

Multifamily for Sale

4627 TIGERLAND AVE

4627 TIGERLAND AVE
BATON ROUGE, LA 70820-3623



For more information

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Price: \$799,000

Property Highlights

- 10 Units in Tigerland near the new proposed LSU Sports Arena
- Unique contracts generating \$1,063 to \$1,200 per unit/per month
- Remodeled units
- Annual Potential Gross Rental Income \$127,560
- Annual Operating Expenses Approx \$40,000
- 70% occupied and will get to 100% soon
- Low maintenance shotgun style two story building
- Opportunity for a land play due to the proposed LSU Sports Arena
- Broker/Owner

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PROPERTY SUMMARY

4627 Tigerland Ave

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Property Summary

Date	12/30/2025
Price:	\$799,000
Units:	10
Price / Unit:	\$79,900
NOI:	Approx \$85,000
CAP Rate:	10.63%
Occupancy:	70%
Building SF:	4,400
Price / SF:	\$181.59
Lot Size:	9,800 SF
Parking:	15
Remodeled	2024

Property Overview

This property is a two story 10 unit apartment complex in the middle of Tigerland. All the units are the same; approximately 400 sf studios. They all have kitchen cabinets, a stove, a fridge, and a window unit. They are open space with a closet and a private bathroom.

The tenants are referred and subsidized by two special programs. The leases are 12 month leases and the rents are direct deposited. Contact us for more information.

Location Overview

Tigerland is a well known multifamily community right next to the LSU golf course (A potential location for the new sports arena). As you enter Tigerland, you are greeted by the popular student nightlife bar scene like Fred's Bar and Grill, Mike's and The House.

Tigerland was once the premier student housing area of choice, and we believe that with the new LSU Sports Arena, those days can come back.

PROPERTY PHOTOS

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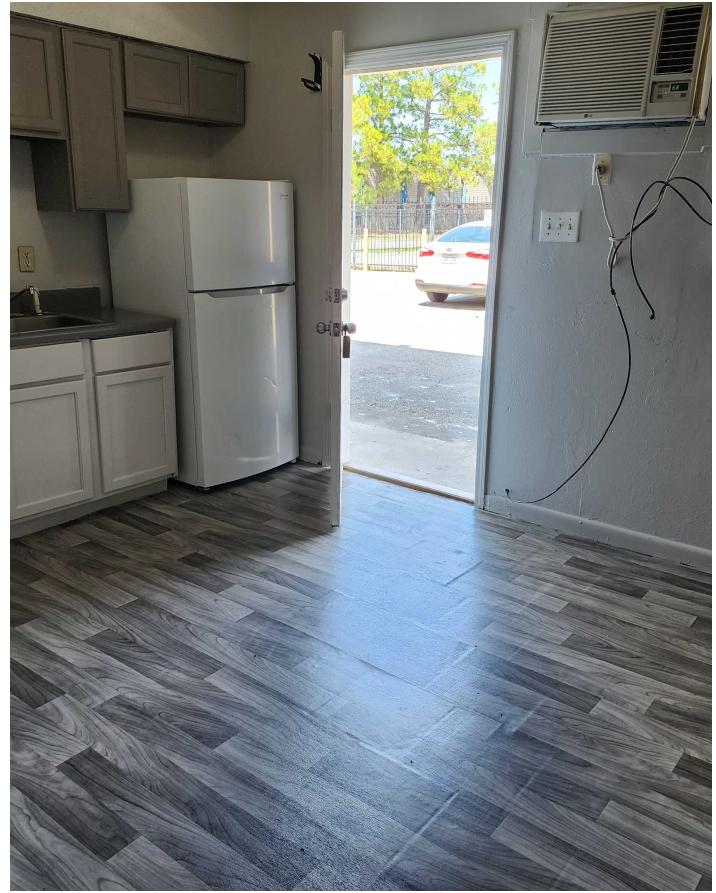


