

# 8 UNITS FOR SALE

317 EAST DRIVE  
BATON ROUGE, LA 70806

## Turnkey!!!



For more information

**MIGUEL CASTRO, JR**

Castro Real Estate Services  
(225) 936-7643  
miguel@castrorealestateservices  
995703492, Louisiana

## Price: \$700,000

### Property Highlights

- 2 Story Condo Style Units
- Tenant Pays Lights, Internet
- Landlord Pay Water, but Reimbursed
- Laundromat Onsite
- Two buildings and a the laundromat
- New roof on one of the buildings

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**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$700,000
Investment - Cash	\$700,000

**Investment Information**

Purchase Price	\$700,000
Price per Unit	\$87,500
Price per SF	\$89.74
Expenses per Unit	(\$4,154)

**Income, Expenses & Cash Flow**

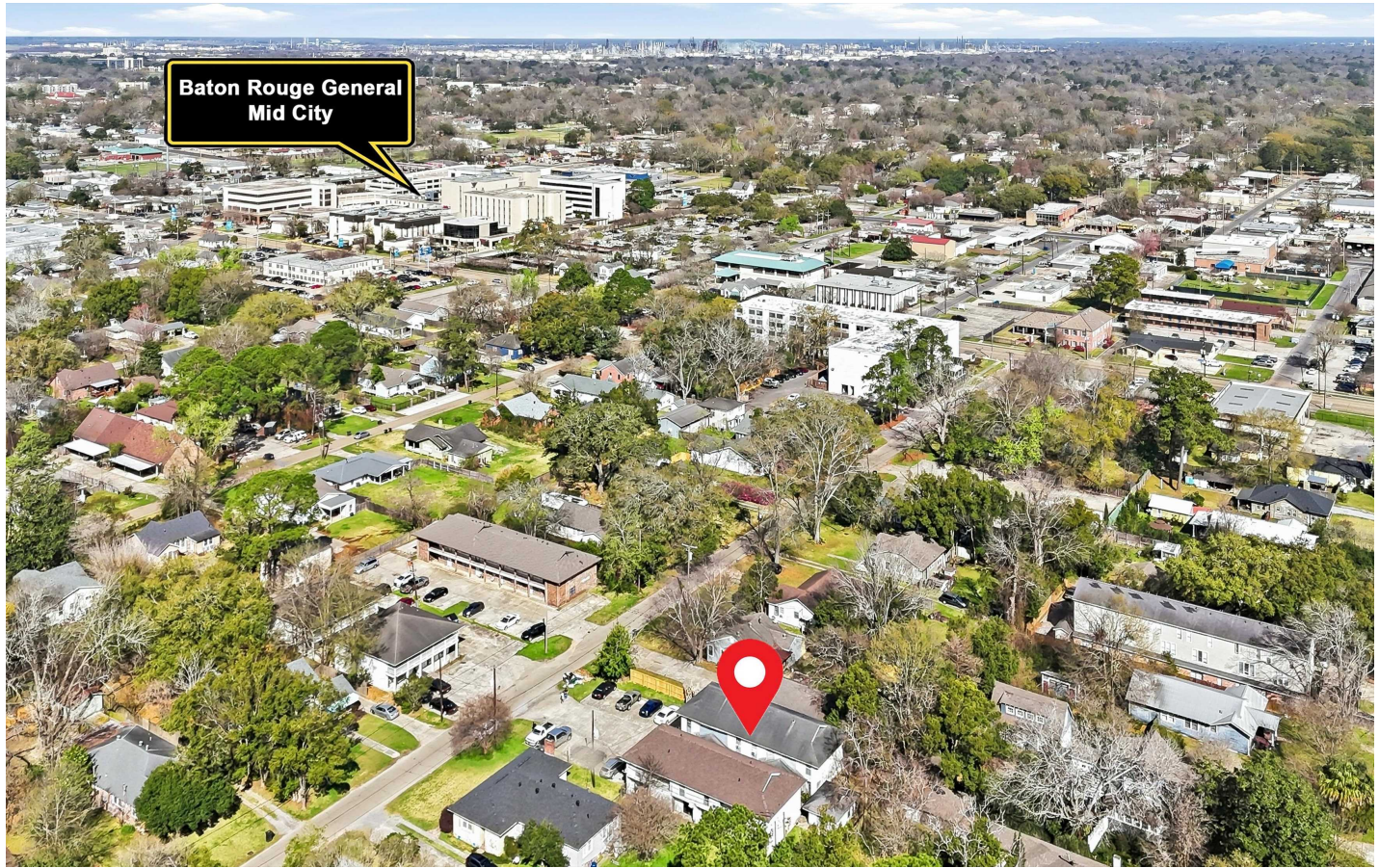
<b>Gross Scheduled Income</b>	<b>\$69,016</b>
Total Vacancy and Credits	(\$6,774)
Operating Expenses	(\$33,229)
<b>Net Operating Income</b>	<b>\$29,013</b>
Debt Service	\$0
<b>Cash Flow Before Taxes</b>	<b>\$29,013</b>
<b>After Tax Results</b>	
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$19,510)
Taxable Income (Loss)	\$9,503
Tax Savings (Costs)	(\$3,920)
<b>Cash Flow After Taxes</b>	<b>\$25,093</b>

