



LISTING MEMORANDUM

**11736 Newcastle Avenue
Baton Rouge, Louisiana 70816**

The property Owner has several improvements to the property, These should eliminate the need for capital expenditure.

- Eliminate ancillary structures at the rear of the property
- Remove existing large tree between buildings
- Minor repairs per the building inspection report at acquisition
- Install new roof, buildings A & B
- Install new HVAC unit at unit B
- Rework sanitary sewer line to city
- Remove existing landscaping
- Clean carpets
- Install new flooring, walls, electrical at building A
- Repair front porches
- Restripe parking lot

Please contact us should you have any questions or need any information on this property.

Chris A. Town

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