



100% LEASED INVESTMENT PROPERTY W/ ADDITIONAL LAND

11736 NEWCASTLE AVE BATON ROUGE, LA 70816



OFFERED: FOR SALE

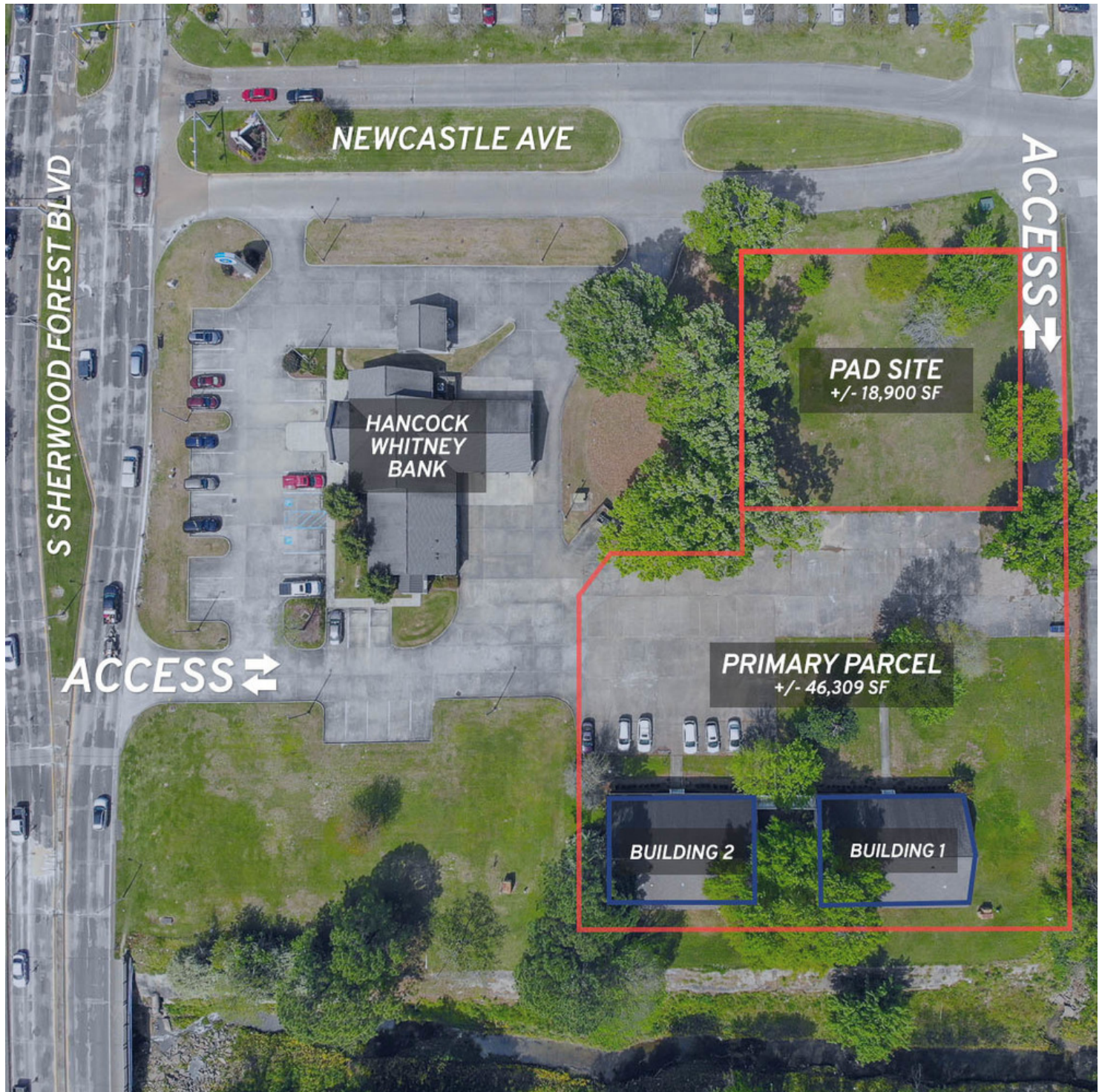
SALE PRICE: \$499,000 (\$88.63/SF)

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | October 2023
640 Main St, Suite A, Baton Rouge, LA 70801
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SITE LAYOUT

