



MULTIFAMILY PROPERTY FOR SALE

Multifamily Investment Opportunity

755/743 Boxelder Dr & 7402/7406 Elderberry Ave, Baton Rouge, LA 70806

Presented By:

Chris A. Town

225.202.2789

ctown@rampartcre.com

Jeff Wilke, CCIM, SIOR, LEED AP

256.694.1492

jeffwilke@gmail.com

Bryant J. Cheely

225.933.5482

bcheely@rampartcre.com

Blake Howard

501.416.4538

bhoward@rampartcre.com

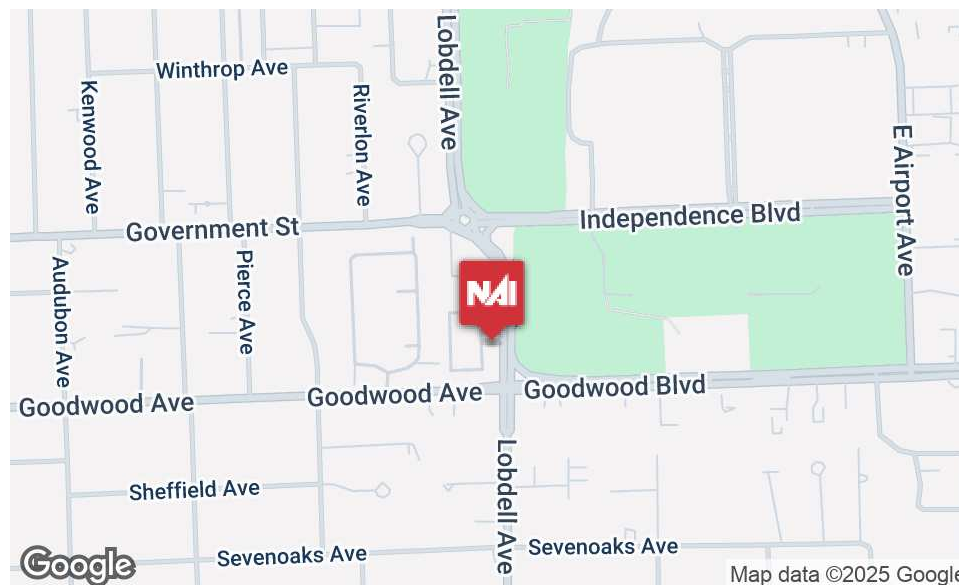


PROPERTY HIGHLIGHTS

- Fully Occupied Investment Opportunity
- Upscale Quadruplex in the Heart of Baton Rouge
- Gated Community near the corner of Lobbell & Goodwood Avenues
- Adjacent lot, which is 6,186 Sq. Ft and Valued at \$125,000, is also available
- Near Independence Park and the Public Library
- Flood Zone X
- Exclusively listed by the Home Portfolio Group with NAI Latter & Blum
- Contact Agent(s) for further information

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	4
Lot Size:	±10,150 SF
Building Size:	±10,047 SF



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



Multifamily Investment Opportunity

755/743 Boxelder Dr & 7402/7406 Elderberry Ave, Baton Rouge, LA 70806

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START
743 Boxelder	3	3.5	2,248 SF	\$2,500	\$2,600	\$1.16	\$2,700	11/29/21
755 Boxelder	3	2.5	1,982 SF	\$2,200	\$2,500	\$1.26	\$2,200	11/1/2017
7402 Elderberry	3	2.5	2,575 SF	\$2,150	\$2,800	\$1.09	\$2,150	5/10/24
7406 Elderberry	4	3.5	2,900 SF	\$2,200	\$2,900	\$1.00	\$2,200	9/1/24
TOTALS			9,705 SF	\$9,050	\$10,800	\$4.51	\$9,250	
AVERAGES			2,426 SF	\$2,263	\$2,700	\$1.13	\$2,313	

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



Multifamily Investment Opportunity

755/743 Boxelder Dr & 7402/7406 Elderberry Ave, Baton Rouge, LA 70806

INVESTMENT OVERVIEW

Price	\$1,250,000
Price per SF	\$139
Price per Unit	\$312,500
GRM	12.89
CAP Rate	5.5%

OPERATING DATA

Gross Rental Income	\$108,600
Property Tax	\$16,480
Insurance	\$11,277
Other Expenses	\$12,097
Net Operating Income	\$68,746