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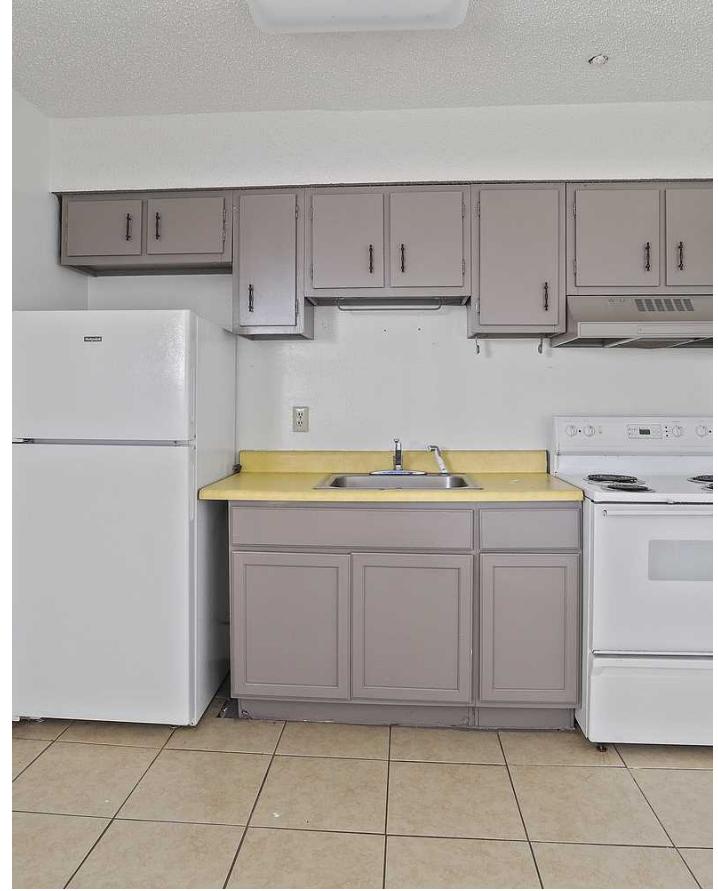


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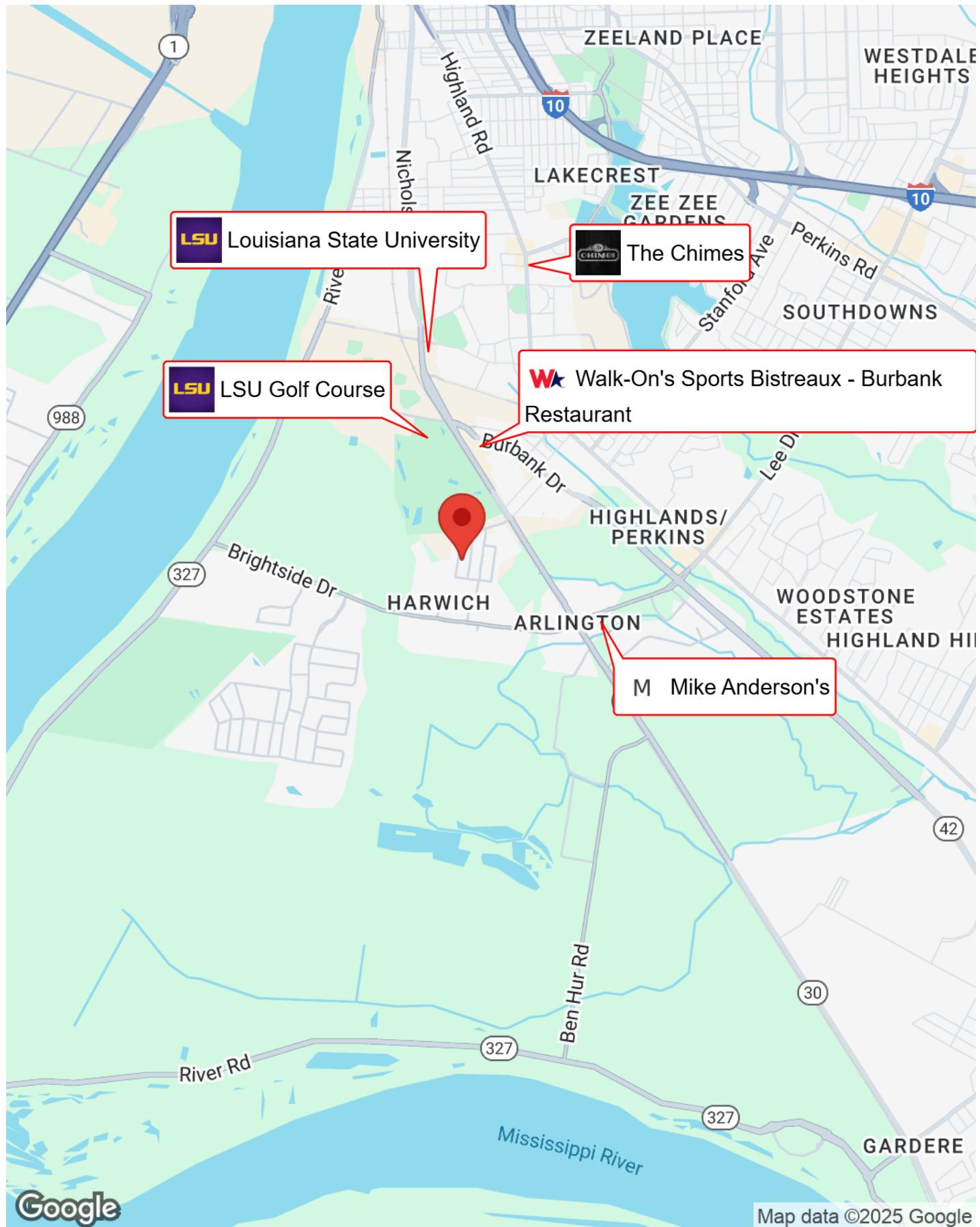


