

436 Richmond Ave

16-Unit Apartment Community

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



**436 RICHMOND AVE
411 ARLINGTON AVE
HOUMA, LA 70363**

16-Unit Multifamily Property



MASON W. MCCULLOUGH
Principal | Broker
504.298.8631
mason@bridgewater.realty



BRYCE MARULLO
Principal | Agent
504.301.5583
Bryce@bridgewater.realty



CAMERON GRIFFIN
Principal | Agent
504.535.5680
cameron@bridgewater.realty

OFFERING

Excellent investment opportunity in Houma—16 total units across four well-maintained fourplex buildings located on adjacent parcels at 436 Richmond Ave and 411 Arlington Dr. Each unit offers 2 bedrooms / 1 bathroom with central air & heat, and includes a stove and refrigerator. The property features two on-site laundry rooms with leased coin-operated equipment, providing added income and convenience for residents.

Ownership has completed numerous upgrades over time, including plumbing and electrical improvements, replacement of select sewer lines, and updated panel boxes. Exterior enhancements include vinyl soffit and fascia, cement parking areas, and security lighting on buildings and poles. Professionally managed for long-term stability, this property offers consistent occupancy and strong rental demand within the Houma workforce housing market.

Its clean operational history and straightforward management make it ideal for both seasoned investors and new entrants seeking turnkey yield in a durable Louisiana submarket.

