

# FULLY OCCUPIED MULTIFAMILY OFF BURBANK DR



## OFFERING SUMMARY

Sale Price:	\$205,000   \$51.25/SF
Number Of Units:	4
NOI:	\$22,145
Building Size:	4,000
Zoning:	R
Price / SF:	\$51.25

## PROPERTY OVERVIEW

This fully occupied, two-story multifamily unit is located just off of Burbank Drive in South Baton Rouge. This revenue-generating fourplex has convenient access to the Burbank Drive Walmart and Cypress Mounds Baseball Complex, and is surrounded by single-family and multifamily residential properties. The property is well maintained and presents a perfect opportunity for an investor seeking a property with a 5-digit NOI.

## PROPERTY HIGHLIGHTS

- Fully leased
- Two-story fourplex
- \$22,145.76 NOI

Mark Segalla (C) 225.505.4349

# FULLY OCCUPIED MULTIFAMILY OFF BURBANK DR



## 8726 ELVIN DR FINANCIALS

### RENT ROLL

	MONTHLY	ANNUALLY
Unit 1 (2BR / 1.5Bath)	\$675.00	\$8,100.00
Unit 2 (2BR / 1.5Bath)	\$675.00	\$8,100.00
Unit 3 (2BR / 1.5Bath)	\$675.00	\$8,100.00
Unit 4 (2BR / 1.5Bath)	\$675.00	\$8,100.00
<b>TOTAL</b>	<b>\$2,700.00</b>	<b>\$32,400.00</b>

### REVENUES

Projected Gross Income	\$32,400.00
Market Vacancy (10%)	(\$3,240.00)
<b>Total Revenues</b>	<b>\$29,160.00</b>

### EXPENSES

Property Taxes - 2018	(\$1,317.24)
Property Insurance	(\$1,992.00)
Repairs and Maintenance	(\$2,500.00)
Lawn Maintenance	(\$1,205.00)
<b>Total Expenses</b>	<b>(\$7,014.24)</b>