BUSINESS MAP

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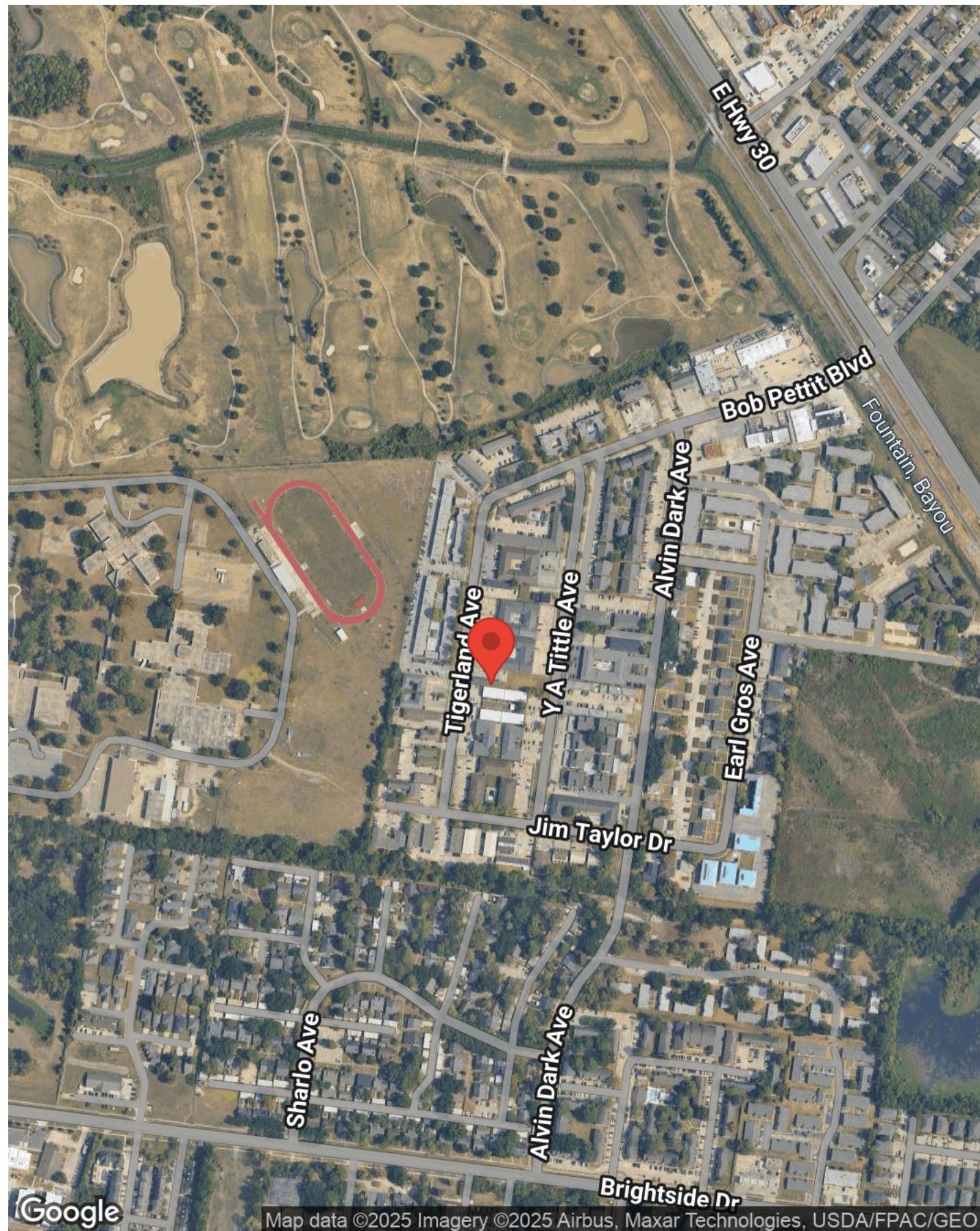