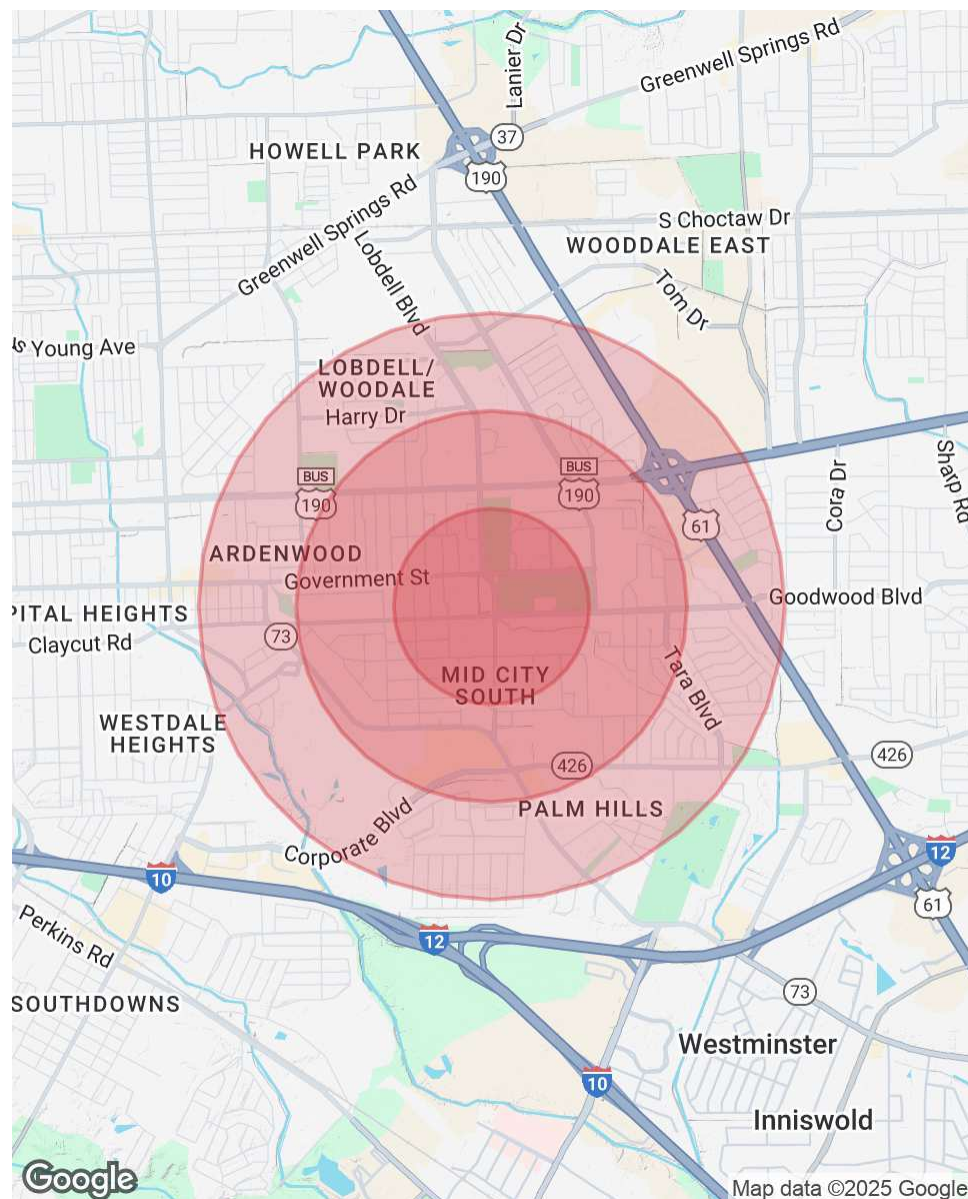
Property currently operating slightly below market rent rate.
Property offered below appraised value.

