

4 Fourplexes | 16Units

Portfolio asking Price $1,170,000

South Highland Industiral Park

Baton Rouge, Louisiana | Investment Opportunities

The properties included in this sale are as follows:

Starboard Drive
1629, 1639, 1649 Starboard Drive

Innovation Park
8302 Innovation Park



KW COMMERCIAL-BR

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8686 Bluebonnet Blvd. Baton Rouge, LA 70810
O. 225.768.1800

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Oct. 2026











INVESTMENT HIGHLIGHTS

- 16 Total Units
- 100% Current Occupancy
- $11,625 Monthly Gross Scheduled Income
- $139,500 Annual Gross Scheduled Income
- $1,170,000 Portfolio Asking Price
- Four Fourplexes
- Approximately 3 Miles South of LSU
- Strong surrounding employment base supporting rental demand
- Below-market rents with upside potential
- Fourplex market rents avg $775–$850/month per unit
- Duplex market rents avg $1,200/month per unit
- Tenants Pay All Utilities
- Washer & Dryer Hookups in Every Unit
- Buildings are well maintained
- Most roofs approximately two years old or newer
- Package sales available

- Total Rentable SF: 17,184
- Price Per SF: $68.08
- Price Per Unit: $73,125
- Annual Expenses: $43,312
- Current NOI: $92,003
- Total Lot Land Area: 0.78 Acres

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STARBOARD PROPERTIES

Rent Roll August 2026

PROPERTY	UNIT	MONTHLY RENT	SIZE (SF)	BEDS	BATHS
1629 Starboard	A	$1,050	1,250	3	2
1629 Starboard	B	$660	1,026	2	1.5
1629 Starboard	C	$660	1,026	2	1.5
1629 Starboard	D	$795	1,026	2	1.5
1639 Starboard	A	$795	1,082	2	1.5
1639 Starboard	B	$750	1,082	2	1.5
1639 Starboard	C	$660	1,082	2	1.5
1639 Starboard	D	$750	1,082	2	1.5
1649 Starboard	E	$850	1,082	2	1.5
1649 Starboard	F	$770	1,082	2	1.5
1649 Starboard	G	$710	1,082	2	1.5
1649 Starboard	H	$660	1,082	2	1.5

12	$9,020	$108,240
TOTAL UNITS	MONTHLY SCHEDULED RENT	ANNUALIZED SCHEDULED RENT

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INNOVATION

Rent Roll August 2026

PROPERTY	UNIT	MONTHLY RENT	SIZE (SF)	BEDS	BATHS
8302 Innovation	A	$950	1,320	4	2
8302 Innovation	B	$660	960	2	1.5
8302 Innovation	C	$335	960	2	1.5
8302 Innovation	D	$660	960	2	1.5

4	$2,605	$31,260
TOTAL UNITS	MONTHLY SCHEDULED RENT	ANNUALIZED SCHEDULED RENT

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PROPERTY SCHEDULE

South Baton Rouge Multifamily Portfolio

Property	Type	Lot Size	Asking Price
8302 Innovation Park Dr.	Fourplex	±0.21 Acres	**$305,000**
1629 Starboard Dr.	Fourplex	±0.19 Acres	**$295,000**
1639 Starboard Dr.	Fourplex	±0.20 Acres	**$285,000**
1649 Starboard Dr.	Fourplex	±0.20 Acres	**$285,000**
1635 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1645 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1655 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1656 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
1666 Jade Ave.	Fourplex	±0.19 Acres	**$285,000**
8248/8250 Keel Ave.	Duplex	±0.18 Acres	**$149,000**

Portfolio Asking Price: $2,744,000

Properties may be purchased together as a portfolio or individually at the asking prices shown above.

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Starboard & Innovation Properties