AERIAL MAP

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Google

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CASH FLOW ANALYSIS

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Before-Tax Cash Flow Year Ending	Year 1 11/2026	Year 2 11/2027	Year 3 11/2028	Year 4 11/2029	Year 5 11/2030
Before-Tax Cash Flow					
Gross Scheduled Income	\$127,560	\$130,749	\$134,018	\$137,368	\$140,802
General Vacancy	(\$8,929)	(\$9,152)	(\$9,381)	(\$9,616)	(\$9,856)
Total Operating Expenses	(\$29,600)	(\$29,883)	(\$30,172)	(\$30,468)	(\$30,771)
Net Operating Income	\$89,031	\$91,714	\$94,464	\$97,284	\$100,175
Loan Payment	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$89,031	\$91,714	\$94,464	\$97,284	\$100,175
Cash-On-Cash Return	26.21%	27.00%	27.81%	28.64%	29.49%
Taxable Income					
Net Operating Income	\$89,031	\$91,714	\$94,464	\$97,284	\$100,175
Depreciation	(\$22,270)	(\$23,241)	(\$23,241)	(\$23,241)	(\$22,270)
Taxable Income (Loss)	\$66,761	\$68,472	\$71,223	\$74,043	\$77,905
After-Tax Cash Flow					
Before-Tax Cash Flow	\$89,031	\$91,714	\$94,464	\$97,284	\$100,175
Income Taxes	(\$27,539)	(\$28,245)	(\$29,379)	(\$30,543)	(\$32,136)
After-Tax Cash Flow	\$61,492	\$63,469	\$65,085	\$66,741	\$68,039
Cash-On-Cash Return	18.10%	18.68%	19.16%	19.65%	20.03%

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ANNUAL PROPERTY OPERATING DATA

