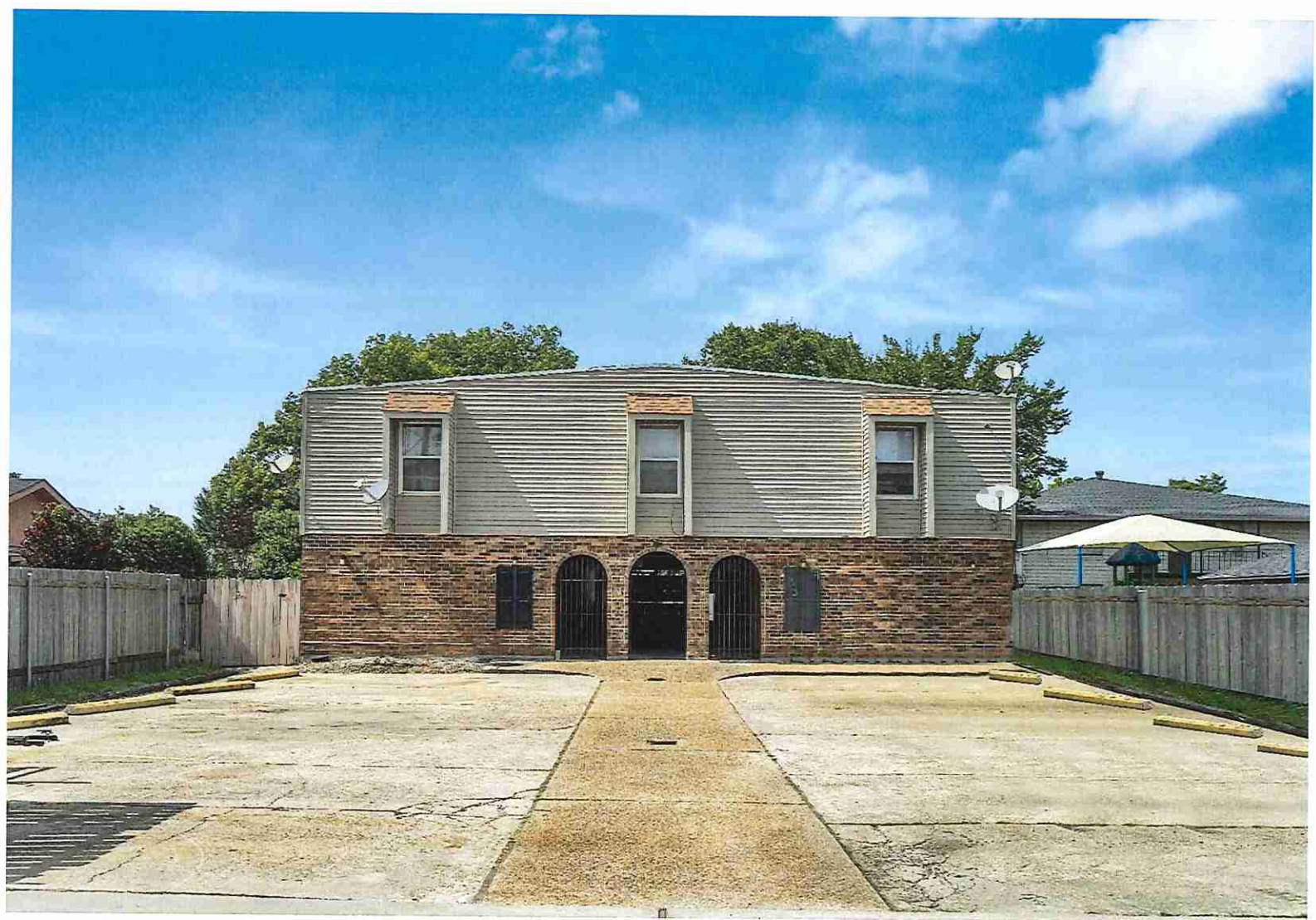


COMPASS



213 Rosebud St., Metairie, LA 70005

Take a look at this well-maintained **10-unit multifamily property** offering a great opportunity for investors. All units have been nicely updated with attractive tile and laminate wood flooring, providing easy maintenance and a clean, modern feel.