**Financial Indicators**

Cash-on-Cash Return Before Taxes	4.14%
Debt Coverage Ratio	N/A
Capitalization Rate	4.14%
Gross Rent Multiplier	10.14
Gross Income / Square Feet	\$8.85
Gross Expenses / Square Feet	(\$4.26)
Operating Expense Ratio	53.39%

# PROPERTY SUMMARY

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



## Property Summary

Today's Date:	3/5/2026
Price:	\$700,000
Units:	8
Unit Mix:	2B/1.5B Condo
Building SF:	7,800
Flood Zone:	X-protected by levee
Mrkt Rent Rate:	\$1,150 PU
Lot Size:	0.30 Acres
Parking:	Parking Lot
Zoning:	A2

## Property Overview

The Opportunity: Prime Mid-City Passive Income Invest in the heart of Baton Rouge's most vibrant cultural district with this 8-unit multi-family asset. Located at 317 East Drive, this property offers a rare combination of stability and significant upside potential in the sought-after Mid-City submarket. Baton Rouge.

## Location Overview

Mid City is widely considered the "heart and heartbeat" of Baton Rouge, serving as the city's central historic and cultural hub. It is a diverse, roughly one-square-mile district located just east of Downtown that has transitioned from a suburb in the early 20th century to a vibrant urban center today.



## Property Description

This building, located at 317 East Drive, Baton Rouge, LA 70806, is an 8-unit multi-family property situated in the Midcity area.

### Property Specifications

Building Size: Approximately 7,800 SF.

Unit Mix: Consists of eight (8) 2-Bedroom / 1.5-Bathroom condo-style units.

Lot Size: Sits on a 0.30-acre lot.

Zoning: Classified as A2.

Parking: Includes a dedicated parking lot for residents.

### Location & Financial Context

Flood Zone: Designated as Zone X, which is protected by a levee.

Current Valuation: Listed at a price of \$700,000.

Market Position: The current market rent rate is estimated at \$1,150 per unit.

Recent Performance: Over the last 12-month period (Feb 2025 – Jan 2026), the property generated a total operating income of \$78,257.34 and maintained a net operating income of \$26,841.08.

# PROPERTY PHOTOS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



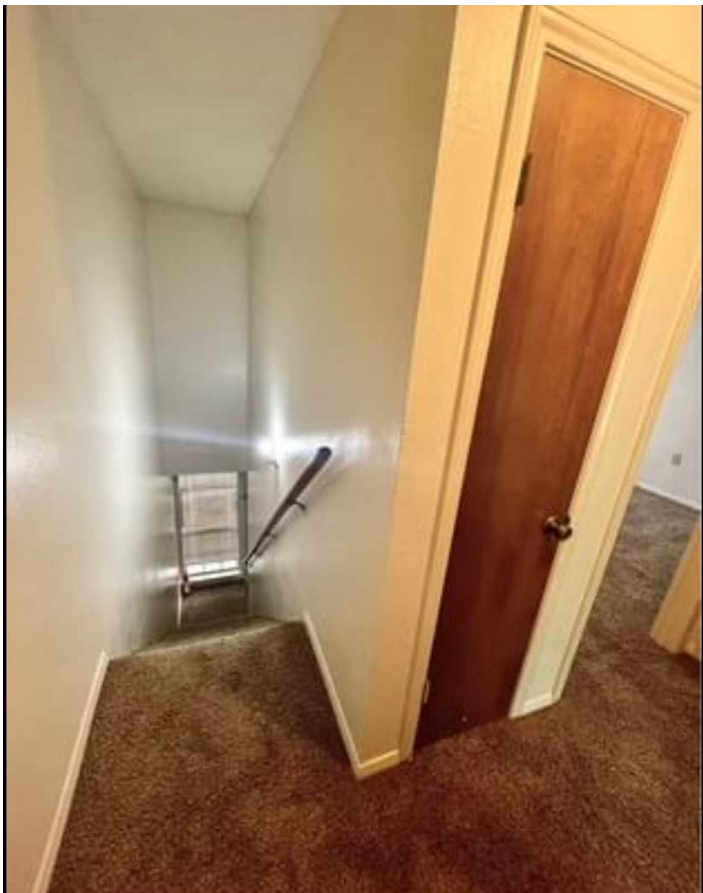
# PROPERTY PHOTOS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