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Description Year Ending	Year 1 11/2026	Year 2 11/2027	Year 3 11/2028	Year 4 11/2029	Year 5 11/2030
Income					
Rental Income	\$127,560	\$130,749	\$134,018	\$137,368	\$140,802
Gross Scheduled Income	\$127,560	\$130,749	\$134,018	\$137,368	\$140,802
General Vacancy	(\$8,929)	(\$9,152)	(\$9,381)	(\$9,616)	(\$9,856)
Gross Operating Income	\$118,631	\$121,597	\$124,636	\$127,752	\$130,946
Expenses					
Property Management (Self Manage) Turbotenant	(\$200)	(\$205)	(\$210)	(\$215)	(\$221)
Entergy-Lights (Landlord Pays)	(\$3,167)	(\$3,247)	(\$3,328)	(\$3,411)	(\$3,496)
BRW-Water (Landlord Pays)	(\$1,592)	(\$1,632)	(\$1,673)	(\$1,715)	(\$1,758)
Pest Control (Arrow Pest)	(\$750)	(\$769)	(\$788)	(\$808)	(\$828)
Lawn Service (FF)	(\$810)	(\$830)	(\$851)	(\$872)	(\$894)
Maintenance	(\$6,000)	(\$6,120)	(\$6,242)	(\$6,367)	(\$6,495)
Property Taxes	(\$5,600)	(\$5,600)	(\$5,600)	(\$5,600)	(\$5,600)
Hazard Ins	(\$9,500)	(\$9,500)	(\$9,500)	(\$9,500)	(\$9,500)
Flood Ins	(\$1,180)	(\$1,180)	(\$1,180)	(\$1,180)	(\$1,180)
Liability Ins	(\$800)	(\$800)	(\$800)	(\$800)	(\$800)
Total Operating Expenses	(\$29,600)	(\$29,883)	(\$30,172)	(\$30,468)	(\$30,771)
Operating Expense Ratio	24.95%	24.58%	24.21%	23.85%	23.50%
Net Operating Income	\$89,031	\$91,714	\$94,464	\$97,284	\$100,175

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PROPERTY RESALE ANALYSIS

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Description Year Ending	Year 1 11/2026	Year 2 11/2027	Year 3 11/2028	Year 4 11/2029	Year 5 11/2030
Resale Proceeds					
Projected Property Value	\$668,750	\$715,563	\$765,652	\$819,248	\$876,595
Resale Expenses	(\$33,438)	(\$35,778)	(\$38,283)	(\$40,962)	(\$43,830)
Proceeds Before Debt Payoff	\$635,313	\$679,784	\$727,369	\$778,285	\$832,765
Tax Basis					
Basis at Acquisition	\$799,000	\$799,000	\$799,000	\$799,000	\$799,000
Depreciation	(\$22,270)	(\$45,511)	(\$68,752)	(\$91,994)	(\$114,263)
Adjusted Tax Basis	\$776,730	\$753,489	\$730,248	\$707,006	\$684,737
Tax From Sale					
Resale Tax Gain (Loss)	(\$141,418)	(\$73,705)	(\$2,878)	\$71,279	\$148,028
Resale Tax Benefit (Cost)	\$0	\$0	\$0	(\$17,820)	(\$35,319)
After-Tax Cashflow From Sale					
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0
Net Resale Proceeds	\$635,313	\$679,784	\$727,369	\$760,465	\$797,446