The main units are each **1 bedroom and 1 bathroom**, with the exception of **Unit J**, which is a cozy efficiency-style unit. The property also features a convenient **common laundry room with two washers and two dryers**, available free of charge for tenants.

The front of the complex offers a spacious parking area with room for approximately **11 vehicles**. The former pool area in the rear has been filled in, reducing liability while creating a peaceful outdoor space for residents to enjoy.

Annual Gross Income

$$\$9,575 \times 12 = \$114,900$$

Annual Net Operating Income (NOI)

$$\$114,900 - \$50,193.16 = \$64,706.84$$

Monthly Net Operating Income

$$\$64,706.84 \div 12 = \$5,392.24$$

Operating Expense Ratio

$$\$50,193.16 \div \$114,900 = 43.7\%$$

Using a **purchase price** of \$1,100,000:

Property Financial Summary

Item	Amount
Purchase Price	\$1,100,000
Gross Monthly Income	\$9,575
Gross Annual Income	\$114,900
Annual Operating Expenses	\$50,193.16
Net Operating Income (NOI)	\$64,706.84

Cap Rate

$$\text{Cap Rate} = \text{NOI} \div \text{Purchase Price}$$

$$\$64,706.84 \div \$1,100,000 = \mathbf{5.88\%}$$

Gross Rent Multiplier (GRM)

$$\$1,100,000 \div \$114,900 = \mathbf{9.57}$$

Initial Assessment

- **Cap Rate: 5.88%**
- **Expense Ratio: 43.7%**
- **Annual NOI: \$64,706.84**

This property is currently **100% occupied**, so please allow **24-hour notice for all showings**.

Here is some information from an old appraisal given to the owner.

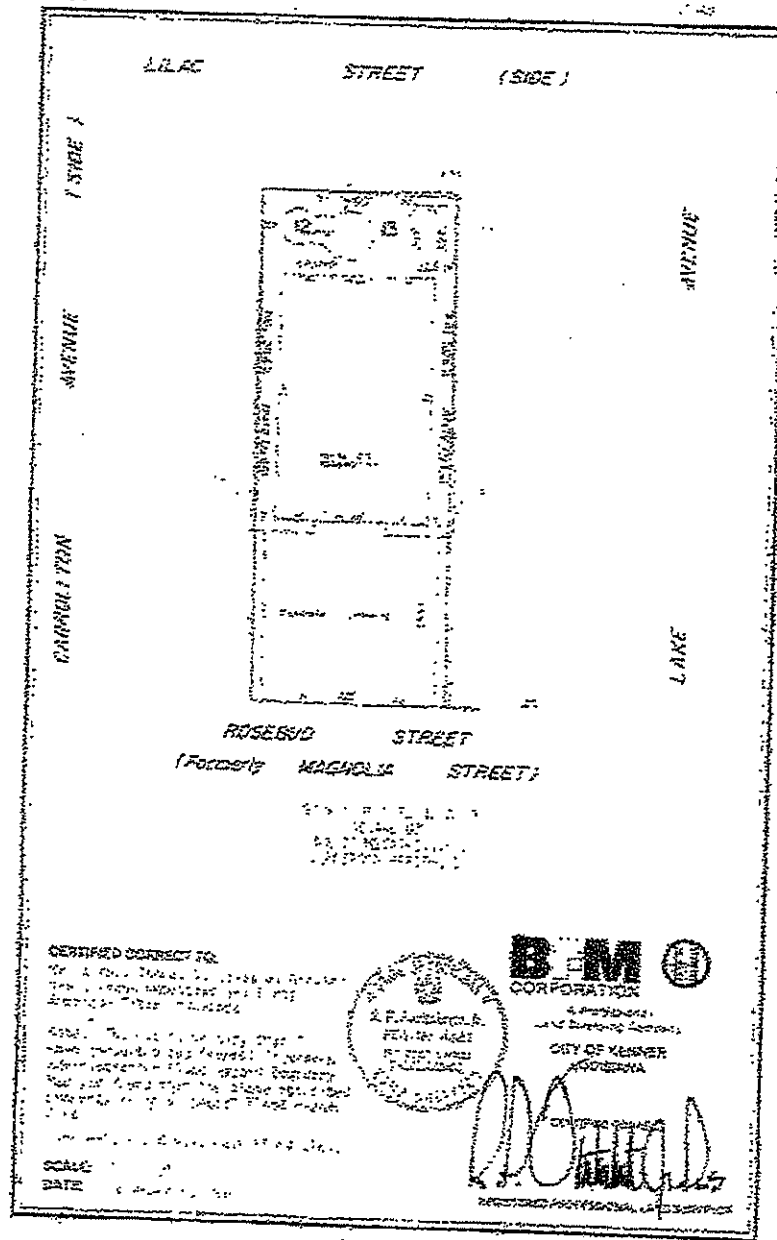
The subject property is a two story 5,573 square foot apartment complex composed of 10 units. The improvements are of wood frame construction, brick and vinyl siding exterior, a pitched composite shingle roof, and situated on a concrete slab foundation. The ground floor of the main building is composed of (4) 596 square foot, 1-bedroom, 1-bathroom apartments. The second floor is accessed by exterior stairwells and is composed of a 184 square foot laundry room, (4) 596 square foot, 1-bedroom, 1 bathroom apartments, and (1) 392 square foot 1 bedroom, 1-bathroom apartment. The remaining unit is a 228 square foot efficiency unit detached from the main building. The units are finished with carpet, ceramic tile floors and sheetrock walls and ceilings. Additional site improvements include a security gate, minimal landscaping, and a paved parking area lined for 11 vehicles. R-3, Multi-Family Residential Size/Shape: The subject property is a rectangular shaped interior tract fronting 60 feet on the north side of Rosebud Street by a depth of 159'6" feet of equal and parallel sides. The total area of the subject site is determined to be 9,570 square feet or 0.22 acres.