<b>NOI</b>	<b>\$22,145.76</b>
------------	--------------------





## FULLY OCCUPIED MULTIFAMILY OFF BURBANK DR



Mark Segalla (C) 225.505.4349



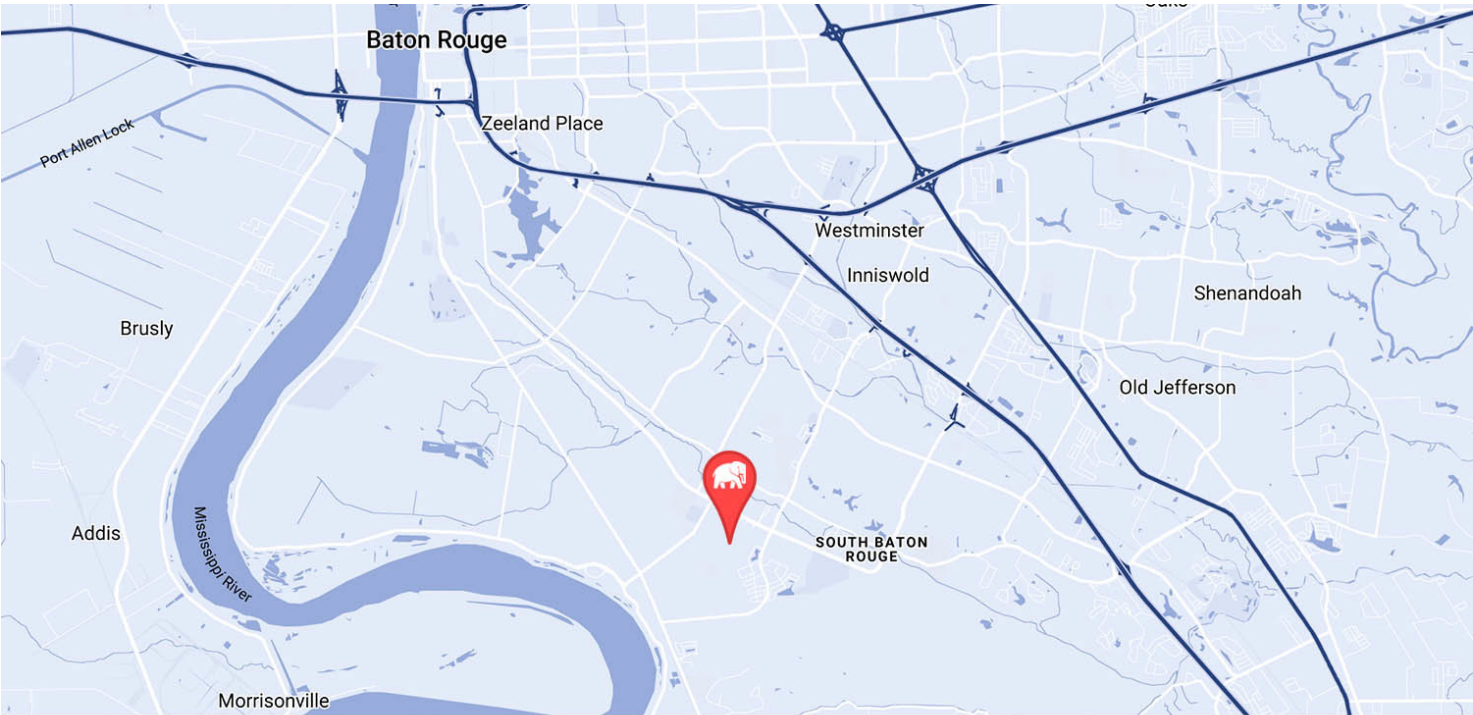
**ELIFIN**

225.505.4349 | <https://elifinrealty.com>  
640 Main St, Suite A, Baton Rouge, LA 70801

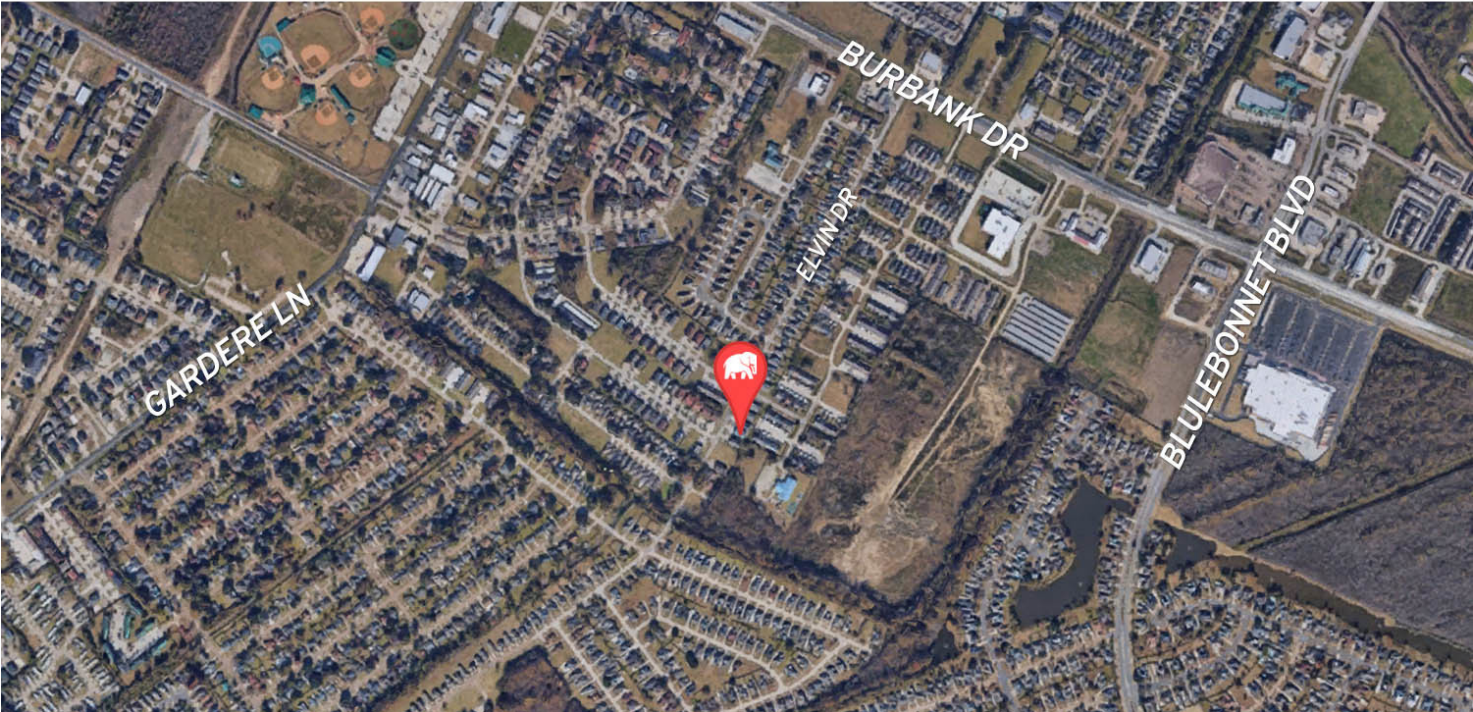
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# FULLY OCCUPIED MULTIFAMILY OFF BURBANK DR



