
Bullard A	2 BD / 1.5 BA*	\$950
Bullard B	2 BD / 1.5 BA*	\$950
Bullard C	2 BD / 1.5 BA*	\$950
Bullard D	2 BD / 1.5 BA*	\$950
PER MONTH		\$3,800
PER YEAR		\$45,600

*tenant pays for all utilities

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.



MASON W. MCCULLOUGH
Principal | Broker

Mobile Phone
504.298.8631

Email Address
mason@bridgewater.realty



BRYCE MARULLO
Principal | Agent

Mobile Phone
504-301-5583

Email Address
bryce@bridgewater.realty

Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70001
504-901-0463
Licensed in LA, MS