

# Single Family Rental Portfolio | Baton Rouge, LA

## PROPERTY SUMMARY



### Property Description

An opportunity to purchase a single family residential rental portfolio which includes 10 detached single-family homes and 1 office property which is owner occupied. All homes are occupied and the yards are maintained by the tenants. The office property was previously converted and can be converted back to residential.

Ownership will consider individual property sales.

### Offering Summary

Sale Price:	\$800,000
Number Of Units:	11
Building Size:	15,555 SF
NOI:	\$64,230.71
Cap Rate:	8.03%

Address	Bed/Bath	Individual Price
2753 Wenonah St.	3BR/ 1BA	\$90,000.00
2760 Wenonah St.	4BR/ 2.5 BA	\$130,000.00
2726 Wenonah St.	3BR/ 1BA	\$65,000.00
2025 Walnut St.	3BR/ 1BA	\$75,000.00
2020 Birch St.	3BR/ 2BA	\$55,000.00
1606 Bay St.	3BR/ 2BA	\$65,000.00
306 S. 18th St.	3BR/ 1.5BA	\$75,000.00
1856 Missouri St.	1BR/ 1BA	\$32,500.00
5340 Cadillac St.	3BR/ 1.5BA	\$75,000.00
855 North 17th St.	1BR/1BA	\$42,500.00
1305 Laurel St. (Office)	2BR/1BA	\$95,000.00

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## INCOME & EXPENSES

### Income Summary

Rental Income	\$91,500
1305 Laurel Market Rental Income	\$11,400
Vacancy Cost	(\$10,290)
<b>Gross Income</b>	<b>\$92,610</b>

### Expenses Summary

Property Tax	\$4,175
Insurance	\$9,387
Operating Expenses	\$14,818
<b>Operating Expenses</b>	<b>\$28,379</b>
<b>Net Operating Income</b>	<b>\$64,231</b>

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## RENT ROLL

Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF	Market Rent	Market Rent / SF
2753 Wenonah	3	1	1,826 SF	\$965	\$0.53	\$975	\$0.53
2760 Wenonah	4	2.5	2,361 SF	\$1,200	\$0.51	\$1,200	\$0.51
2726 Wenonah	3	1	1,264 SF	\$785	\$0.62	\$795	\$0.63
2025 Walnut	3	1	1,215 SF	\$850	\$0.70	\$900	\$0.74
2020 Birch	3	2	1,592 SF	\$500	\$0.31	\$700	\$0.44
1606 Bay	3	1	1,167 SF	\$725	\$0.62	\$750	\$0.64
306 S. 18th	3	1.5	1,340 SF	\$800	\$0.60	\$850	\$0.63
1856 Missouri	1	1	507 SF	\$375	\$0.74	\$425	\$0.84
5340 Cadillac	3	1.5	1,340 SF	\$850	\$0.63	\$850	\$0.63
855 N. 17th	1	1	630 SF	\$575	\$0.91	\$575	\$0.91
1305 Laurel	2	1	1,260 SF	-	-	\$950	\$0.75
<b>Totals</b>			<b>14,502 SF</b>	<b>\$7,625</b>	<b>\$0.52</b>	<b>\$8,970</b>	<b>\$0.62</b>