MAP DATA ©2019 GOOGLE

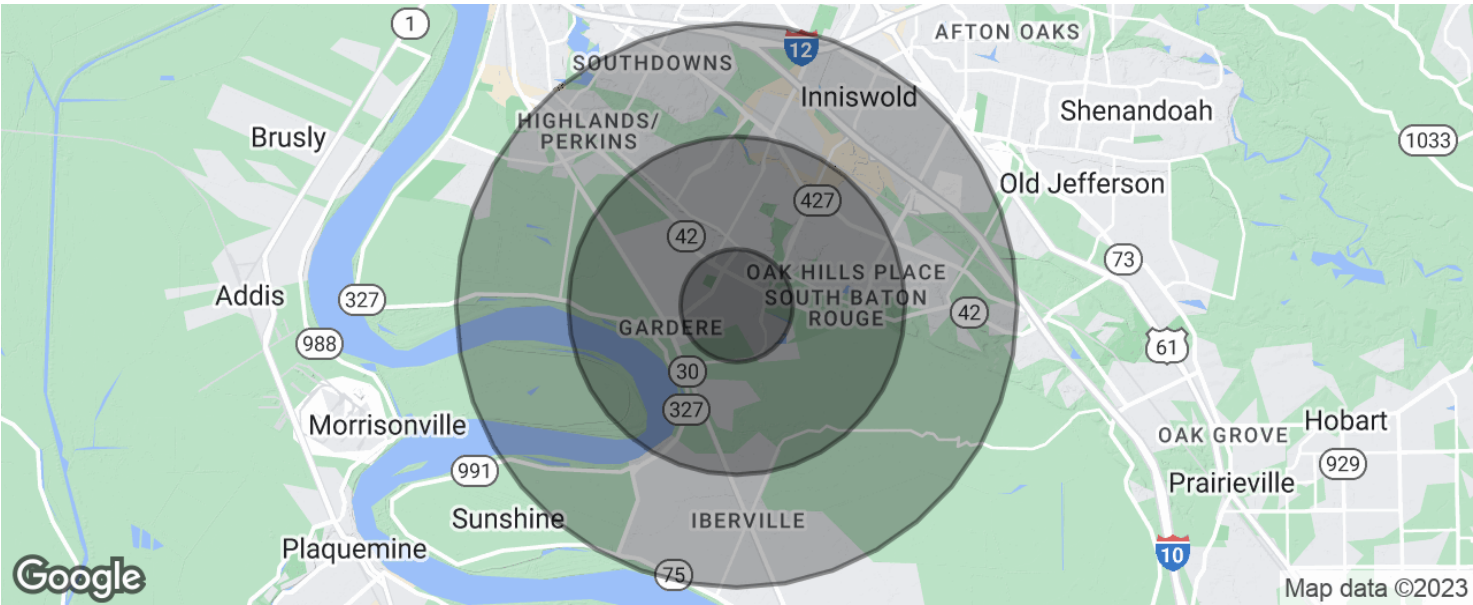


Mark Segalla (C) 225.505.4349

 **ELIFIN** 225.505.4349 | <https://elifinrealty.com>  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FULLY OCCUPIED MULTIFAMILY OFF BURBANK DR



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,140	37,168	87,960
Median age	25.7	34.9	34.6
Median age (Male)	24.0	32.7	32.7
Median age (Female)	26.8	37.3	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,933	14,600	35,617
# of persons per HH	2.8	2.5	2.5
Average HH income	\$59,076	\$91,191	\$91,272
Average house value	\$433,002	\$321,098	\$313,013

\* Demographic data derived from 2020 ACS - US Census