Laundry room. The property also features a 184 square foot laundry room complete with two washers and two dryers. Use of this equipment is free for tenants to use,

The owner's electricity includes security lighting, the laundry room, and Apartment J.

Parking lot. The parking lot is paved and has 11 spaces. 10 spaces are assigned one per unit, giving each tenant a guaranteed spot to park in.

Survey



Sketch

SKETCH/AREA TABLE ADDENDUM





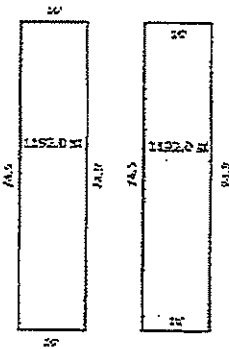
Project Name: 200 Residential

Owner: _____

Architect: _____

Address: _____

First Floor

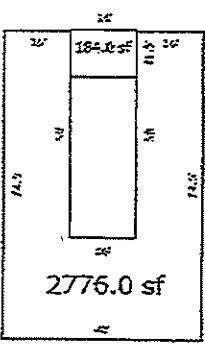


20' x 74.5' = 1490.0 sf

20' x 74.5' = 1490.0 sf

2776.0 sf

Second Floor



20' x 74.5' = 1490.0 sf

20' x 74.5' = 1490.0 sf

2776.0 sf

Efficiency Apt



10' x 10' = 100.0 sf

AREA CALCULATIONS SUMMARY

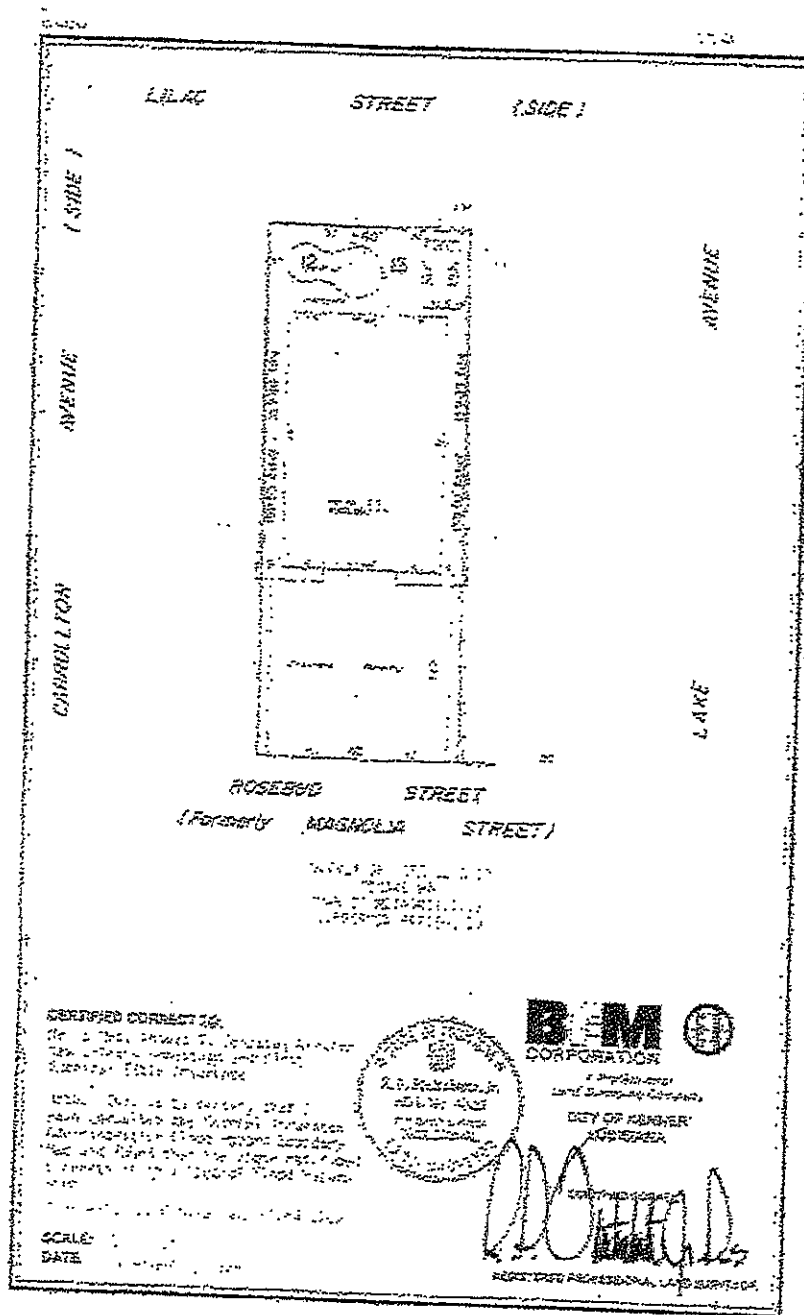