# PROPERTY PHOTOS

317 East Drive  
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**Unit Mix & Annual Scheduled Income**

Type	Units	Actual	Total	Market	Total
2 Beds /1.5 Baths	1	\$10,380	\$10,380	\$13,800	\$13,800
2 Beds /1.5 Baths	1	\$11,400	\$11,400	\$13,800	\$13,800
2 Beds /1.5 Baths- Vac	1	\$0	\$0	\$13,800	\$13,800
2 Beds /1.5 Baths	1	\$10,380	\$10,380	\$13,800	\$13,800
2 Beds /1.5 Baths	1	\$10,380	\$10,380	\$13,800	\$13,800
2 Beds /1.5 Baths	1	\$12,600	\$12,600	\$13,800	\$13,800
2 Beds /1.5 Baths	1	\$12,600	\$12,600	\$13,800	\$13,800
2 Beds /1.5 Baths- Vac	1	\$0	\$0	\$13,800	\$13,800
<b>Totals</b>	<b>8</b>		<b>\$67,740</b>		<b>\$110,400</b>

**Investment Summary**

Price	\$700,000
Units	8
Price/Unit	\$87,500
RSF	7,800
Price/RSF	\$89.74
Lot Size	0.30 acres
Floors	2
APN	688231
Cap Rate	4.14%
Market Cap Rate	8.02%
GRM	10.14
Market GRM	6.27

**Annualized Income**

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$67,740</b>	<b>\$110,400</b>
- Less: Vacancy	(\$6,774)	(\$11,040)
+ Misc. Income	\$1,276	\$1,272
<b>Effective Gross Income</b>	<b>\$62,242</b>	<b>\$100,632</b>
- Less: Expenses	(\$33,229)	(\$44,469)
<b>Net Operating Income</b>	<b>\$29,013</b>	<b>\$56,163</b>

**Annualized Expenses**

Description	Actual	Market
Property Management Fee	\$0	\$11,040
Tenant Discounts	\$175	\$175
Gen Maint Labor	\$4,625	\$4,625
Landscaping	\$1,153	\$1,153
Pest Control	\$1,100	\$1,100
Property Insurance	\$10,198	\$10,198
Accounting	\$600	\$600
Commissions/Placement Fees	\$300	\$300
Electricity	\$1,370	\$1,370
Water	\$6,208	\$6,208
Taxes - Real Estate	\$7,500	\$7,700
<b>Total Expenses</b>	<b>\$33,229</b>	<b>\$44,469</b>
<b>Expenses Per RSF</b>	<b>\$4.26</b>	<b>\$5.70</b>
<b>Expenses Per Unit</b>	<b>\$4,154</b>	<b>\$5,559</b>

# CASH FLOW ANALYSIS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

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<b>Before-Tax Cash Flow Year Ending</b>	<b>Year 1 02/2027</b>	<b>Year 2 02/2028</b>	<b>Year 3 02/2029</b>	<b>Year 4 02/2030</b>	<b>Year 5 02/2031</b>
<b>Before-Tax Cash Flow</b>					
<b>Gross Scheduled Income</b>	<b>\$69,016</b>	<b>\$70,735</b>	<b>\$72,497</b>	<b>\$74,303</b>	<b>\$76,153</b>
General Vacancy	(\$6,774)	(\$6,943)	(\$7,117)	(\$7,295)	(\$7,477)
Total Operating Expenses	(\$33,229)	(\$34,060)	(\$34,911)	(\$35,784)	(\$36,679)
<b>Net Operating Income</b>	<b>\$29,013</b>	<b>\$29,732</b>	<b>\$30,469</b>	<b>\$31,224</b>	<b>\$31,998</b>
Loan Payment	\$0	\$0	\$0	\$0	\$0
<b>Before-Tax Cash Flow</b>	<b>\$29,013</b>	<b>\$29,732</b>	<b>\$30,469</b>	<b>\$31,224</b>	<b>\$31,998</b>
<b>Cash-On-Cash Return</b>	<b>4.14%</b>	<b>4.25%</b>	<b>4.35%</b>	<b>4.46%</b>	<b>4.57%</b>
<b>Taxable Income</b>					
<b>Net Operating Income</b>	<b>\$29,013</b>	<b>\$29,732</b>	<b>\$30,469</b>	<b>\$31,224</b>	<b>\$31,998</b>
Depreciation	(\$19,510)	(\$20,362)	(\$20,362)	(\$20,362)	(\$19,510)
<b>Taxable Income (Loss)</b>	<b>\$9,503</b>	<b>\$9,370</b>	<b>\$10,107</b>	<b>\$10,862</b>	<b>\$12,487</b>
<b>After-Tax Cash Flow</b>					
<b>Before-Tax Cash Flow</b>	<b>\$29,013</b>	<b>\$29,732</b>	<b>\$30,469</b>	<b>\$31,224</b>	<b>\$31,998</b>
Income Taxes	(\$3,920)	(\$3,865)	(\$4,169)	(\$4,481)	(\$5,151)
<b>After-Tax Cash Flow</b>	<b>\$25,093</b>	<b>\$25,867</b>	<b>\$26,300</b>	<b>\$26,743</b>	<b>\$26,847</b>
<b>Cash-On-Cash Return</b>	<b>3.58%</b>	<b>3.70%</b>	<b>3.76%</b>	<b>3.82%</b>	<b>3.84%</b>

