

## MULTIFAMILY FOR SALE

# MID CITY APARTMENT COMPLEX

1042 Monet Dr., Baton Rouge, LA 70806



SALE PRICE:	\$225,000
UNITS:	8
PRICE PER UNIT:	\$28,125
CAP RATE:	12.93%
NOI:	\$29,100
LOT SIZE:	0.25 Acres
BUILDING SIZE:	5,654 SF
YEAR BUILT:	1978

### PROPERTY OVERVIEW

Great investment property. It's easily managed and stays occupied. All 8 apartments have 1 bedroom and 1 bath. Rents are at \$450 each monthly. New roof and electrical meter panel. Professionally managed.

### PROPERTY FEATURES

- 8 units
- .25 Acre Lot
- Stays Occupied
- New Roof
- New Electrical Panel
- Located in mid-city

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
0: 225.405.3257  
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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TENANT NAME	UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT	MARKET RENT/SF
	1	1	1	\$450	\$450	
	2	1	1	\$450	\$450	
	3	1	1	\$450	\$450	
	4	1	1	\$450	\$450	
	5	1	1	\$450	\$450	
	6	1	1	\$450	\$450	
	7	1	1	\$450	\$450	
	8	1	1	\$450	\$450	
TOTALS/AVERAGES				\$3,600	\$3,600	

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INCOME SUMMARY		PER SF
GROSS INCOME	\$43,200	\$7.64
EXPENSE SUMMARY		PER SF
Water	\$4,320	\$0.76
Trash	\$600	\$0.11
Lawn Care	\$960	\$0.17
Insurance	\$2,200	\$0.39
Property Taxes	\$1,700	\$0.30
Management	\$4,320	\$0.76
GROSS EXPENSES	\$14,100	\$2.49
NET OPERATING INCOME	\$29,100	\$5.15