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EXTERIOR PHOTOS

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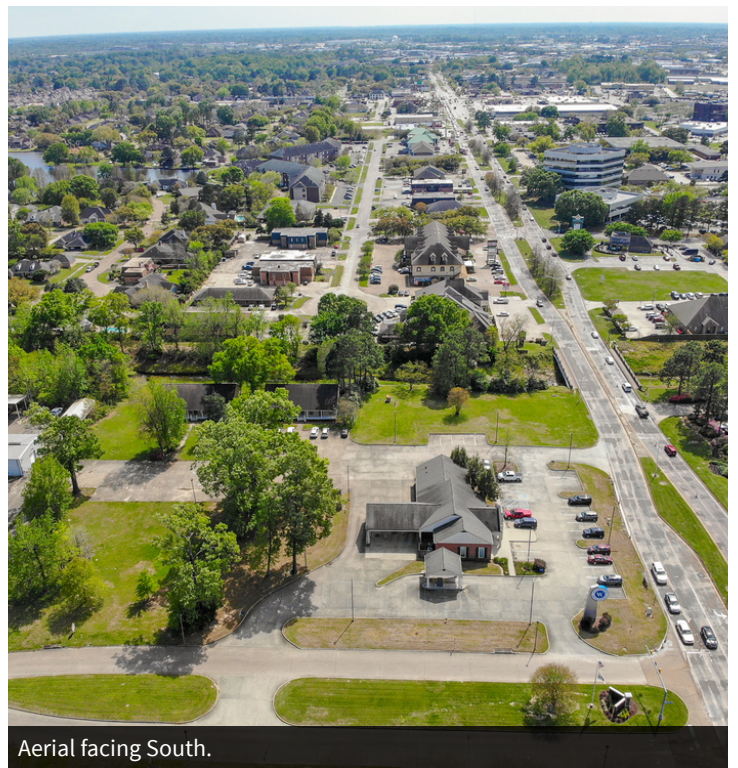
AERIAL PHOTOS



Aerial showing subject property behind Hancock Whitney Bank. At the corner of S Sherwood Forest Blvd and Newcastle Ave.



Aerial facing North.



Aerial facing South.

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FINANCIAL SUMMARY - ACTUAL

Financials (Actual): 11736 Newcastle Ave	
Current Gross Income	\$64,490
Current Vacancy Loss	\$0
Effective Gross Income	\$64,490

Annual Expenses		
Property Insurance	\$5,600	Actual
Property Taxes	\$8,369	Actual
Maintenance: Lawn	\$4,320	Actual
Trash/Dumpster	\$1,128	
Utilities	\$0	Cost Covered by Tenants
Janitorial	\$0	Cost covered by Tenants
Pest Control (Termite)	\$275	Actual
Repairs and Maintenance	\$3,000	Annual Estimate
Total Operating Expenses	\$22,692	
Net Operating Income	\$41,799	
Cap Rate	8.38%	
Asking Price	\$499,000	

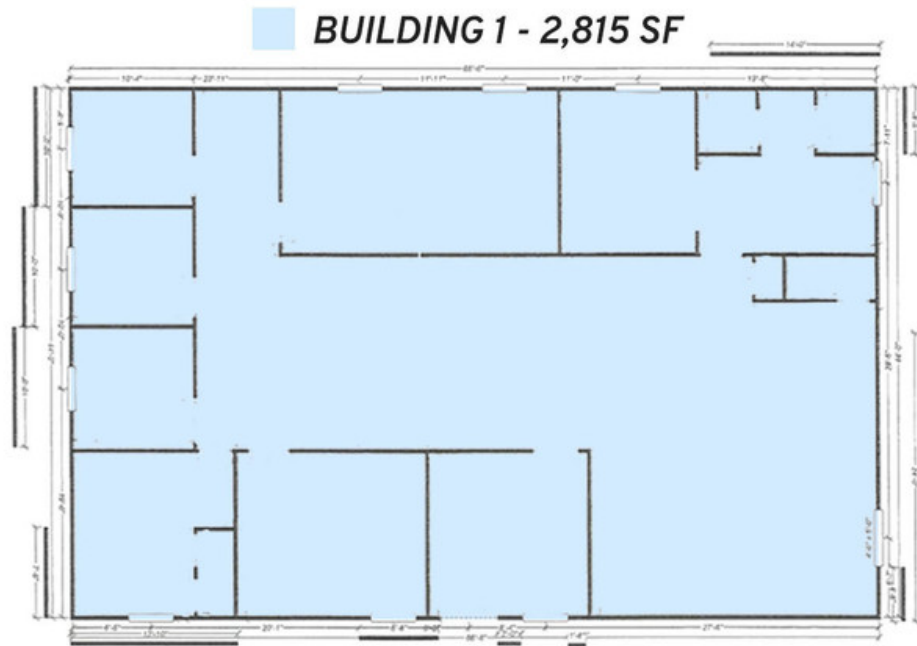
Rent Roll: 11736 Newcastle Ave								
Suite	Tenant	Term Commencement	Term Expiration	Space Size (SF)	Monthly Rent	Rent PSF	Annual Rent	Renewals
Bldg 1	Best Choice Roofing	7/1/20	6/30/23	2,815	\$ 2,549.92	\$ 10.87	\$ 30,599.05	1 option, 2 yr renewal, base rent \$2,815
Bldg 2, Suite A	Southern Wealth Strategies	8/1/20	8/31/22	1,074	\$ 962.13	\$ 10.75	\$ 11,545.50	2 opt, 2 yr each, rate not to exceed 6% increase
Bldg 2, Suite B	Custom Delivery Services	10/7/20	10/6/23	770	\$ 705.83	\$ 11.00	\$ 8,470.00	N/A
Bldg 2, Suite C	LA State Board for Interior Design		8/31/21	971	\$ 1,156.30	\$ 14.29	\$ 13,875.59	5 Year Renewal Pending
				5,630	\$ 5,374.18	\$ 11.73	\$ 64,490.14	