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# ANNUAL PROPERTY OPERATING DATA

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

Description Year Ending	Year 1 02/2027	Year 2 02/2028	Year 3 02/2029	Year 4 02/2030	Year 5 02/2031
<b>Income</b>					
Rental Income	\$67,740	\$69,434	\$71,169	\$72,949	\$74,772
Pet Fee Collected	\$100	\$102	\$104	\$106	\$108
Pet Rent	\$384	\$392	\$400	\$408	\$416
Applications Fee	\$72	\$73	\$75	\$76	\$78
Late Fee	\$660	\$673	\$687	\$700	\$714
Utility Reimbursement	\$60	\$61	\$62	\$64	\$65
<b>Gross Scheduled Income</b>	<b>\$69,016</b>	<b>\$70,735</b>	<b>\$72,497</b>	<b>\$74,303</b>	<b>\$76,153</b>
General Vacancy	(\$6,774)	(\$6,943)	(\$7,117)	(\$7,295)	(\$7,477)
<b>Gross Operating Income</b>	<b>\$62,242</b>	<b>\$63,792</b>	<b>\$65,380</b>	<b>\$67,008</b>	<b>\$68,676</b>
<b>Expenses</b>					
Tenant Discounts	(\$175)	(\$179)	(\$184)	(\$188)	(\$193)
Gen Maint Labor	(\$4,625)	(\$4,741)	(\$4,859)	(\$4,981)	(\$5,105)
Landscaping	(\$1,153)	(\$1,182)	(\$1,211)	(\$1,242)	(\$1,273)
Pest Control	(\$1,100)	(\$1,128)	(\$1,156)	(\$1,185)	(\$1,214)
Property Insurance	(\$10,198)	(\$10,453)	(\$10,714)	(\$10,982)	(\$11,257)
Accounting	(\$600)	(\$615)	(\$630)	(\$646)	(\$662)
Commissions/Placement Fees	(\$300)	(\$308)	(\$315)	(\$323)	(\$331)
Electricity	(\$1,370)	(\$1,404)	(\$1,439)	(\$1,475)	(\$1,512)
Water	(\$6,208)	(\$6,364)	(\$6,523)	(\$6,686)	(\$6,853)
Taxes - Real Estate	(\$7,500)	(\$7,688)	(\$7,880)	(\$8,077)	(\$8,279)
<b>Total Operating Expenses</b>	<b>(\$33,229)</b>	<b>(\$34,060)</b>	<b>(\$34,911)</b>	<b>(\$35,784)</b>	<b>(\$36,679)</b>
<b>Operating Expense Ratio</b>	<b>53.39%</b>	<b>53.39%</b>	<b>53.40%</b>	<b>53.40%</b>	<b>53.41%</b>
<b>Net Operating Income</b>	<b>\$29,013</b>	<b>\$29,732</b>	<b>\$30,469</b>	<b>\$31,224</b>	<b>\$31,998</b>

# PROPERTY RESALE ANALYSIS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

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Description Year Ending	Year 1 02/2027	Year 2 02/2028	Year 3 02/2029	Year 4 02/2030	Year 5 02/2031
<b>Resale Proceeds</b>					
Projected Property Value	\$691,200	\$746,496	\$806,216	\$870,713	\$940,370
Resale Expenses	(\$41,472)	(\$44,790)	(\$48,373)	(\$52,243)	(\$56,422)
Proceeds Before Debt Payoff	\$649,728	\$701,706	\$757,843	\$818,470	\$883,948
<b>Tax Basis</b>					
Basis at Acquisition	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000
Depreciation	(\$19,510)	(\$39,872)	(\$60,234)	(\$80,595)	(\$100,106)
Adjusted Tax Basis	\$680,490	\$660,128	\$639,766	\$619,405	\$599,894
<b>Tax From Sale</b>					
Resale Tax Gain (Loss)	(\$30,762)	\$41,578	\$118,076	\$199,065	\$284,053
Resale Tax Benefit (Cost)	\$0	(\$10,309)	(\$26,627)	(\$43,843)	(\$61,816)
<b>After-Tax Cashflow From Sale</b>					
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0
<b>Net Resale Proceeds</b>	<b>\$649,728</b>	<b>\$691,397</b>	<b>\$731,216</b>	<b>\$774,627</b>	<b>\$822,132</b>

## NET PROCEEDS FROM SALE

**Adjusted Basis**

<b>Basis At Acquisition</b>	<b>\$700,000</b>
-Depreciation	(\$100,106)
<b>Adjusted Basis at Sale</b>	<b>\$599,894</b>

**Capital Gain**

<b>Sale Price</b>	<b>\$940,370</b>
-Sale Expenses	(\$56,422)
-Adjusted Basis at Sale	(\$599,894)
<b>Gain or (Loss)</b>	<b>\$284,053</b>
-Depreciation (limited to gain)	(\$100,106)
<b>Capital Gain from Appreciation</b>	<b>\$183,948</b>