Area	Description	Area	Total
2776.00	First Floor	2776.00	
2776.00	Second Floor	2776.00	
2776.00	Efficiency Apt	2776.00	
2776.00	Total	2776.00	

BUILDING AREA BREAKDOWN

Area	Description	Area	Total
2776.00	First Floor	2776.00	
2776.00	Second Floor	2776.00	
2776.00	Efficiency Apt	2776.00	
2776.00	Total	2776.00	

Net BUILDING Area (rounded) **2776** 24 items (rounded) **2776**

Survey





Dadine, Margues & Associates, Inc.
P.O. BOX 790
METairie, LA 70001
534-0200

98-RE 5898-8

FLOOD INSURANCE ELIGIBILITY DATA FOR AREAS OF
JEFFERSON PARISH, LA

9868-6632-58 B8

DATE: September 26, 1989

RE: REQUEST FOR FLOOD INSURANCE-LOWEST FLOOR ELEVATION

LOCATION: 8211 Rosedale Street, Jefferson Parish, LA

REQUESTED BY: Brian O'Neill - State Farm Insurance

FEMA COMMUNITY PANEL NO. 225129 C DATE: 10-1-83

FIA ZONE DESIGNATION: A1 BASE FLOOD ELEVATION FOR AREA: 3.00 N.G.V.D.