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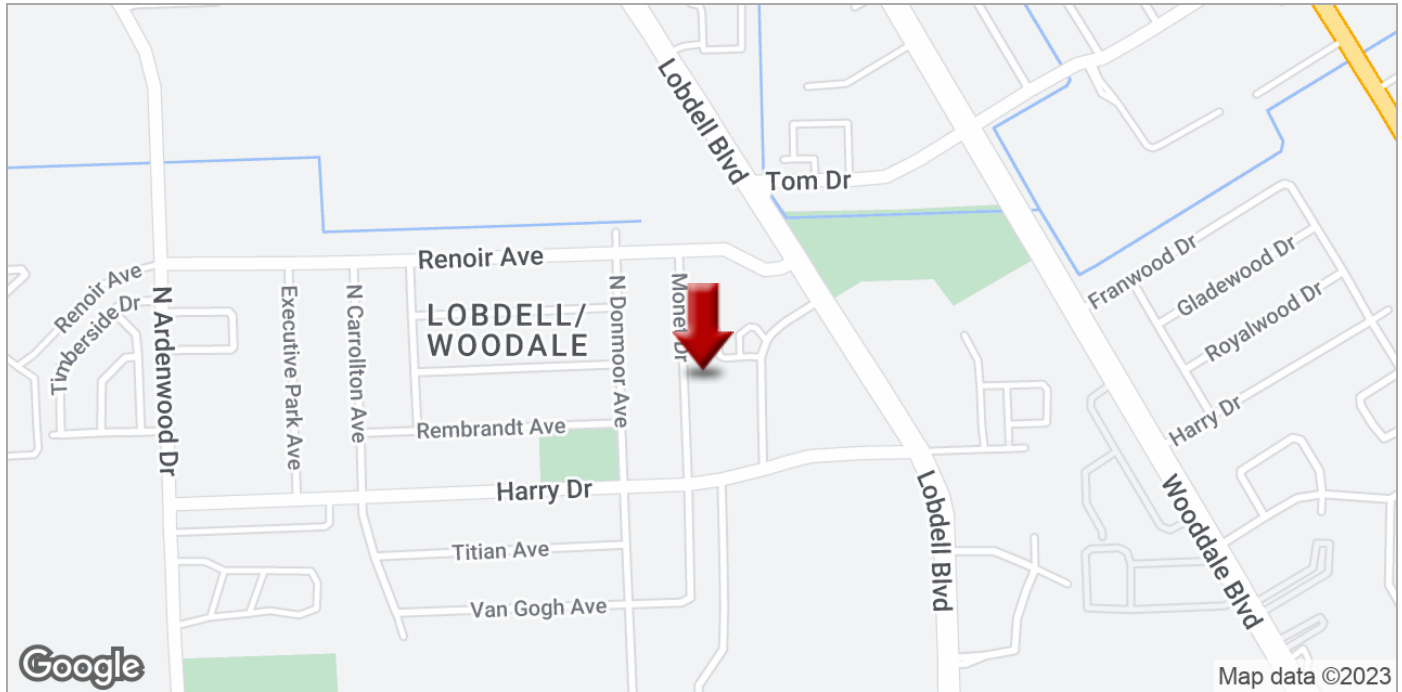
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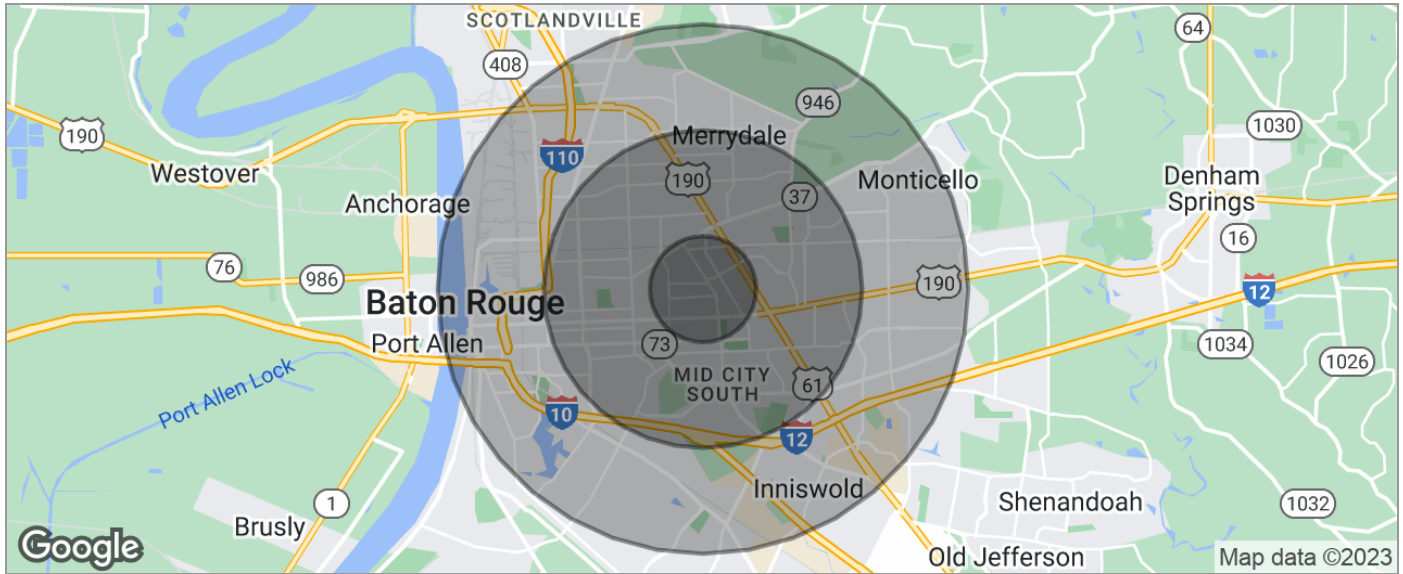
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,384	81,200	208,279
MEDIAN AGE	30.0	34.1	33.7
MEDIAN AGE (MALE)	28.0	31.0	31.1
MEDIAN AGE (FEMALE)	32.9	36.7	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,809	32,037	81,121
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$36,174	\$55,463	\$57,978
AVERAGE HOUSE VALUE	\$152,889	\$224,555	\$228,748
RACE	1 MILE	3 MILES	5 MILES
% WHITE	18.2%	30.3%	36.5%
% BLACK	78.3%	66.1%	59.6%
% ASIAN	1.6%	1.6%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.0%	0.4%	0.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.5%	1.8%	2.6%

\* Demographic data derived from 2020 ACS - US Census

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