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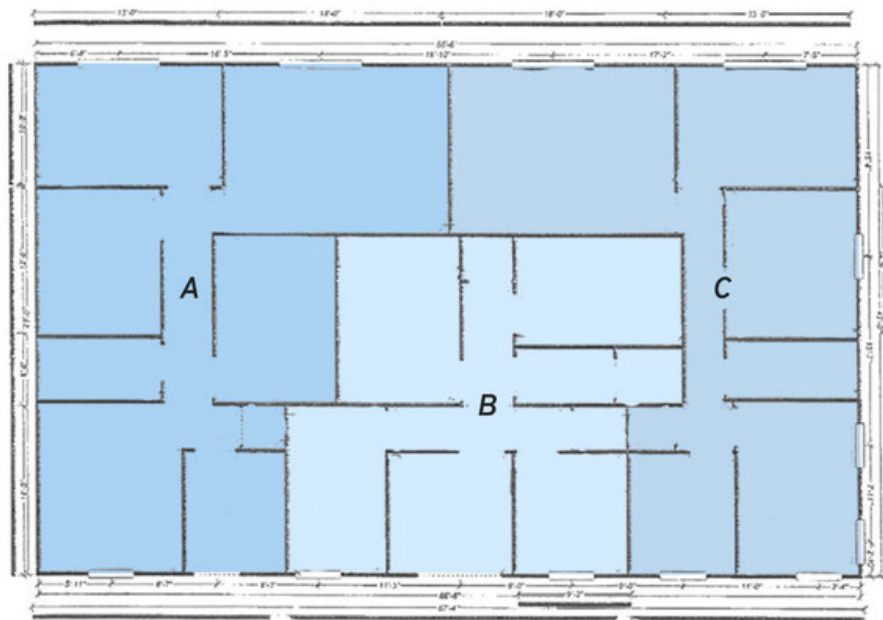
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FLOORPLANS



