



BRIDGEWATER
REALTY ADVISORS

*8816-26 Spruce Street
New Orleans, LA, 70118*

Offering Memorandum

Bridgewater Realty Advisors

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**8816-26 SPRUCE STREET
NEW ORLEANS, LA, 70118**

6-Unit Multifamily Complex



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OFFERING

8816-26 Spruce Street is a 6-unit multifamily property located in the rapidly-growing Leonidas/Carrollton neighborhood, just blocks away from the Carrollton Avenue and S. Claiborne Avenue. The property is in excellent condition and has major upside potential in rents as the current owner favored maintaining relationships with long term tenants.

There are two (2) buildings included in the overall property that each have their own individual tax parcel, a four-plex and a duplex. This allows for a buyer to obtain residential 1-4 investment financing which is favorable compared to commercial 5+ financing.

All of the units are separately metered for water AND electricity. The tenants are responsible for all utilities, which brings down overall costs and greatly enhances the value of the asset.

SUMMARY

BUILDING PRICE: \$599,000

UNIT COUNT: 6

PRICE PER UNIT: \$99,833

GBA: 4,547 sf

PRICE PER SF: \$142/sf

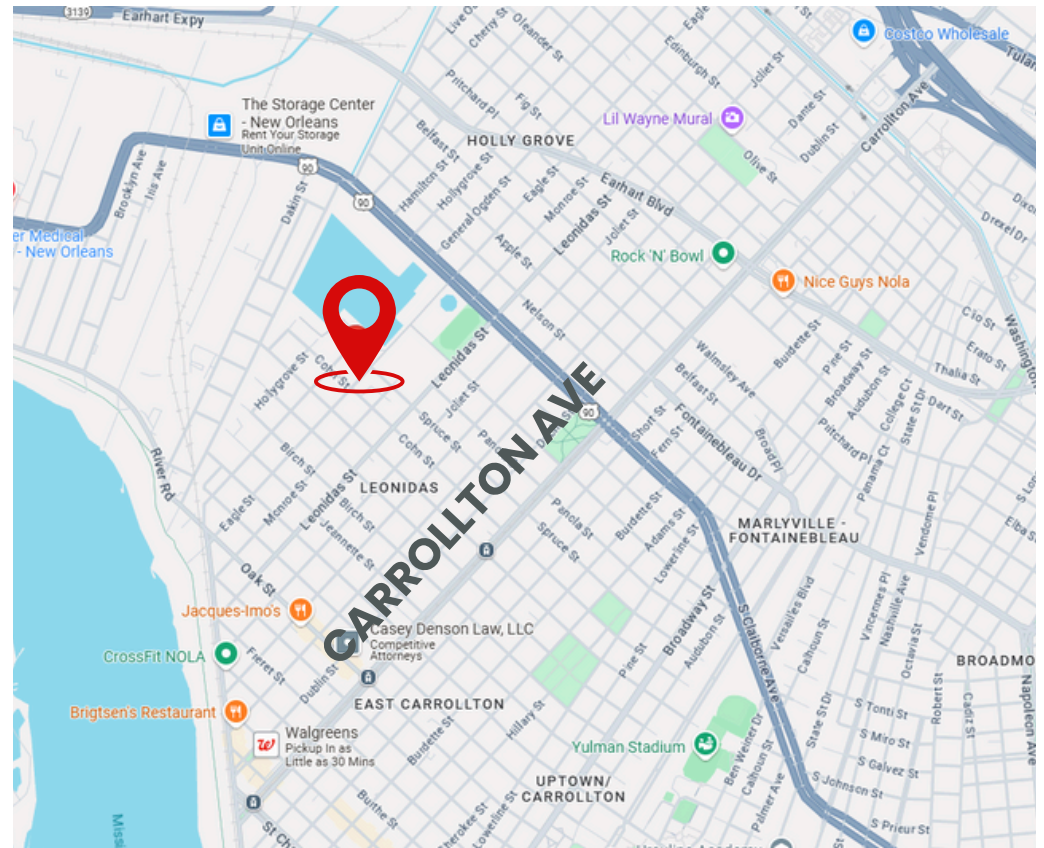
LOT SIZE: 9,000 SF

IN PLACE CAP RATE: 6.58%

STORIES: 2

PRO FORMA CAP RATE: 9.32%

FLOOD ZONE: X











FINANCIAL OVERVIEW

8816-26 SPRUCE ST, NEW ORLEANS, LA, 70118

RENT ROLL // 8816-26 SPRUCE STREET

Unit #	Type	Size (sf)	Current Rent	Market Rent
A	2 BD / 1 BA	713	\$850	\$1,100
B	2 BD / 1 BA	713	\$900	\$1,100
C	2 BD / 1 BA	713	\$900	\$1,100
D	2 BD / 1 BA	713	\$875	\$1,100
8824	2 BD / 1 BA	686	\$850	\$1,100
8826	2 BD / 1 BA	686	\$825	\$1,100
PER MONTH		4224	\$5,200	\$6,600
PER YEAR			\$62,400	\$79,200