**Sale Proceeds**

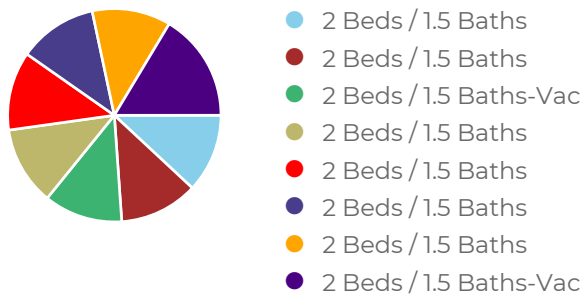
<b>Sale Price</b>	<b>\$940,370</b>
-Sale Expenses	(\$56,422)
<b>Before-Tax Sale Proceeds</b>	<b>\$883,948</b>
-Tax On Depreciation	(\$25,026)
-Tax On Capital Gain	(\$36,790)
<b>After-Tax Sale Proceeds</b>	<b>\$822,132</b>

# UNIT MIX REPORT

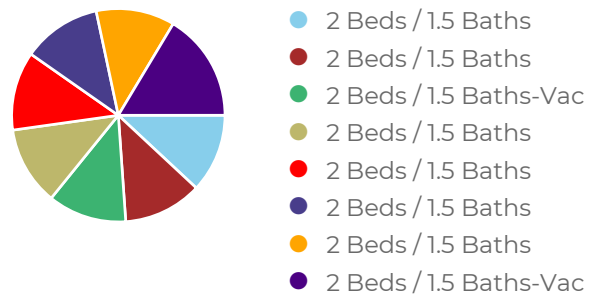
317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	2 Beds / 1.5 Baths	975	\$865	\$865	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$950	\$950	\$1,150	\$1,150
1	2 Beds / 1.5 Baths-Vac	975	\$0	\$0	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$865	\$865	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$865	\$865	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,050	\$1,050	\$1,150	\$1,150
1	2 Beds / 1.5 Baths	975	\$1,050	\$1,050	\$1,150	\$1,150
1	2 Beds / 1.5 Baths-Vac	975	\$0	\$0	\$1,150	\$1,150
<b>8</b>		<b>7,800</b>		<b>\$5,645</b>		<b>\$9,200</b>

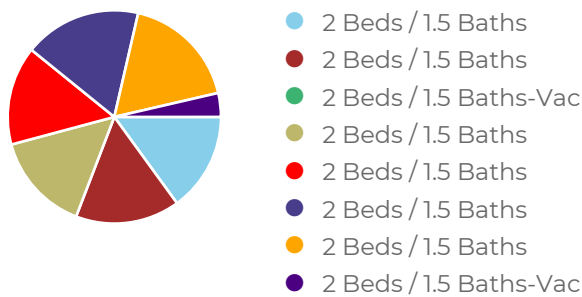
## UNIT MIX



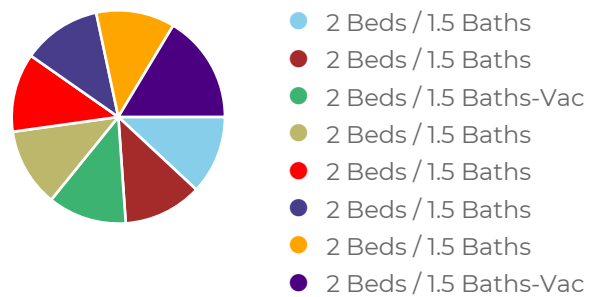
## UNIT MIX SQUARE FEET



## UNIT MIX INCOME



## UNIT MIX MARKET INCOME



## Analysis

Analysis Date	March 2026
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## Property

Property Type	Multifamily
Property Address	317 East Drive
Address	317 EAST DR
City, State	BATON ROUGE, LA 70806

## Purchase Information

Purchase Price	\$700,000
Units	8
Total Rentable SF	7,800
Lot Size	0.30 acres
Resale Valuation	8.00% (Capitalization of NOI)
Resale Expenses	6.00%

## Income & Expense

Gross Operating Income	\$62,242
Monthly GOI	\$5,187
Total Annual Expenses	(\$33,229)
Monthly Expenses	(\$2,769)

## Financial Information

All Cash	
LT Capital Gain	20.00%
Federal Tax Rate	37.00%
State Tax Rate	4.2500%
Passive Loss Rules	Yes