BUILDING 2

- SUITE 2-A - 1,074 SF
- SUITE 2-B - 770 SF
- SUITE 2-C - 971 SF

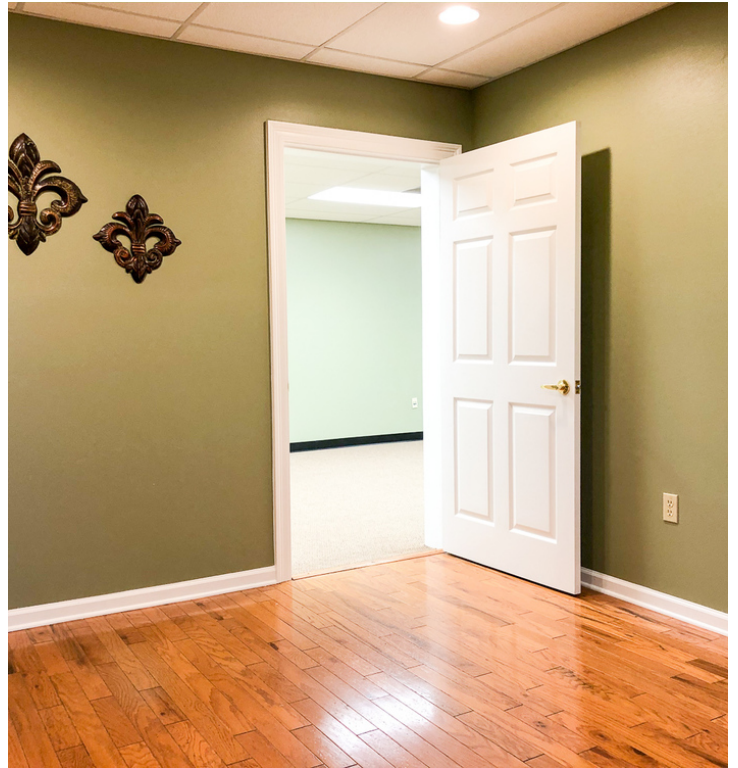


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BUILDING 1 INTERIOR PHOTOS

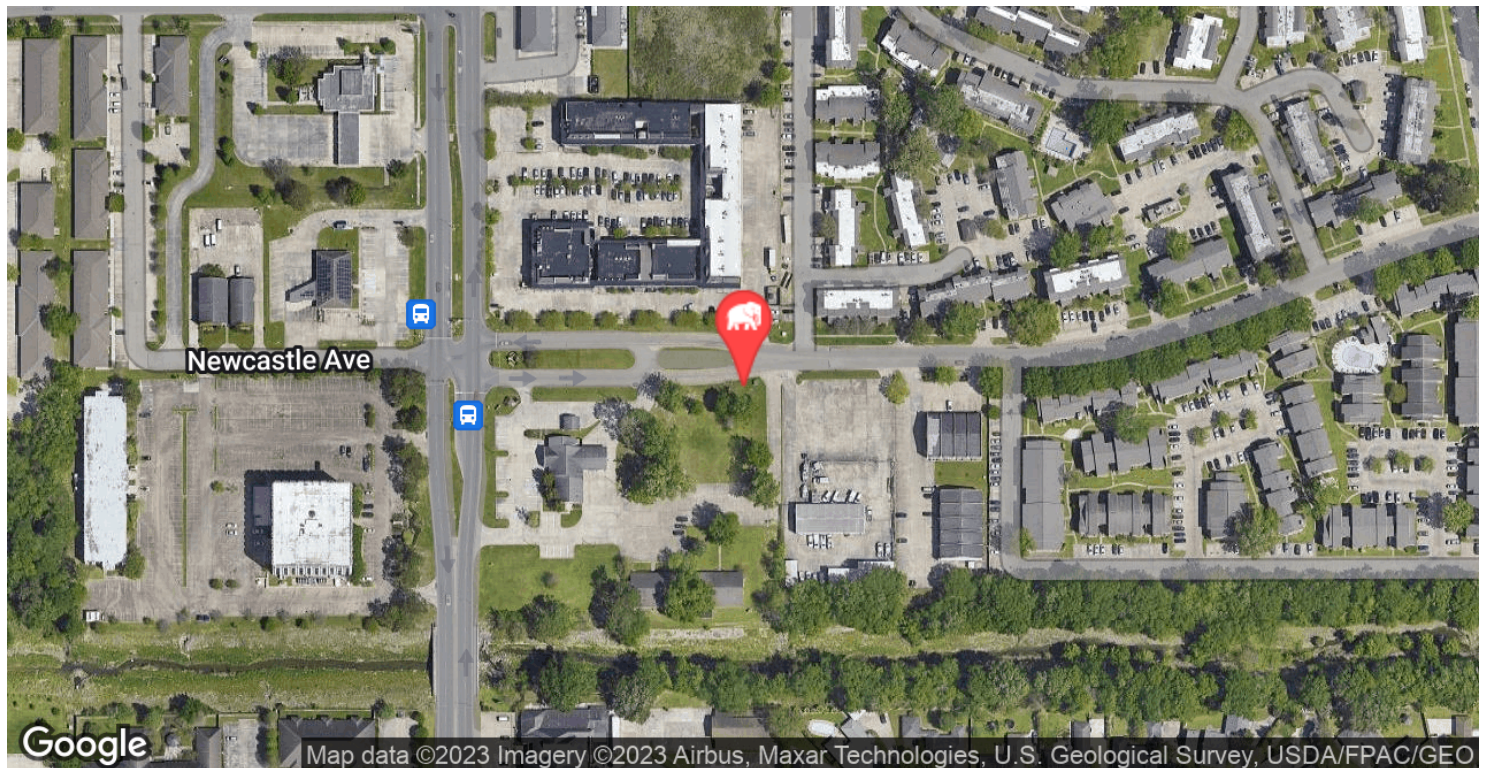
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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	11736 Newcastle Ave
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Signal Intersection	Yes