SUMMARY

LIST PRICE: \$1,280,000

UNIT COUNT: 16

PRICE PER UNIT: \$80,000

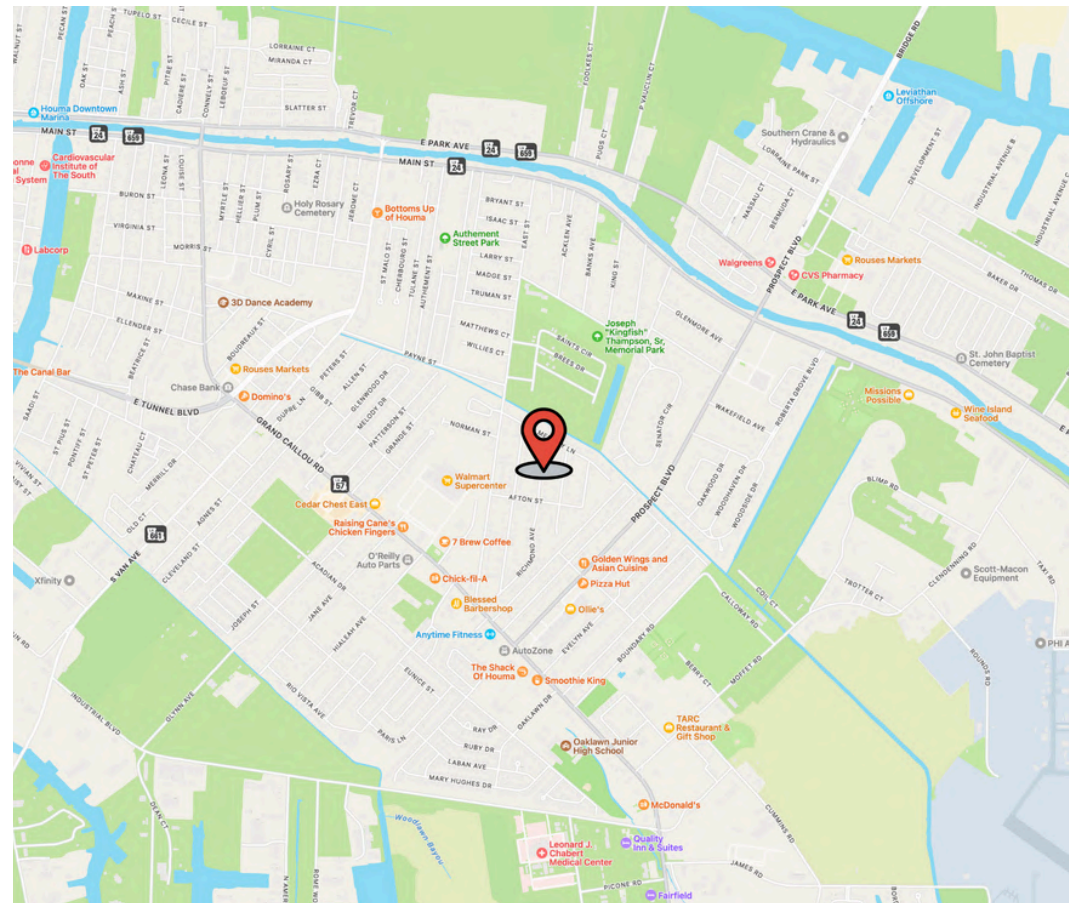
GBA: +/-12,800 sf

PRICE PER SF: \$100/sf

LOT SIZE: 2.76 acres

IN PLACE CAP RATE: 8.7%

FLOOD ZONE: AE









FINANCIAL OVERVIEW

436 RICHMOND AVE, HOUMA, LA 70363



BRIDGEWATER
REALTY ADVISORS

RENT ROLL // RICHMOND+ARLINGTON APARTMENTS

Unit #	Type	Size	Current Rent	Market Rent
1	2 BED / 1 BATH	800	\$850	\$1,100
2	2 BED / 1 BATH	800	\$850	\$1,100
3	2 BED / 1 BATH	800	\$850	\$1,100
4	2 BED / 1 BATH	800	\$850	\$1,100
5	2 BED / 1 BATH	800	\$850	\$1,100
6	2 BED / 1 BATH	800	\$850	\$1,100
7	2 BED / 1 BATH	800	\$850	\$1,100
8	2 BED / 1 BATH	800	\$850	\$1,100
9	2 BED / 1 BATH	800	\$850	\$1,100
10	2 BED / 1 BATH	800	\$850	\$1,100
11	2 BED / 1 BATH	800	\$850	\$1,100
12	2 BED / 1 BATH	800	\$800	\$1,100
13	2 BED / 1 BATH	800	\$850	\$1,100
14	2 BED / 1 BATH	800	\$800	\$1,100
15	2 BED / 1 BATH	800	\$850	\$1,100
16	2 BED / 1 BATH	800	\$850	\$1,100
Coin Laundry				
	PER MONTH	12800	\$13,500	\$17,600
	PER YEAR		\$162,000	\$211,200
Units 5, 6, & 8 are currently vacant, implied market rent of \$1,100/month.				

OPERATING STATEMENT // RICHMOND+ARLINGTON APARTMENTS

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Gross Rental Income	\$162,000		\$211,200			\$10,125	\$12.66
Physical Vacancy	\$8,100	5.00%	\$10,560	5.00%	[1]	\$0.63	\$0.63
Effective Rental Income	\$153,900		\$200,640			\$9,619	\$12.02
Effective Gross Income	\$153,900		\$200,640			\$9,619	\$12.02
EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes	\$3,504		\$7,008		[4]	\$219	\$0.27
Property Insurance	\$13,377		\$14,715			\$836	\$1.05
Pest Control	\$0		\$1,800		[3]	\$0	\$0.14
Repairs	\$5,000		\$5,000		[2]	\$313	\$0.39
Utilities (Water/Sewer)	\$8,723		\$8,723			\$545	\$0.68
Utilities (Common Area Electric)	\$2,086		\$2,086			\$130	\$0.16
Dumpster	\$3,042		\$3,042			\$190	\$0.24
Property Management	\$0		\$12,960		[5]	\$0	\$0.00
Landscaping	\$6,000		\$6,000		[4]	\$375	\$0.47
Total Expenses	\$41,732		\$61,334			\$2,608	\$3.26
Expenses as % of EGI	27%		31%			27%	27%
Net Operating Income	\$112,168		\$139,306			\$7,011	\$8.76

Operating Statement Notes:

[1] Market vacancy is 5.00%

[2] Estimated repairs at \$5,000 per year

[3] Estimated pest control at \$150/mo

[4] Property taxes reassessed after sale

[5] Owner self manages so we have installed mgmt. fee of 5%

CASH FLOW ANALYSIS // RICHMOND+ARLINGTON APARTMENTS

Current

Purchase Price	\$1,280,000
Down Payment	\$384,000
Loan Amount	\$896,000
Monthly Payments	(\$5,663)
Annual Debt Service	(\$67,960)
NOI	\$112,168
Income After ADS	\$44,208
DSCR	1.65
Cash on Cash Return	11.51%
Monthly Cash Flow	\$3,684
Annual Net Cash Flow	\$44,208

Financing Terms:

Rate (%)	6.5
Amortization	30
LTV	70%

Pro Forma

Purchase Price	\$1,280,000
Down Payment	\$384,000
Loan Amount	\$896,000
Monthly Payments	(\$5,663)
Annual Debt Service	(\$67,960)
NOI	\$139,306
Income After ADS	\$71,346
DSCR	2.05
Cash on Cash Return	18.58%
Monthly Cash Flow	\$5,946
Annual Net Cash Flow	\$71,346

Financing Terms:

Rate (%)	6.5
Amortization	30
LTV	70%

CONTACT DETAILS

For bookings and viewings

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Principal | Broker

Mobile Phone
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