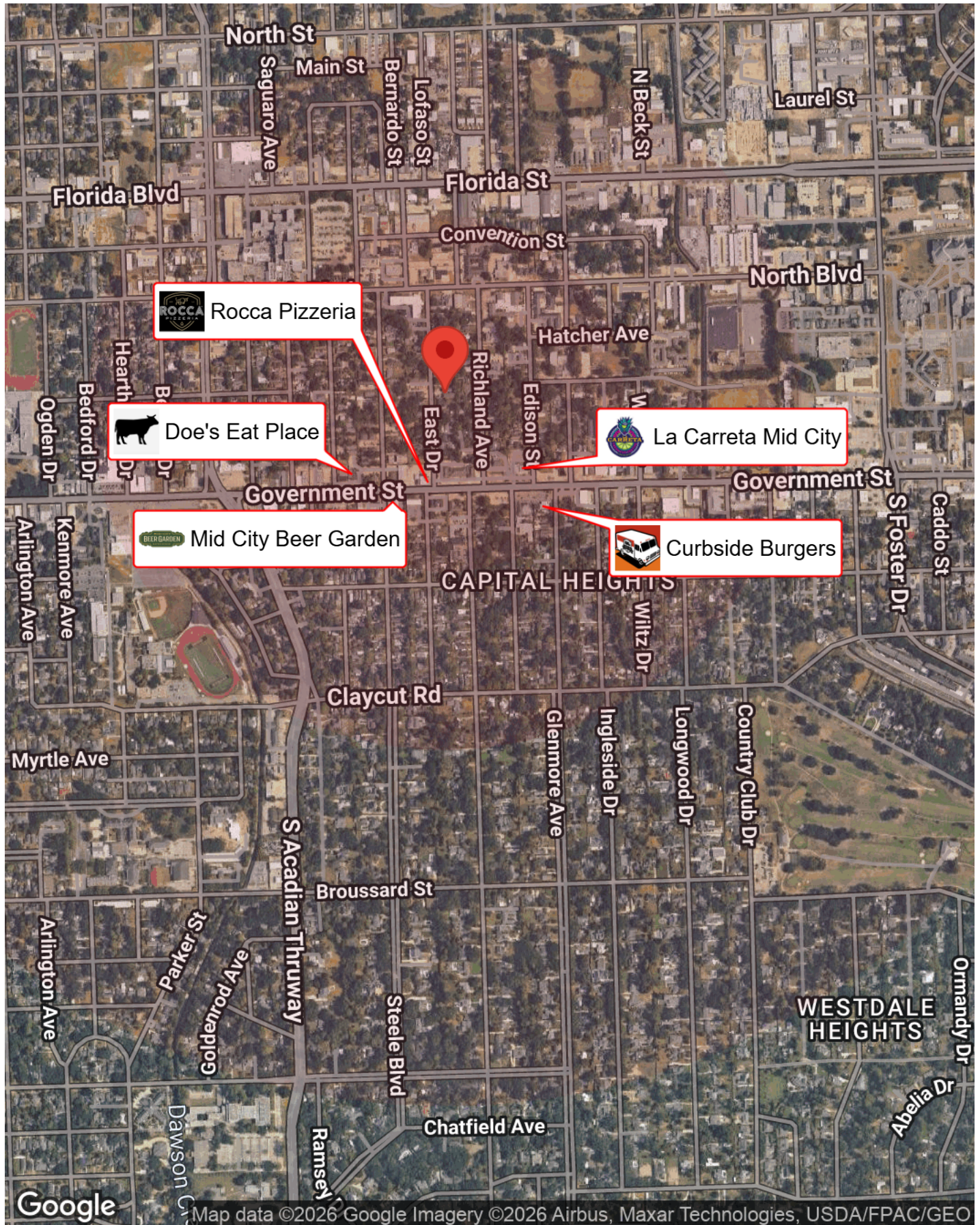
## Loans

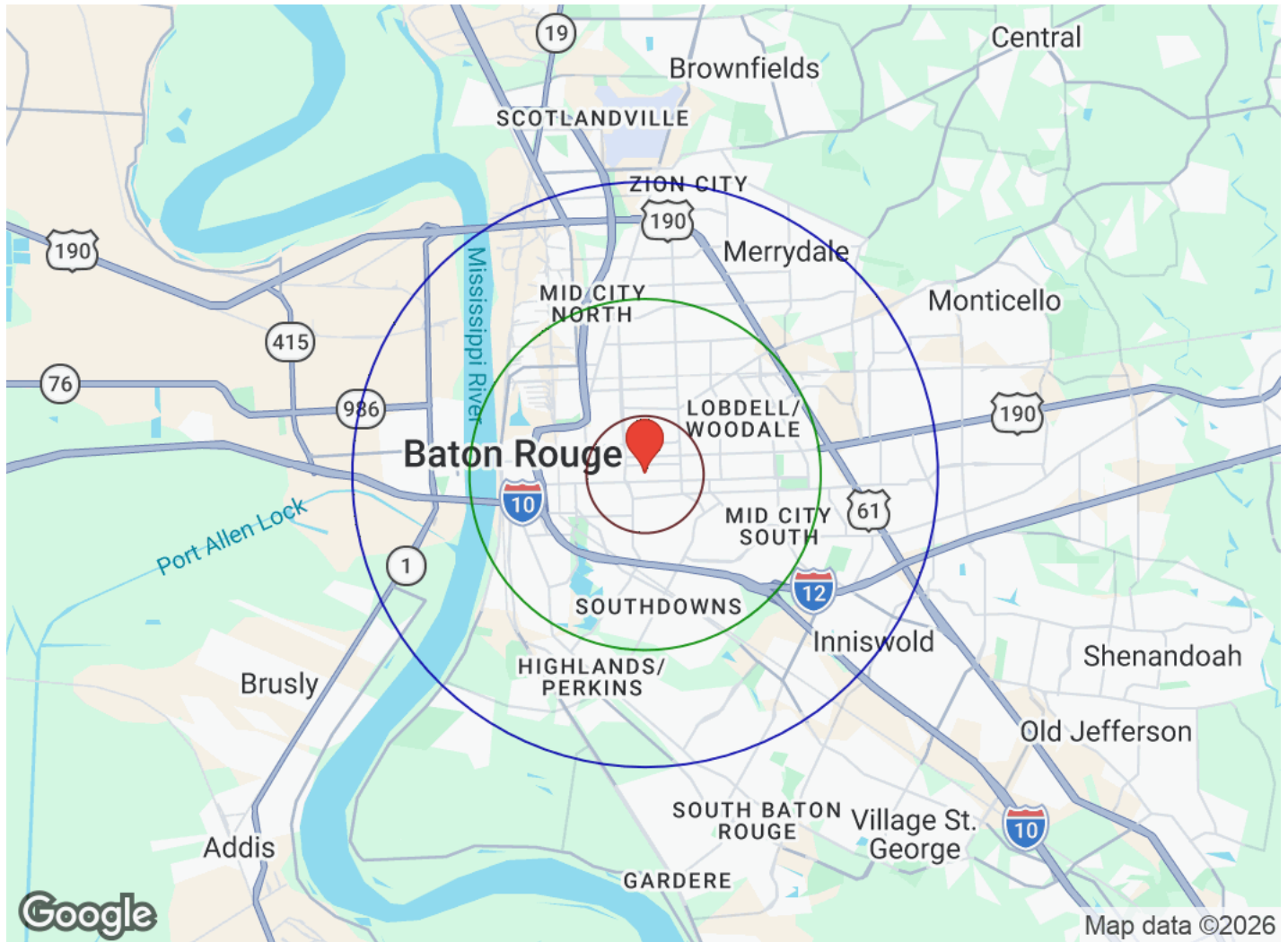
Type	Debt	Term	Amort	Rate	Payment	LO Costs
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Description Year Ending	Year 1 02/2027	Year 2 02/2028	Year 3 02/2029	Year 4 02/2030	Year 5 02/2031
<b>Key Ratios and Multipliers</b>					
Capitalization Rate	4.14%	4.25%	4.35%	4.46%	4.57%
Gross Rent Multiplier	10.02	10.55	11.12	11.72	12.35
Net Income Multiplier	23.82	25.11	26.46	27.89	29.39
Operating Expense Ratio	53.39%	53.39%	53.40%	53.40%	53.41%
<b>Amounts per SF</b>					
Gross Income	\$8.85	\$9.07	\$9.29	\$9.53	\$9.76
Expenses	(\$4.26)	(\$4.37)	(\$4.48)	(\$4.59)	(\$4.70)
<b>Loan Metrics</b>					
Loan To Value Ratio	0.00%	0.00%	0.00%	0.00%	0.00%
Debt Coverage Ratio	N/A	N/A	N/A	N/A	N/A
<b>Cash-On-Cash Measures</b>					
Before-Tax	4.14%	4.25%	4.35%	4.46%	4.57%
After-Tax	3.58%	3.70%	3.76%	3.82%	3.84%