EXISTING CENTERLINE OF STREET: 16.23 *C.D. -4.20 *N.G.V.D. (N.S.L.)

ADJACENT GROUND: 16.44 *C.D. -3.99 *N.G.V.D. (N.S.L.)

ELEVATION OF HIGHEST FLOOR OF LIVING AREA (GROSS FLOOR): 17.36 *C.D. -3.07 *N.G.V.D. (N.S.L.)

ELEVATION OF LOWEST FLOOR OF LIVING AREA (NEAR SLUG): 17.47 *C.D. -2.96 *N.G.V.D. (N.S.L.)

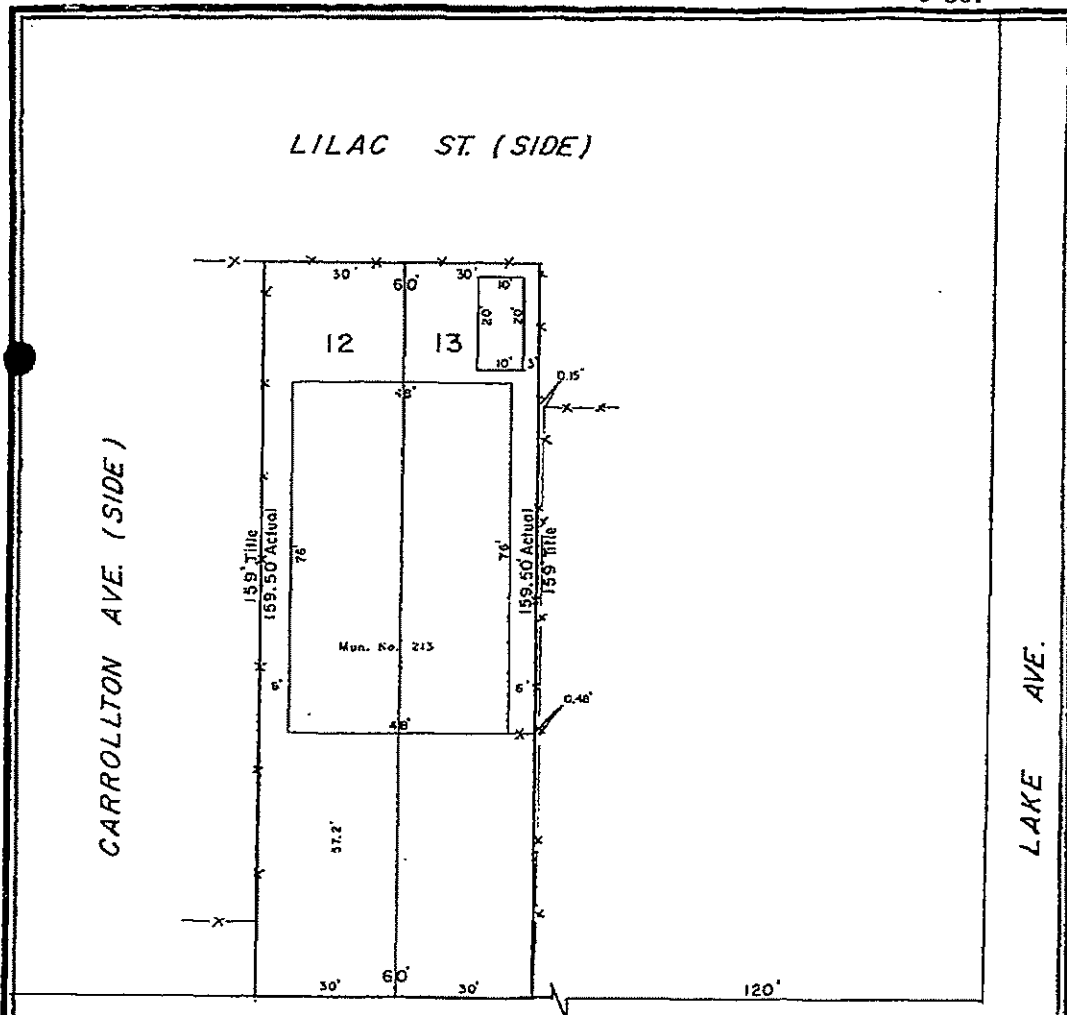
THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF DETERMINING THE APPROPRIATE FLOOD INSURANCE CLASSIFICATION AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION AND FOR NO OTHER PURPOSE. YOUR INSURANCE AGENT CAN PROVIDE DETAILS.