OPERATING STATEMENT // 8816-26 SPRUCE STREET

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Potential Gross Rent	\$62,220		\$79,020			\$10,370	\$14.73
Physical Vacancy	\$1,556	2.50%	\$1,976	2.50%	[1]	\$329	\$0.37
Effective Rental Income	\$60,665		\$77,045			\$10,111	\$14.36
Laundry	\$0.00		\$0.00			\$0.00	\$0.00
Effective Gross Income	\$60,665		\$77,045			\$10,111	\$14.36

EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes - 8816	\$3,529		\$3,529			\$588	\$0.84
Real Estates Taxes - 8824/26	\$2,369		\$2,369			\$395	\$0.56
Property Insurance - 8816	\$4,909		\$4,909			\$818	\$1.16
Property Insurance - 8824/26	\$4,609		\$4,609			\$768	\$1.09
Repairs & Maintenance	\$4,966		\$4,966			\$828	\$1.18
Landscaping	\$840		\$840			\$140	\$0.20
Total Expenses	\$21,222		\$21,222			\$3,537	\$5.02
Expenses as % of EGI	35%		28%			35%	35%
Net Operating Income	\$39,442		\$55,822			\$6,574	\$9.34

Operating Statement Notes:

[1] Market vacancy is 2.5%

[2] All units separately metered for power and water and tenants are responsible for all utilities

5-YR CASH FLOW MODEL // 8816-26 SPRUCE STREET

OPERATING DATA	YEAR 1	YEAR 2*	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent	\$62,220.00	\$79,020.00	\$80,600.40	\$82,212.41	\$83,856.66
Less Vacancy/Collection Loss	-\$1,555.50	-\$1,975.50	-\$2,015.01	-\$2,055.31	-\$2,096.42
Effective Gross Income	\$60,664.50	\$77,044.50	\$78,585.39	\$80,157.10	\$81,760.24
EXPENSES					
Real Estates Taxes - 8816	\$3,529.00	\$3,599.58	\$3,671.57	\$3,745.00	\$3,819.90
Real Estates Taxes - 8824/26	\$2,369.00	\$2,416.38	\$2,464.71	\$2,514.00	\$2,564.28
Property Insurance - 8816	\$4,909.00	\$5,007.18	\$5,107.32	\$5,209.47	\$5,313.66
Property Insurance - 8824/26	\$4,609.00	\$4,701.18	\$4,795.20	\$4,891.11	\$4,988.93
Repairs & Maintenance	\$4,966.25	\$5,065.58	\$5,166.89	\$5,270.22	\$5,375.63
Landscaping	\$840.00	\$856.80	\$873.94	\$891.41	\$909.24
Total Expenses	\$21,222.25	\$21,646.70	\$22,079.63	\$22,521.22	\$22,971.65
Net Operating Income	\$39,442.25	\$55,397.81	\$56,505.76	\$57,635.88	\$58,788.59
DEBT SERVICE					
Interest Payments	\$30,980.40	\$30,980.40	\$30,980.40	\$30,980.40	\$30,980.40
Net Cash Flow After DS	\$8,461.85	\$24,417.41	\$25,525.36	\$26,655.48	\$27,808.19
Debt Coverage Ratio	1.27	1.79	1.82	1.86	1.90
Cash on Cash Return	4.71%	13.59%	14.20%	14.83%	15.47%
Monthly Cash Flow	\$705.15	\$2,034.78	\$2,127.11	\$2,221.29	\$2,317.35

In Year 2, all units have been increased to market rate of \$1,100 per month

CASH FLOW ANALYSIS // 8816-26 SPRUCE STREET

Current: Below Market Rents

Purchase Price	\$599,000
Down Payment	\$179,700
Loan Amount	\$419,300
Monthly Payments	(\$2,582)
Annual Debt Service	(\$30,980)
NOI	\$39,442
Income After ADS	\$8,462
DSCR	1.27
Cash on Cash Return	4.71%
Monthly Cash Flow	\$705

Financing Terms:

Rate (%)	6.25
Amortization	30
LTV	70%

Pro Forma: Increase Rents to Market

Purchase Price	\$599,000
Down Payment	\$179,700
Loan Amount	\$419,300
Monthly Payments	(\$2,582)
Annual Debt Service	(\$30,980)
NOI	\$55,822
Income After ADS	\$24,842
DSCR	1.80
Cash on Cash Return	13.82%
Monthly Cash Flow	\$2,070

Financing Terms:

Rate (%)	6.25
Amortization	30
LTV	70%

1-4 unit residential investment financing can be obtained for each property

CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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