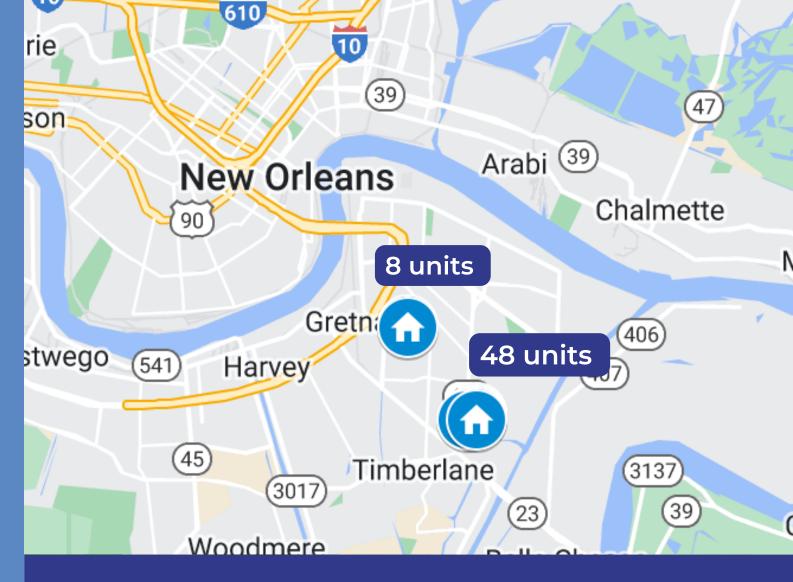
# 56-UNITS PORTFOLIO SALE

Fourteen (14) 4-Plexes in the New Orleans Area Terrytown, LA







Talbot Realty Group is pleased to present this 56-unit Multi-Family portfolio located in the New Orleans area. The portfolio includes fourteen (14) 4-plexes and four (4) vacant lots located in the city limits of Terrytown, LA.

The seller has been purchasing homes since 2010 and has performed significant renovations in the absence of tenants or during turnovers, while providing cosmetic improvements on homes that have remained occupied. The portfolio is managed by the owner's professional property management company, who has maintained the properties in quality

condition. The 14 subject properties are clustered in Terrytown, LA. The portfolio is currently 100% leased. The units range in size from 1,032 – 1,717 square feet with an average size of 1,300 square feet. The seller has been successful in raising the rents to market rate in 2023. The property management company may stay involved for a fee.

#### **INVESTMENT HIGHLIGHTS**

- 56 Rental Units
- 14, 4-Plexes
- 4, Vacant Lots
- 98-100% Leased
- Roofs: All New (2-years)
- Property Management
   Company is available to
   continue servicing for a fee.
- Please contact us for financing options available.

#### **OFFERING SUMMARY**

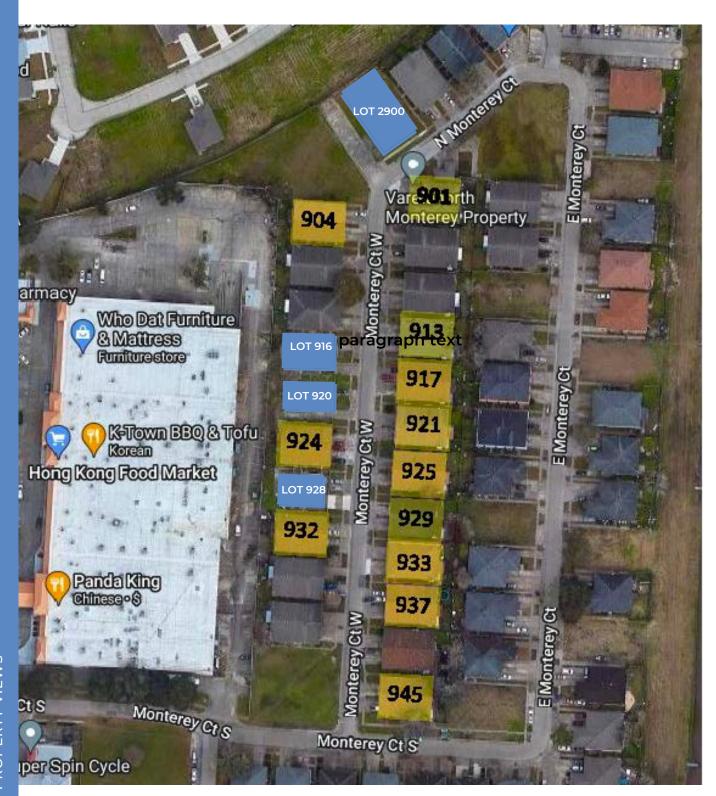
LIst Price	\$5,250,000
# of Units	56
Financing	Conventional, or Cash
Gross Income	\$767,736 / year
NOI	\$514,536 / year
Average Price	\$93,750 per Unit
Percent Rented	96-100%
Market	New Orleans, LA