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## PHOTOS



2753 Wenonah St. 1,826 SF



2760 Wenonah St. 2,361 SF



2726 Wenonah St. 1,264 SF



2025 Walnut St. 1,215 SF



2020 Birch St. 1,592 SF



1606 Bay St. 1,167 SF

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## PHOTOS



306 S. 18th St. 1,340 SF



1856 Missouri St. 507 SF



5340 Cadillac St. 1,340 SF



855 N. 17th St. 630 SF



1305 Laurel St. 1,260 SF

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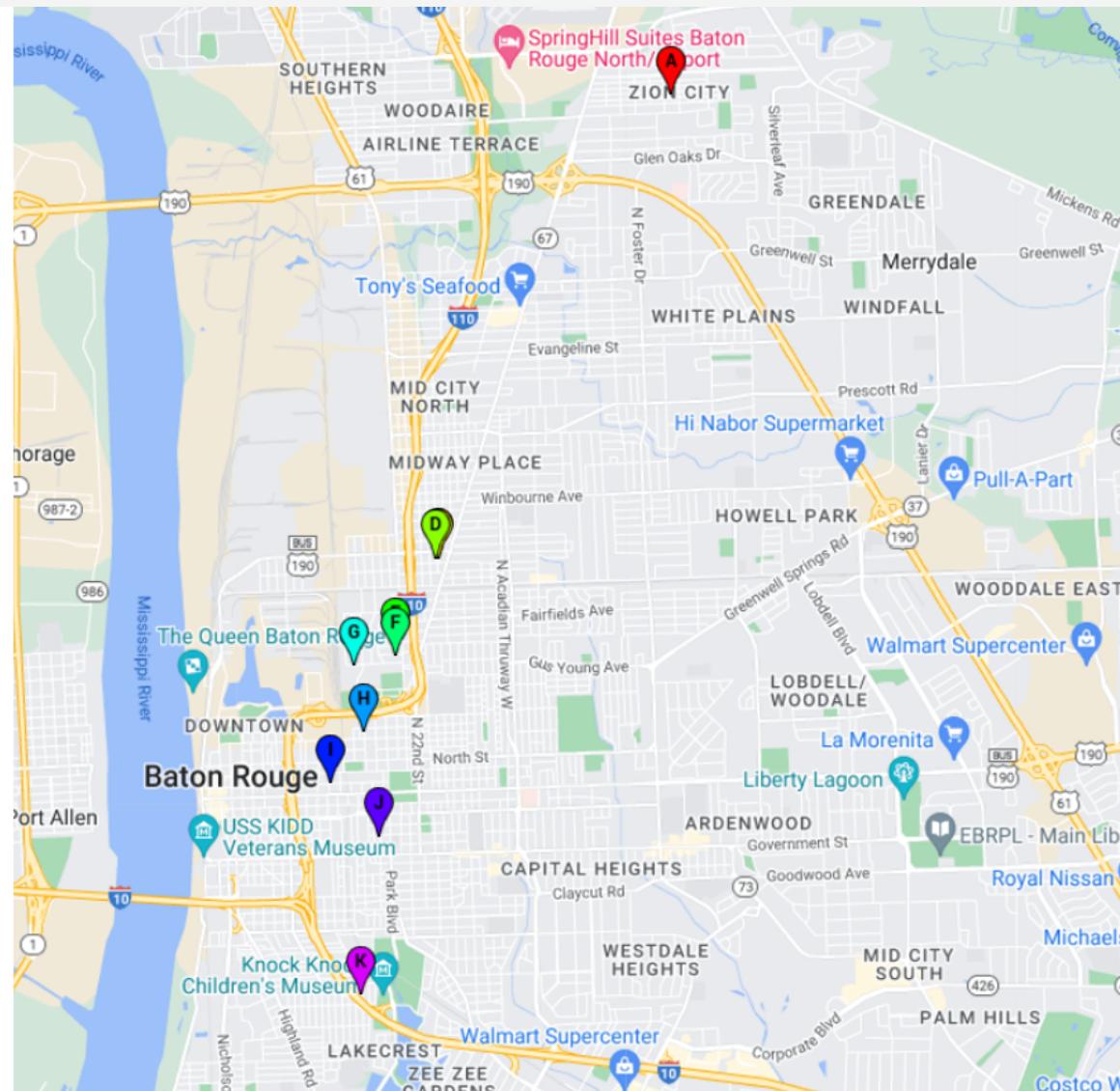
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## LOCATION MAP

- A** 5340 Cadillac Street
- B** 2760 Wenonah Street
- C** 2726 Wenonah Street
- D** 2753 Wenonah St
- E** 2025 Walnut Street
- F** 2020 Birch Street
- G** 1606 Bay Street
- H** 855 N. 17th Street
- I** 1305 Laurel Street
- J** 306 South 18th Street
- K** 1856 Missouri Street



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