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

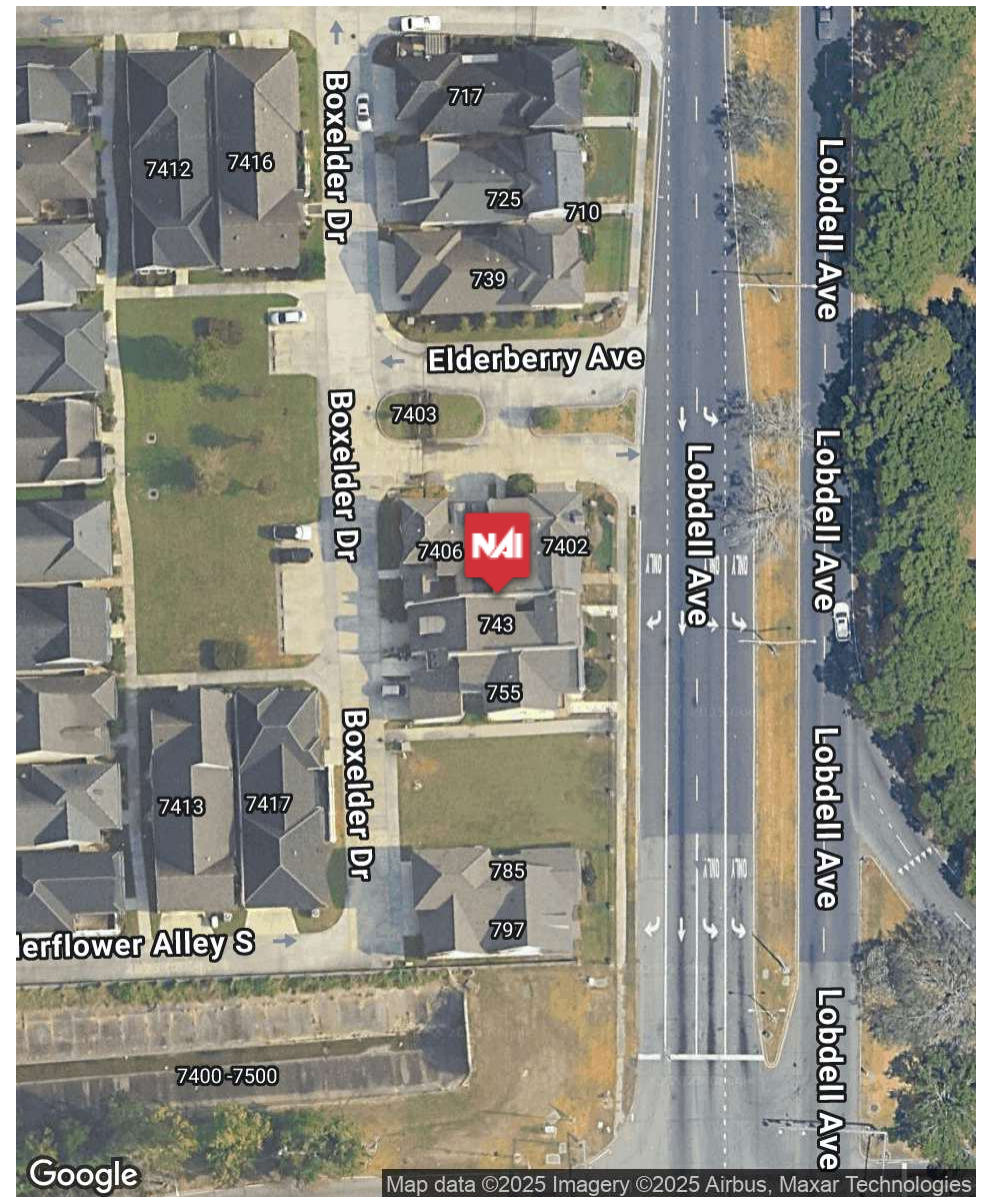
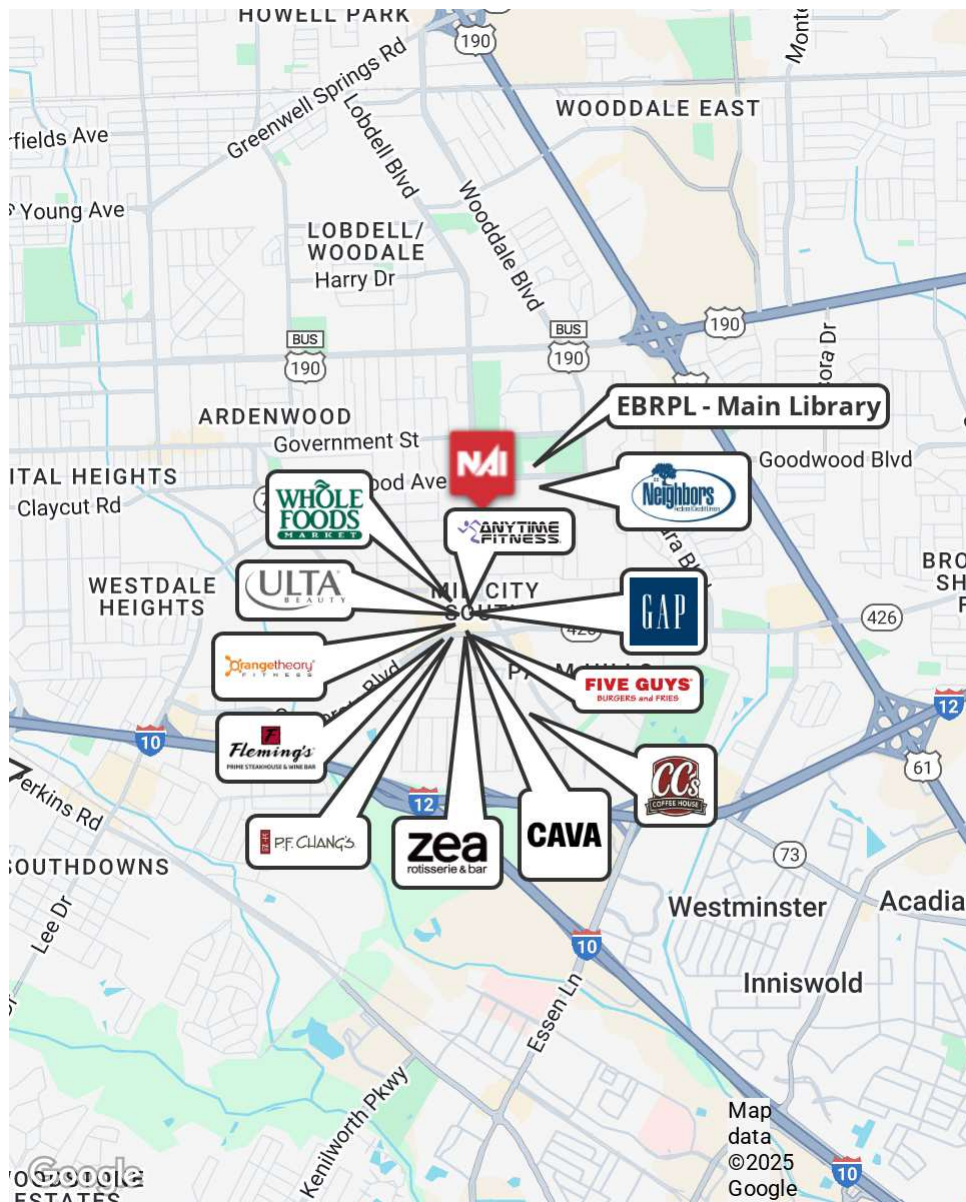
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,642	7,721	18,761
Average Age	39.1	37.5	38.5
Average Age (Male)	38.8	36.2	36.0
Average Age (Female)	42.0	40.3	40.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	758	3,831	9,670
# of Persons per HH	2.2	2.0	1.9
Average HH Income	\$111,476	\$77,501	\$74,234
Average House Value	\$370,982	\$257,746	\$221,469