PROPERTY INFORMATION

Lot Size	1.497 Acres
Pad Site Size	18,900 SF
Property Type	Office
Property Subtype	Office Building
Parking	Surface Lot
Zoning	Rural

BUILDING INFORMATION

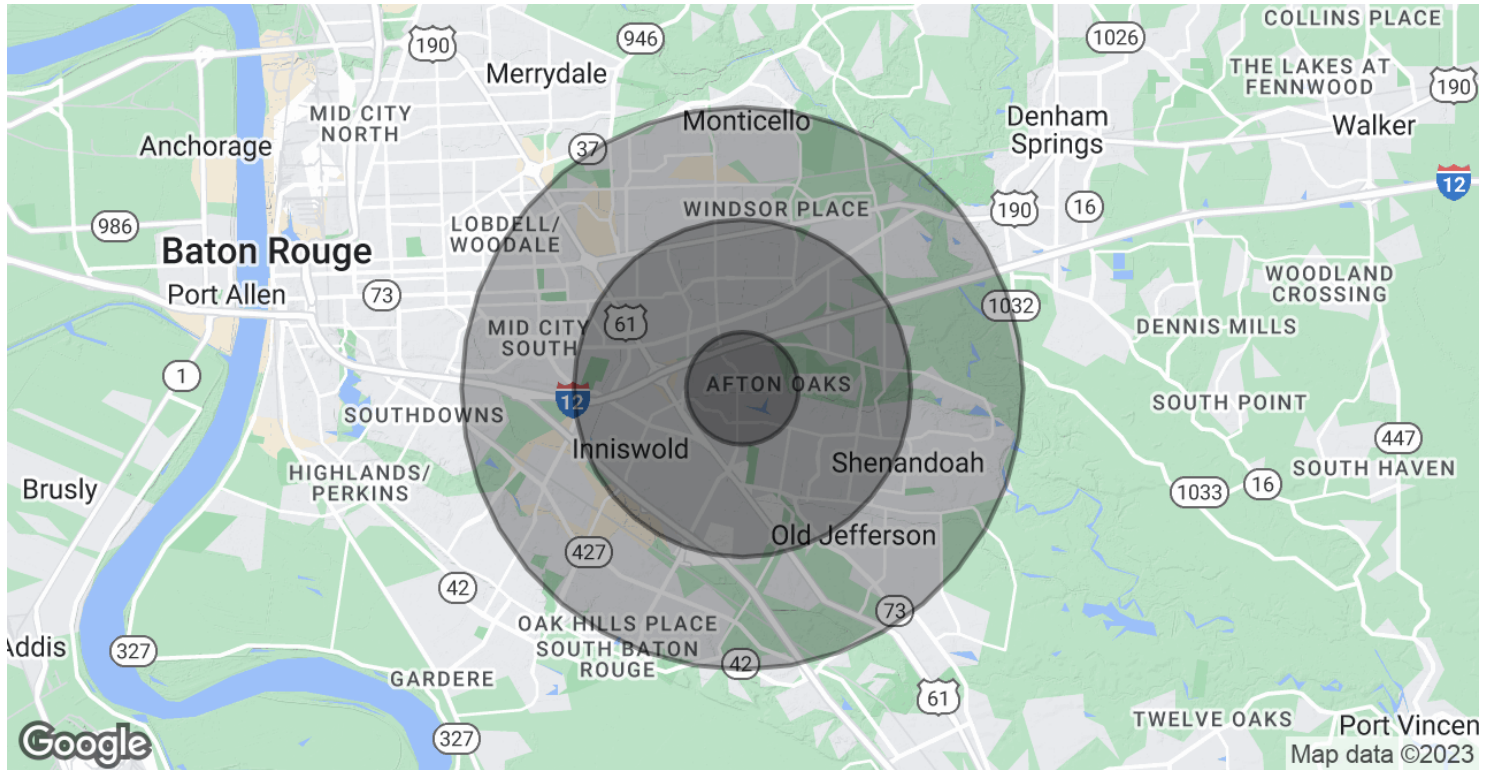
Total Buildings	2
Total Building Size	5,630 SF
Building Class	B
Number Of Floors	1
Free Standing	Yes
Occupancy	100%

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,686	76,974	174,287
Average age	34.4	36.3	36.2
Average age (Male)	33.4	34.4	34.0
Average age (Female)	35.1	38.2	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,438	32,676	71,305
# of persons per HH	2.1	2.4	2.4
Average HH income	\$63,620	\$70,334	\$74,535
Average house value	\$227,163	\$204,217	\$220,008

* Demographic data derived from 2020 ACS - US Census

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