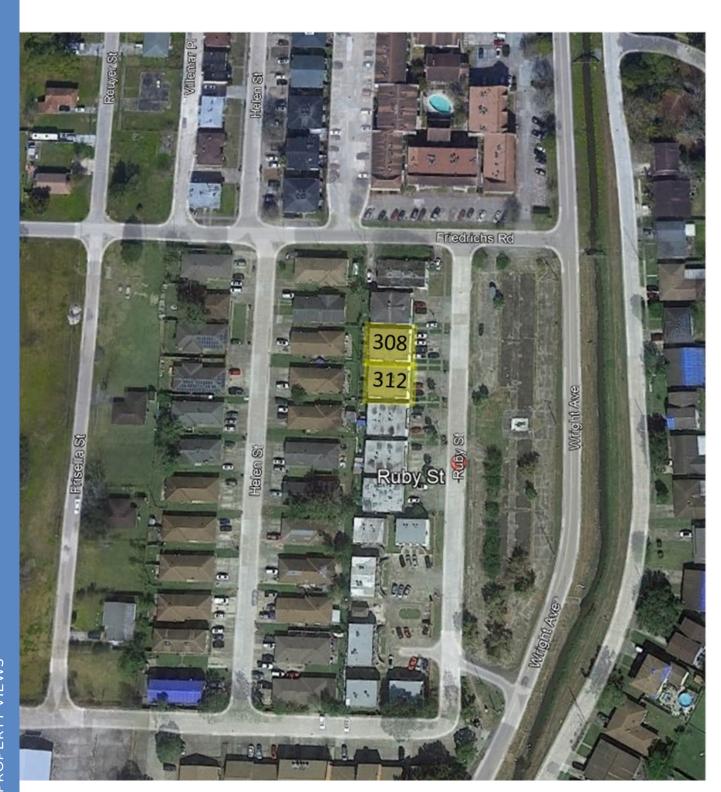






# MONTEREY CT (12) 4-Plexes + (4) Vacant Lots





#### **SAMPLE OF PROPERTY INTERIORS**













# UNIT MIX

Apt		SF	BD	ВА
308	A	1032	2	1.5
308	В	1032	2	1.5
308	С	1032	2	1.5
308	D	1032	2	1.5
		4128		
312	A	1032	2	1.5
312	В	1032	2	1.5
312	C	1032	2	1.5
312	D	1032	2	1.5
<b>-</b>		4128	_	
		20		
901	A	1195	3	2
901	В	1195	3	2
901	С	1717	3	2.5
901	D	1612	4	2.5
		5719		
904	A	1195	3	2
904	В	1195	3	2
904	С	1717	3	2.5
904	D	1612	4	2 1/2
		5719		
913	A	1195	3	2
913	В	1195	3	2
913	С	1717	3	2.5
913	D	1612	4	2.5
		5719		

# UNIT MIX

Apt		SF	BD	ВА
917	A	1195	3	2
917	В	1195	3	2
917	С	1717	3	2.5
917	D	1612	4	2.5
		5719		
921	A	1195	3	2
921	В	1195	3	2
921	С	1717	3	2.5
921	D	1612	4	2.5
		5719		
924	A	1195	3	2
924	В	1195	3	2
924	С	1717	3	2
924	D	1612	4	2.5
		5719		
925	A	1195	3	2
925	В	1195	3	2
925	С	1717	3	2.5
925	D	1612	4	2.5
		5719		
929	A	1195	3	2
929	В	1195	3	2
929	С	1717	3	2.5
929	D	1612	4	2.5
		5719		

# UNIT MIX

Apt		SF	BD	ВА
932	A	1195	3	2
932	В	1195	3	2
932	С	1717	3	2.5
932	D	1612	4	2.5
		5719		
933	A	1195	3	2
933	В	1195	3	2
933	С	1717	3	2.5
933	D	1612	4	2.5
		5719		
937	A	1195	3	2
937	В	1195	3	2
937	С	1717	3	2.5
937	D	1612	4	2.5
		5719		
945	A	1195	3	2
945	В	1195	3	2
945	С	1717	3	2.5
945	D	1612	4	2.5
		5719		

If you would like more information on this offering please reach out.

CHRIS TALBOT
Real Estate Agent/Consult
504.319.1452
nola.talbot@gmail.com

Visit us online www.talbot-realty.com