2020 American Community Survey (ACS)



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



CHRIS A. TOWN

Advisory / Investments / Management

ctown@rampartcre.com

Direct: **225.295.0800** | Cell: **225.202.2789**

PROFESSIONAL BACKGROUND

Chris brings a wealth of expertise from his successful career in commercial and industrial construction. He possesses extensive knowledge of all aspects of development, building and risk analysis. Chris has held numerous executive positions in multiple companies and has served on various industry boards as well as charitable and religious organizations.

He actively participates in numerous commercial real estate organizations, staying at the forefront of industry trends and best practices. He has initiated several groups within NAI Latter & Blum focusing on key areas of CRE, including Sale-Leaseback, Office Space, Single Family Rentals (SFR), Carbon Capture (CCS), Solar and Land Acquisition/Disposition.

Chris believes in building long term relationships and provides exceptional service to the client, which has made him a trusted advisor in the commercial real estate industry.

EDUCATION

Louisiana Tech University, 1983
Ruston, Louisiana

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Member, Candidate for Certification
Louisiana Association of Realtors - Member
Greater Baton Rouge Realtors Association, Commercial Investment Division - Member
Baton Rouge Chamber of Commerce - Executive Council Member, Carbon Capture Alliance
Good Growth Coalition of Baton Rouge - Member
Associated Builders & Contractors - Former Board Member, Executive Committee
St. Aloysius Parish - Former Trustee
Habitat for Humanity of Greater Baton Rouge - Past President
Sunrise Rotary of Baton Rouge - Past President

NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806
225.295.0800

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



JEFF WILKE, CCIM, SIOR, LEED AP

Investments/Commercial Sales & Leasing

jeffwilke@gmail.com

Direct: **225.295.0800** | Cell: **256.694.1492**

PROFESSIONAL BACKGROUND

With a background in residential investment management, including serving as Director of Single-Family Management for the largest third-party property management firm in the Gulf South, Bryant possesses a comprehensive understanding of the real estate market and has successfully supervised a team of real estate professionals managing 2.2 Million square feet of residential investment property, demonstrating exceptional leadership and management qualities. This background provides a strong foundation for transitioning into commercial real estate brokerage, consulting, and advisory services. With particular skill sets in Market Research, Financial Analysis, Site Selection, Demographic Research, Risk Management, Asset Management, and Technological Support, Bryant has been invited to join several groups within the organization, such as the Home Portfolio Group and the Carbon Capture and Sequestration Group.

Bryant also excels in Technology services, focusing on Artificial Intelligence (AI) and custom AI products to boost business efficiency and productivity. He skillfully integrates AI in real estate, using custom tools for market analysis and predictive modeling. This technological savvy, combined with his real estate expertise, uniquely positions Bryant as a forward-thinking professional, enhancing the value he delivers to his clients.

MEMBERSHIPS

- Certified Commercial Investment Member, CCIM, 2002
- Alabama Chapter Board of Directors, 2010-2013
- Society of Industrial and Office Realtors, SIOR, 2004
- LA, MS, AL, NWFL Chapter Treasurer, 2014
- LA, MS, AL, NWFL Chapter Vice-President, 2015
- LA, MS, AL, NWFL Chapter President, 2016-2017
- Regional Director South, 2017-2019
- Member of Technology and Investment Member Groups 2019 - Present
- Leadership in Energy and Environmental Design Accredited Professional, LEED AP, 2019
- Federal Aviation Administration, FAA
- Private Pilot Certificate, 2006
- Aircraft Owners and Pilots Association, AOPA 2006 - Present
- Self Storage Association of Louisiana, SSALA 2017 - Present
- Knights of Columbus, 2000 - Present
- Leadership St. Tammany, 2020

NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806
225.295.0800

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



BRYANT J. CHEELY

Advisor

bcheely@rampartcre.com

Direct: **225.295.0800** | Cell: **225.933.5482**

PROFESSIONAL BACKGROUND

With over a decade of experience in the real estate industry, Bryant brings a wealth of knowledge and expertise to his clients by understanding their goals and aspirations and developing customized strategies that deliver exceptional results. He is dedicated to putting his client's needs first and always strives to exceed their expectations, and his commitment to professional growth is evident through his continuous pursuit of industry knowledge.

With a background in residential investment management, including serving as Director of Single-Family Management for the largest third-party property management firm in the Gulf South, Bryant possesses a comprehensive understanding of the real estate market and has successfully supervised a team of real estate professionals managing 2.2 Million square feet of residential investment property, demonstrating exceptional leadership and management qualities. This background provides a strong foundation for transitioning into commercial real estate brokerage, consulting, and advisory services. With particular skill sets in Market Research, Financial Analysis, Site Selection, Demographic Research, Risk Management, Asset Management, and Technological Support, Bryant has been invited to join several groups within the organization, such as the Home Portfolio Group and the Carbon

Capture and Sequestration Group.

Bryant also excels in Technology services, focusing on Artificial Intelligence (AI) and custom AI products to boost business efficiency and productivity. He skillfully integrates AI in real estate, using custom tools for market analysis and predictive modeling. This technological savvy, combined with his real estate expertise, uniquely positions Bryant as a forward-thinking professional, enhancing the value he delivers to his clients.

Bryant was raised in Patterson, Louisiana and has resided in Baton Rouge since 2008 with his wife, Teresa.

NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806
225.295.0800

For More Information:

Chris A. Town

225.202.2789

ctown@rampartcre.com

Jeff Wilke, CCIM, SIOR, LEED AP

256.694.1492

jeffwilke@gmail.com

Bryant J. Cheely

225.933.5482

bcheely@rampartcre.com

Blake Howard

501.416.4538

bhoward@rampartcre.com

NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com