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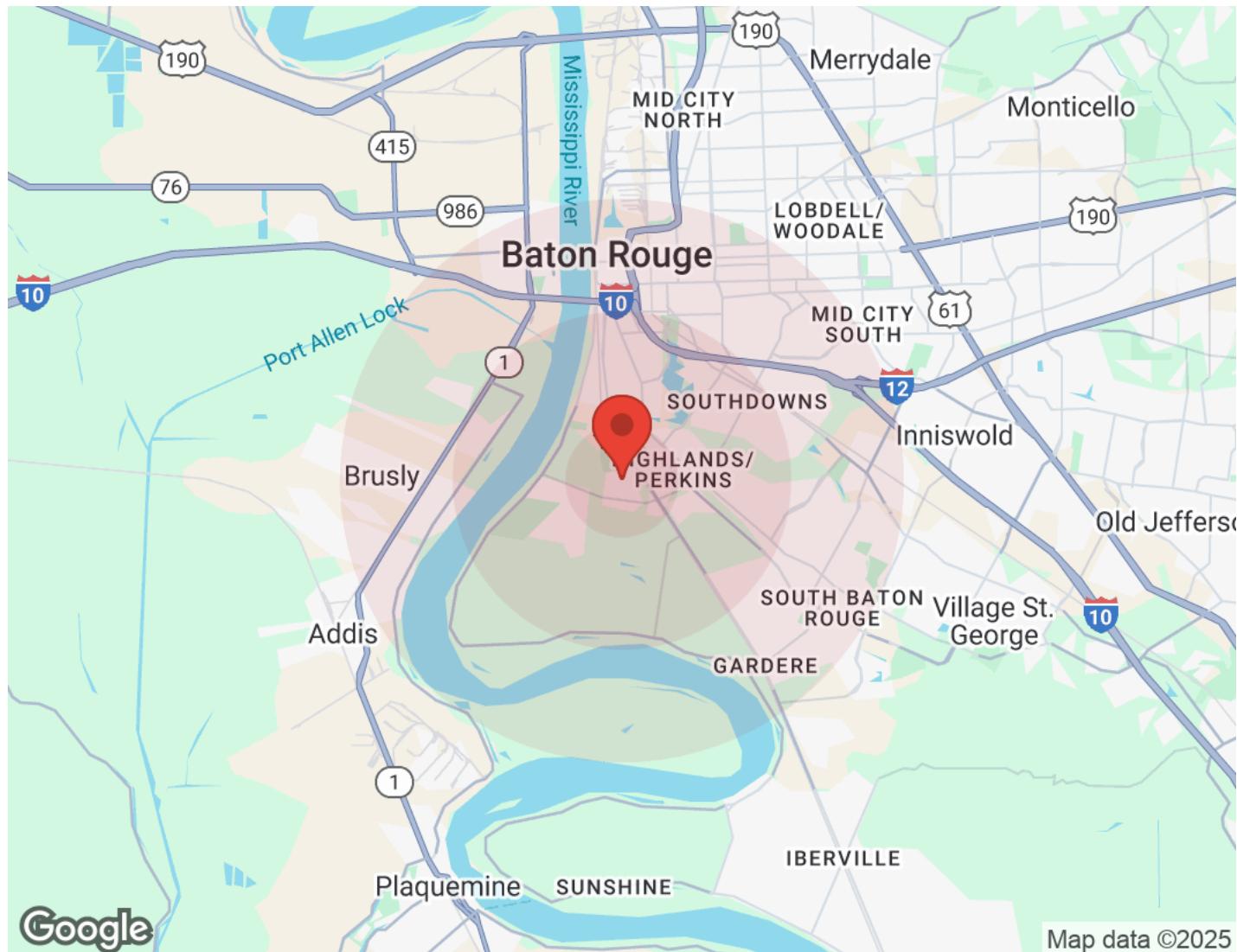


DETAILED DEMOGRAPHICS

4627 Tigerland Ave

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Population

	1 Mile	3 Miles	5 Miles
Male	6,502	30,296	67,040
Female	5,992	21,925	59,888
Total Population	12,494	52,221	126,928

Housing

	1 Mile	3 Miles	5 Miles
Total Units	7,695	24,555	62,796
Occupied	6,216	20,231	52,522
Owner Occupied	561	7,305	23,201
Renter Occupied	5,655	12,926	29,321
Vacant	1,479	4,325	10,275

Race

	1 Mile	3 Miles	5 Miles
White	5,976	29,547	62,791
Black	4,164	14,914	47,268
Am In/AK Nat	10	52	140
Hawaiian	2	16	25
Hispanic	935	3,666	9,494
Asian	1,167	3,102	5,128
Multi-Racial	225	888	1,993
Other	16	42	102

