

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



**Ruby Street
(2) 4-Plexes**



SAMPLE OF PROPERTY INTERIORS



UNIT MIX

Apt		SF	BD	BA
308	A	1032	2	1.5
308	B	1032	2	1.5
308	C	1032	2	1.5
308	D	1032	2	1.5
4128				
312	A	1032	2	1.5
312	B	1032	2	1.5
312	C	1032	2	1.5
312	D	1032	2	1.5
4128				
901	A	1195	3	2
901	B	1195	3	2
901	C	1717	3	2.5
901	D	1612	4	2.5
5719				
904	A	1195	3	2
904	B	1195	3	2
904	C	1717	3	2.5
904	D	1612	4	2 1/2
5719				
913	A	1195	3	2
913	B	1195	3	2
913	C	1717	3	2.5
913	D	1612	4	2.5
5719				

UNIT MIX

Apt		SF	BD	BA
917	A	1195	3	2
917	B	1195	3	2
917	C	1717	3	2.5
917	D	1612	4	2.5
5719				
921	A	1195	3	2
921	B	1195	3	2
921	C	1717	3	2.5
921	D	1612	4	2.5
5719				
924	A	1195	3	2
924	B	1195	3	2
924	C	1717	3	2
924	D	1612	4	2.5
5719				
925	A	1195	3	2
925	B	1195	3	2
925	C	1717	3	2.5
925	D	1612	4	2.5
5719				
929	A	1195	3	2
929	B	1195	3	2
929	C	1717	3	2.5
929	D	1612	4	2.5
5719				

UNIT MIX

Apt		SF	BD	BA
932	A	1195	3	2
932	B	1195	3	2
932	C	1717	3	2.5
932	D	1612	4	2.5
5719				
933	A	1195	3	2
933	B	1195	3	2
933	C	1717	3	2.5
933	D	1612	4	2.5
5719				
937	A	1195	3	2
937	B	1195	3	2
937	C	1717	3	2.5
937	D	1612	4	2.5
5719				
945	A	1195	3	2
945	B	1195	3	2
945	C	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

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