ELEVATIONS SHOWN HEREIN WERE DETERMINED BY ACTUAL FIELD SURVEYING AND ARE CORRECT AS OF THE DATE ISSUED. THE FIA ZONE AND BASE FLOOD ELEVATIONS ARE TO THE BEST OF OUR KNOWLEDGE, TRUSTED IN EFFECT ON THE DATE OF ISSUE. ANY OF THESE ELEVATIONS ARE SUBJECT TO CHANGE OVER A PERIOD OF TIME.

DADINE, MARGUES & ASSOCIATES, INC.

Richard T. Dadine
RICHARD T. DADINE
PROFESSIONAL LAND SURVEYOR

*C.D. - CHAIN DISTANCE
*N.G.V.D. - NORTH GEODETIC VERTICAL DATUM
(N.S.L. - MEAN SEA LEVEL)
200431 C.D. - CHAIN DISTANCE



ROSEBUD (formerly MAGNOLIA) ST.

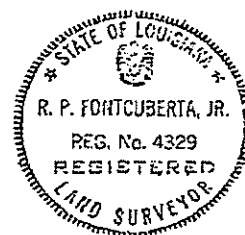
SURVEY OF LOTS 12 & 13
SQUARE 97
METAIRIEVILLE
JEFFERSON PARISH, LA.

Certified Correct To:

First Homestead and Savings Assn.
and Mr. & Mrs. Thomas V. Schioca

Thomas V. Schioca
Metairie, La. Co. Surveyor

Scale: 1" = 30'
Date: August 29, 1979



Surveys
INCORPORATED
Metairie, La.

Certified Correct

R. P. Fontcuberta, Jr.
Surveyor

COB 965/90 8/31/79



Dading, Marquez & Associates, Inc.

P.O. BOX 799
MOBILE, LA 70004
834-0200

98-RE 5898-8

FLOOD INSURANCE ELIGIBILITY DATA FIRM MEAS OF

JEFFERSON PARISH, LA

DATE: September 26, 1983

RE: REQUEST FOR FLOOD INSURANCE—LOWEST FLOOR ELEVATION

LOCATION: 8201 Eschard Street, Jefferson Parish, LA

REQUESTED BY: ESTI O'Hall State Farm Insurance

FEMA COMMUNITY PANEL NO. 225129 C

DATE: 10-1-83

FIA ZONE DESIGNATION: AT BASE FLOOD ELEVATION FOR AREA: 3.00 N.G.V.D.

EXISTING CENTERLINE OF STREET: 16.23 *C.D. -4.20 *N.G.V.D. (M.S.L.)

ADJACENT GROUND: 16.44 *C.D. -3.99 *N.G.V.D. (M.S.L.)

ELEVATION OF BASEMENT FLOOR OF LIVING AREA (BASE FLOOD): 17.36 *C.D. -3.07 *N.G.V.D. (M.S.L.)

ELEVATION OF LOWEST FLOOR OF LIVING AREA (BASE FLOOD): 17.47 *C.D. -2.96 *N.G.V.D. (M.S.L.)

THIS CERTIFICATE IS ISSUED SOLELY FOR THE PURPOSE OF DETERMINING THE APPROPRIATE FLOOD INSURANCE CLASSIFICATION AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION AND FOR NO OTHER PURPOSE. YOUR INSURANCE AGENT CAN PROVIDE DETAILS.

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DADING, MARQUEZ & ASSOCIATES, INC.