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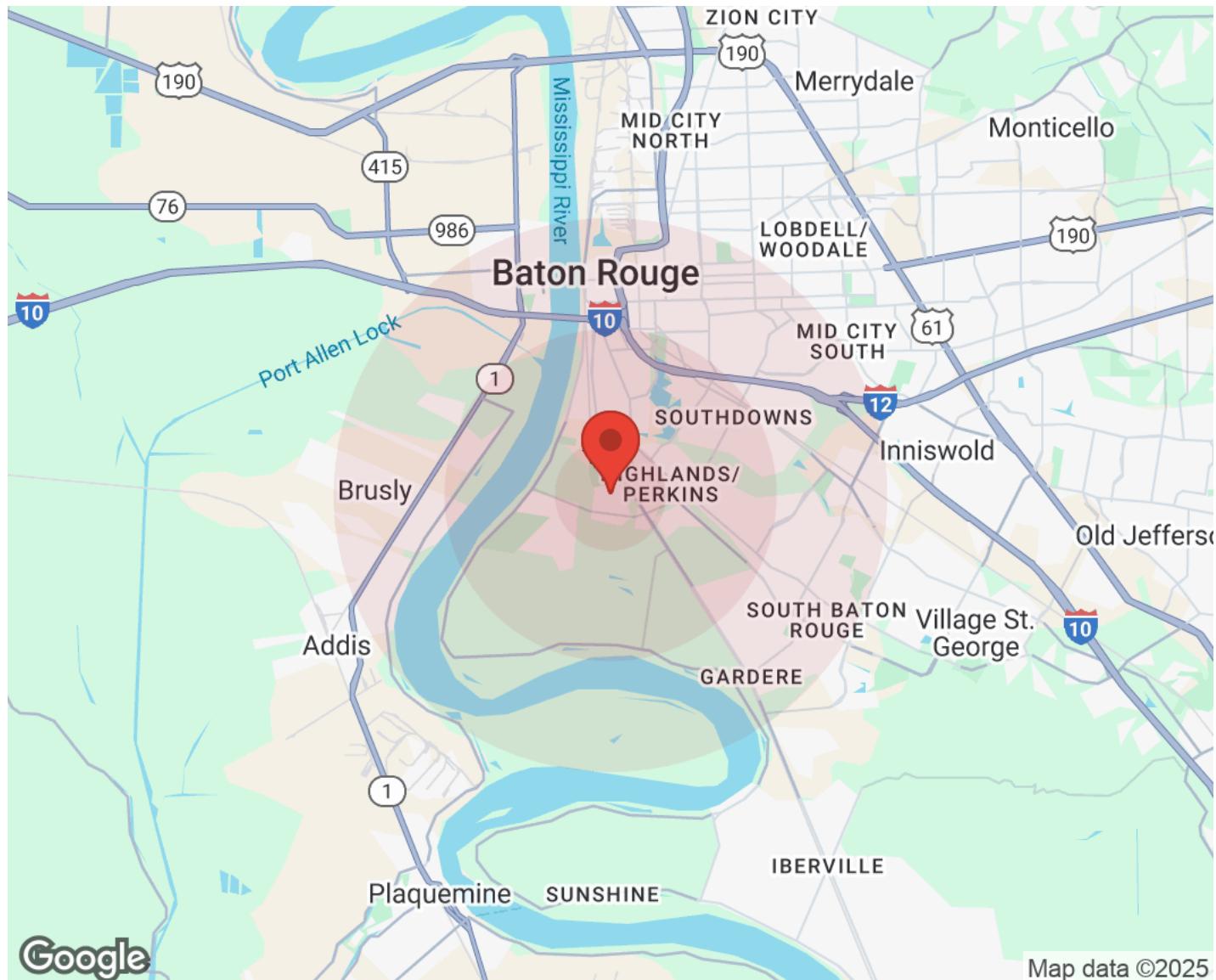


DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	705	2,418	7,018	Median	\$43,251	\$52,300	\$60,018
Ages 5-9	480	2,026	6,714	< \$10,000	888	3,095	5,634
Ages 10-14	374	1,911	6,275	\$10,000-\$14,999	263	784	2,425
Ages 15-19	1,226	8,698	13,085	\$15,000-\$19,999	512	1,097	2,076
Ages 20-24	5,155	14,054	21,762	\$20,000-\$24,999	190	814	2,065
Ages 25-29	1,677	4,395	10,709	\$25,000-\$29,999	399	962	2,391
Ages 30-34	863	2,985	8,795	\$30,000-\$34,999	467	945	2,163
Ages 35-39	416	2,026	7,001	\$35,000-\$39,999	138	523	1,540
Ages 40-44	298	1,938	6,743	\$40,000-\$44,999	386	830	2,004
Ages 45-49	225	1,597	5,423	\$45,000-\$49,999	430	727	1,900
Ages 50-54	232	1,597	5,303	\$50,000-\$59,999	806	1,471	4,057
Ages 55-59	180	1,549	5,323	\$60,000-\$74,999	708	1,912	4,632
Ages 60-64	224	1,657	5,617	\$75,000-\$99,999	234	1,589	5,810
Ages 65-69	170	1,651	5,538	\$100,000-\$124,999	181	1,317	4,385
Ages 70-74	109	1,415	4,611	\$125,000-\$149,999	98	665	2,426
Ages 75-79	70	1,027	3,232	\$150,000-\$199,999	203	1,258	3,503
Ages 80-84	52	619	1,938	> \$200,000	313	2,242	5,510
Ages 85+	36	659	1,841				