# BUSINESS MAP

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



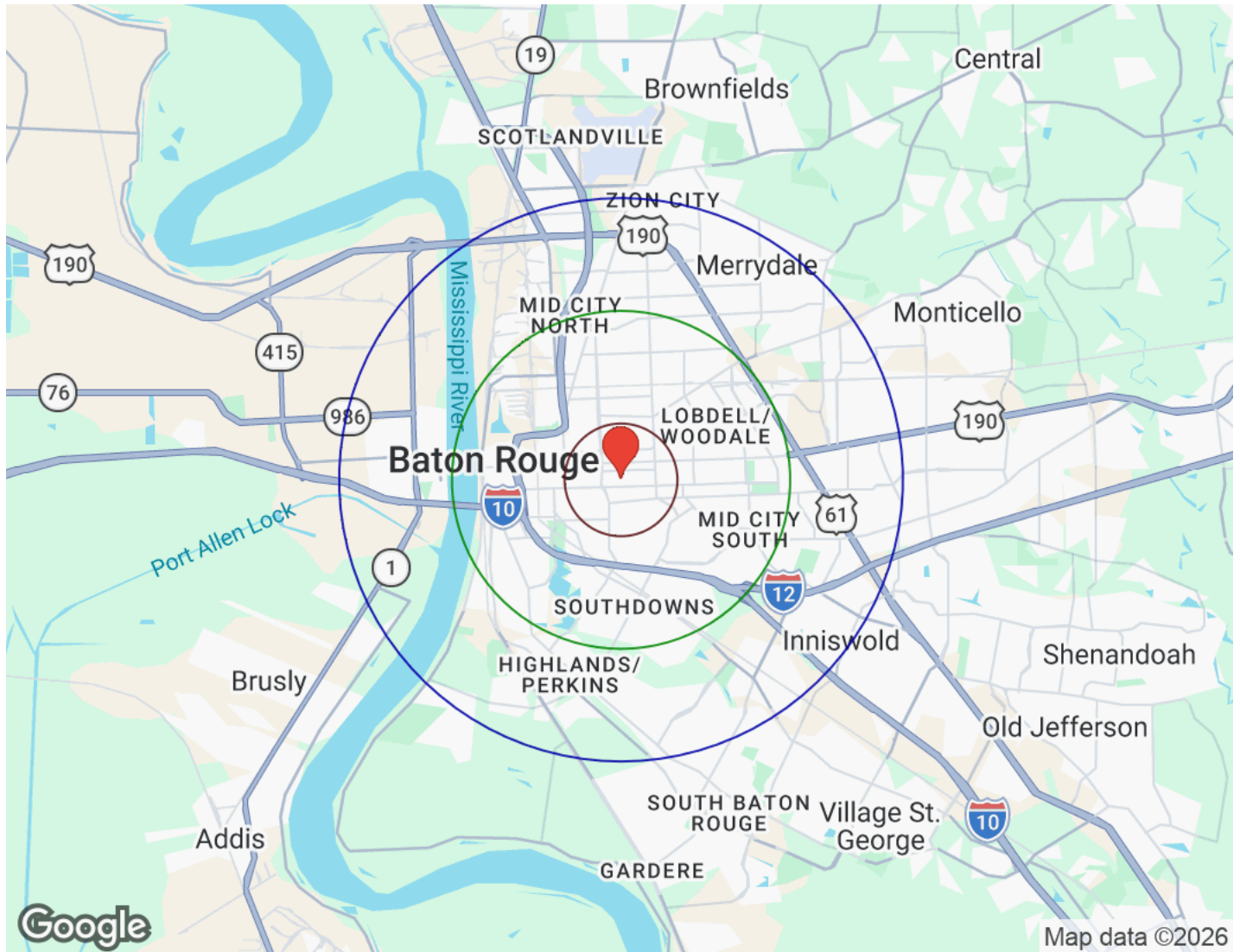


Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	5,718	46,086	91,604
Female	5,699	41,375	88,487
Total Population	11,417	87,460	180,091
<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	6,198	43,141	88,408
Occupied	5,147	35,567	74,012
Owner Occupied	2,440	14,726	32,495
Renter Occupied	2,707	20,841	41,517
Vacant	1,051	7,573	14,396
<b>Race / Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	4,953	33,427	69,227
Black	5,678	46,686	93,305
Am In/AK Nat	10	87	180
Hawaiian	1	17	36
Hispanic	502	4,198	9,275
Asian	102	1,775	5,367
Multiracial	162	1,189	2,521
Other	10	87	198

# DETAILED DEMOGRAPHICS

317 East Drive  
317 EAST DR | BATON ROUGE, LA 70806



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0 - 4	610	4,862	10,396	Median	\$55,682	\$46,575	\$49,724
Ages 5 - 9	667	4,986	10,291	Under \$10k	277	3,916	7,445
Ages 10 - 14	593	4,691	9,798	\$10k - \$15k	268	2,818	5,284
Ages 15 - 19	623	9,622	16,706	\$15k - \$20k	177	1,852	3,592
Ages 20 - 24	871	10,149	24,398	\$20k - \$25k	211	1,822	3,925
Ages 25 - 29	878	6,694	13,988	\$25k - \$30k	382	2,510	4,649
Ages 30 - 34	873	6,004	12,139	\$30k - \$35k	334	1,870	3,575
Ages 35 - 39	787	5,125	10,219	\$35k - \$40k	232	1,259	2,774
Ages 40 - 44	768	5,100	10,221	\$40k - \$45k	204	1,312	3,008
Ages 45 - 49	649	4,336	8,496	\$45k - \$50k	226	1,350	2,915
Ages 50 - 54	629	4,112	8,222	\$50k - \$60k	463	2,743	5,954
Ages 55 - 59	690	4,345	8,504	\$60k - \$75k	269	2,553	6,049
Ages 60 - 64	769	4,616	9,253	\$75k - \$100k	341	3,135	6,779
Ages 65 - 69	683	4,364	8,872	\$100k - \$125k	631	2,292	4,926
Ages 70 - 74	547	3,499	7,278	\$125k - \$150k	304	1,473	3,071
Ages 75 - 79	372	2,443	5,309	\$150k - \$200k	253	1,673	3,875
Ages 80 - 84	205	1,267	3,078	Over \$200k	576	2,991	6,191
Ages 85+	203	1,244	2,922				



## **MIGUEL CASTRO, JR**

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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.

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