Richard T. Dading
RICHARD T. DADING
PROFESSIONAL LAND SURVEYOR

*C.D. = Contour Datum
*N.G.V.D. = National Geographic Vertical Datum
(M.S.L. = Mean Sea Level)
*M.S.L. = Mean Sea Level

*** Flood Quote Only, Not An Application ***

Flood



THE WOODLANDS FINANCIAL GROUP
NATIONAL GENERAL INSURANCE COMPANY
PO BOX 209559
DALLAS, TX 75320-9559

Date	Type	Tracking Number	Effective Date	Expiration Date	Waiting Period
02/19/2026	New	0003478519	03/06/2026	03/06/2027	Loan Closing

Property Address	Insured Name(s)	Mailing Address and Phone	Agency Name, Address, and Phone
213 ROSEBUD ST METAIRIE, LA 70005-1873	ROSE LLC	213 ROSEBUD ST METAIRIE, LA 70005-1873	THE WOODLANDS FIN GRP - LOVECCHIO 1510 ALLEN TOUSSAINT BLVD. NEW ORLEANS, LA 70122

Property Description

Home Phone:
Work Phone:
Cell Phone:
Email:

Phone Number: (504) 284-7778
Producer Code: 30950
Email: CSR248@TWFG.COM

Flood Zone and Community Information

Community Name: JEFFERSON PARISH
Current Flood Zone: AE
Community Number: 225199
Map Panel Suffix: F
Map Panel: 0140

FIRM Date: 10/01/1971
Program Status: Active and participating
County: JEFFERSON

Occupancy Information

Occupancy Type: Other Residential Building

Foundation Information

Foundation: Slab on grade (non-elevated)

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	\$2,966.00	\$500,000.00	\$0.00	1250 / 0
Rating Engine	\$2,951.00	\$500,000.00	\$0.00	2000 / 0
Rating Engine	\$2,911.00	\$500,000.00	\$0.00	5000 / 0
Rating Engine	\$2,842.00	\$500,000.00	\$0.00	10000 / 0
Rating Engine	\$2,642.00	\$500,000.00	\$0.00	25000 / 0
Rating Engine	\$2,363.00	\$500,000.00	\$0.00	50000 / 0

Options

*** Flood Qu



Lovecchio Insurance

lication ***

Our Policy is Caring™

Gregory C. Brown, M.B.A., C.P.I.A.
New Orleans Branch Manager

gbrown@twfg.com

Office: 504-282-0112
Fax: 504-272-0131

1510 Allen Toussaint Blvd
New Orleans, La 70122

www.twfgnola.com

Currentl Rent roll as of 7/22/26

Monthly rent				
Unit A	\$1,200.00	Occupied	Month to Month	New AC system, New refrigerator
Unit B	\$950.00	Occupied	Month to Month	Bathtub replaced, unit painted
Unit C	\$950.00	Occupied	Month to Month	
Unit D	\$975.00	Occupied	May	New AC system
Unit E	\$950.00	Occupied	Month to Month	
Unit F	\$950.00	Occupied	May	New Stove
Unit G	\$950.00	Occupied	Lease	New Water Heater
Unit H	\$950.00	Occupied	Month to Month	
Unit I	\$850.00	Occupied	July 1 move in	New AC Unit, New flooring
Unit J	\$850.00	Occupied	April	Efficiency Unit
	\$9,575.00	Monthly when occupied		
	\$114,900.00	Gross Yearly		

Expenses

Jefferson Parish Taxes	\$15,000.00
Flood Insurance	\$2,966.00 Estimate from TWFG -Owner does not currently have Flood Insurance
Property Insurance	\$16,267.16
Jefferson Parish Water	\$4,380.00 \$365 every bill
Trash	\$4,320.00
Electricity	\$2,760.00
Pest Control	\$1,100.00 \$1100/year for pest control (units sprayed 1x per quarter)
Estimated maintenance	<u>\$3,400.00</u>
Yearly Expenses	\$50,193.16
Yearly Income	\$114,900.00
Estimated Profit	\$64,706.84