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SOLD AND ACTIVE COMPS

4627 Tigerland Ave

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Comparable analysis for the sale of 4627 Tigerland Ave, Baton Rouge, La 70820

SUBJECT PROPERTY

Building Name	Address	Units	List date	List Price	NOI	Cap Rate	Price per Door
Tigerland Studios	4627 Tigerland Ave, Baton Rouge, La 70820	10	1/1/2026	\$ 799,000.00	\$ 85,000.00	10.64%	\$ 79,900.00

SOLD

	Building Name	Address	Units	Date Sold	Price Sold	NOI	Cap Rate	Price per Door
1	Tiger Plaza	4445 Alvin Dark Ave, Baton Rouge, LA 70820	296	7/31/2025	\$ 5,450,000.00	\$ -	0.00%	\$ 18,412.16
2	Tiger Square	4759 Earl Gros Ave, Baton Rouge, LA 70820	74	9/26/2025	\$ 1,000,000.00		0.00%	\$ 13,513.51
3		5427 Nicholson Dr, Baton Rouge, LA 70820	4	9/24/2025	\$ 364,000.00		0.00%	\$ 91,000.00
4		4726 Earl Gros Ave, Baton Rouge, LA 70820	4	10/31/2024	\$ 267,000.00		0.00%	\$ 66,750.00
5	College Town Apartments	464 E Boyd Dr, Baton Rouge, LA 70808	20	03/29/2023	\$ 1,500,000.00	\$ 125,900.00	8.39%	\$ 75,000.00
6		1444 JIM TAYLOR DRIVE, Baton Rouge, LA 70820	10	3/24/2023	\$ 375,000.00		0.00%	\$ 37,500.00
7		4639 Tigerland Ave, Baton Rouge, LA 70820	32	11/15/2022	\$ 1,600,000.00		0.00%	\$ 50,000.00
8		4250 Dodson Ave, Baton Rouge, LA 70808	29	5/24/2021	\$ 3,440,000.00	\$ 267,596.72	7.78%	\$ 118,620.69
9	Tiger's Den Apartments - LSU	4639 Tigerland Ave, Baton Rouge, LA 70820	32	5/28/2020	\$ 878,000.00		0.00%	\$ 27,437.50

ACTIVE

	Building Name	Address	Units	List date	List Price	NOI	Cap Rate	Price per Door
1		1413 Jim Taylor Dr, Baton Rouge, LA 70820	84	9/11/2025	\$ 3,780,000.00			\$ 45,000.00
2		2105 Belle Pointe Alley, Baton Rouge, LA 70820	5	9/12/2025	\$ 925,000.00	\$ 57,600.00	6.23%	\$ 185,000.00
3		428 E Boyd Dr, Baton Rouge, LA 70808	10	9/12/2024	\$ 1,125,000.00		0.00%	\$ 112,500.00
4		4555 Alvin Dark Ave, Baton Rouge, LA 70820	4	8/25/2025	\$ 299,000.00		0.00%	\$ 74,750.00
5		1155 Jim Taylor Dr, Baton Rouge, LA 70820	6	7/8/2024	\$ 495,000.00		0.00%	\$ 82,500.00
6		4636 Alvin Dark Ave, Baton Rouge, LA 70820	72	6/16/2025	\$ 5,400,000.00	\$ 448,808.00	8.31%	\$ 75,000.00
7		4708 Tigerland Avenue, Baton Rouge, LA 70820	14	9/25/2024	\$ 650,000.00	\$ 72,000.00	11.08%	\$ 46,428.57
8		1855 Brightside Dr, Baton Rouge, LA 70820	66	9/30/2025	\$ 4,150,000.00	\$ 332,333.00	8.01%	\$ 62,878.79

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PROFESSIONAL BIO

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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.

DISCLAIMER

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