

# MULTI-FAMILY VALUE ADD INVESTMENT OPPORTUNITY



## OFFERING SUMMARY

Sale Price:	\$325,000   \$13.30/SF
Price / Unit:	\$10,833.33
Lot Size:	33,075 SF
Units:	30
Estimated Building Size:	24,442 SF

## PROPERTY OVERVIEW

Elifin Realty has an aggressively priced, value-add investment opportunity in north Baton Rouge. This property is a 30 unit complex and is partially occupied and in need of significant improvements.

There is an additional complex available at 5680 Prescott Rd.

Please do not call or visit the property without first speaking with and getting approval from listing agent.

Building square footage is only an estimate. Neither Seller nor Broker makes any representations as to its accuracy.

## LOCATION OVERVIEW

Complex is located less than a quarter mile from the intersection of Prescott Rd and W Brookstown Dr in north Baton Rouge, LA

## MULTI-FAMILY VALUE ADD INVESTMENT OPPORTUNITY



### 4189 W BROOKSTOWN DR

- 30 units
- 24 units are 1 bed / 1 bath
- 6 units are 2 bed / 1 bath
- Approximately 50% occupied
- \$300-350 is the estimated current average monthly rent per unit for the occupied units
- Empty units have either water damage due to leaks or some sort of fire damage
- **No rent roll or financials available**

Mathew Laborde, CCIM (C) 337.326.1368



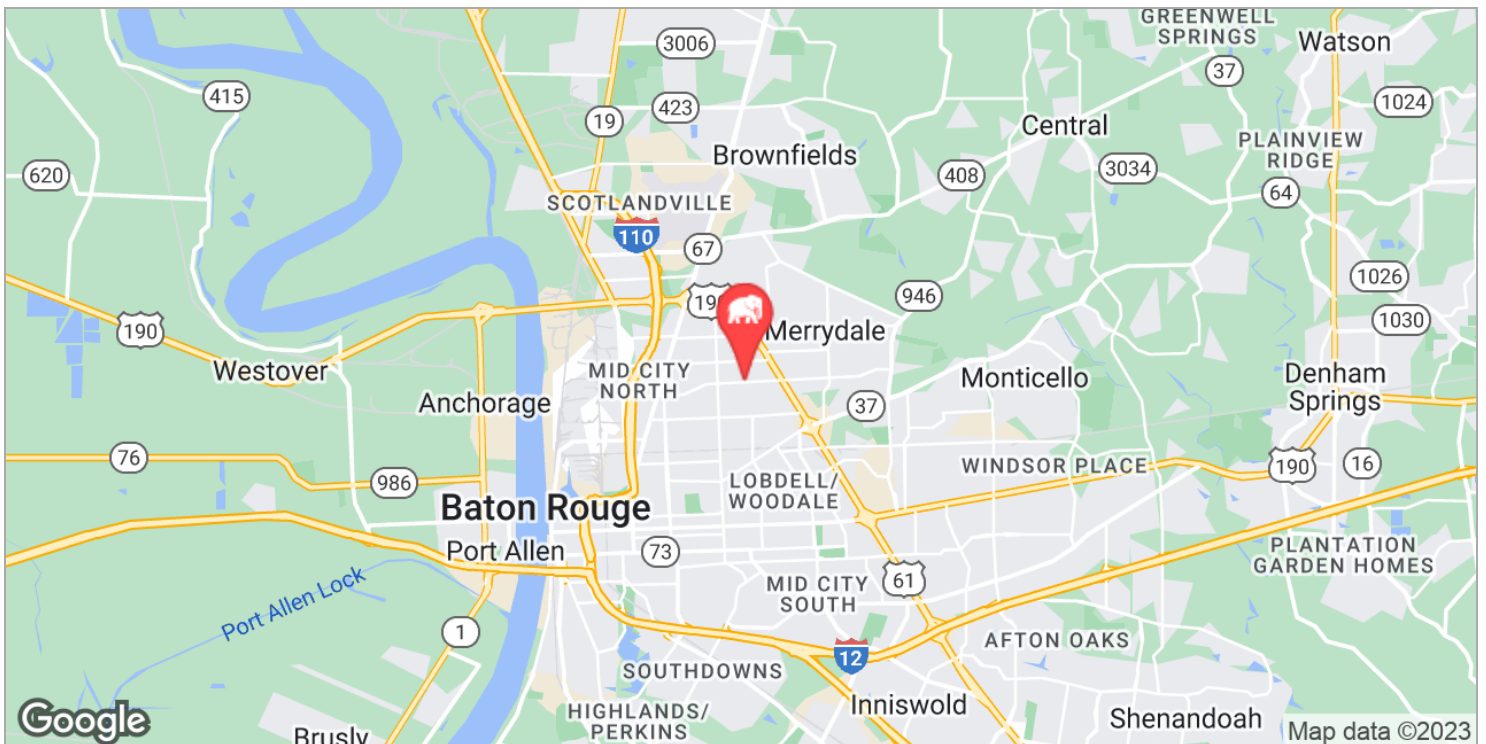
**ELIFIN**

800.895.9329 | <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.



# MULTI-FAMILY VALUE ADD INVESTMENT OPPORTUNITY

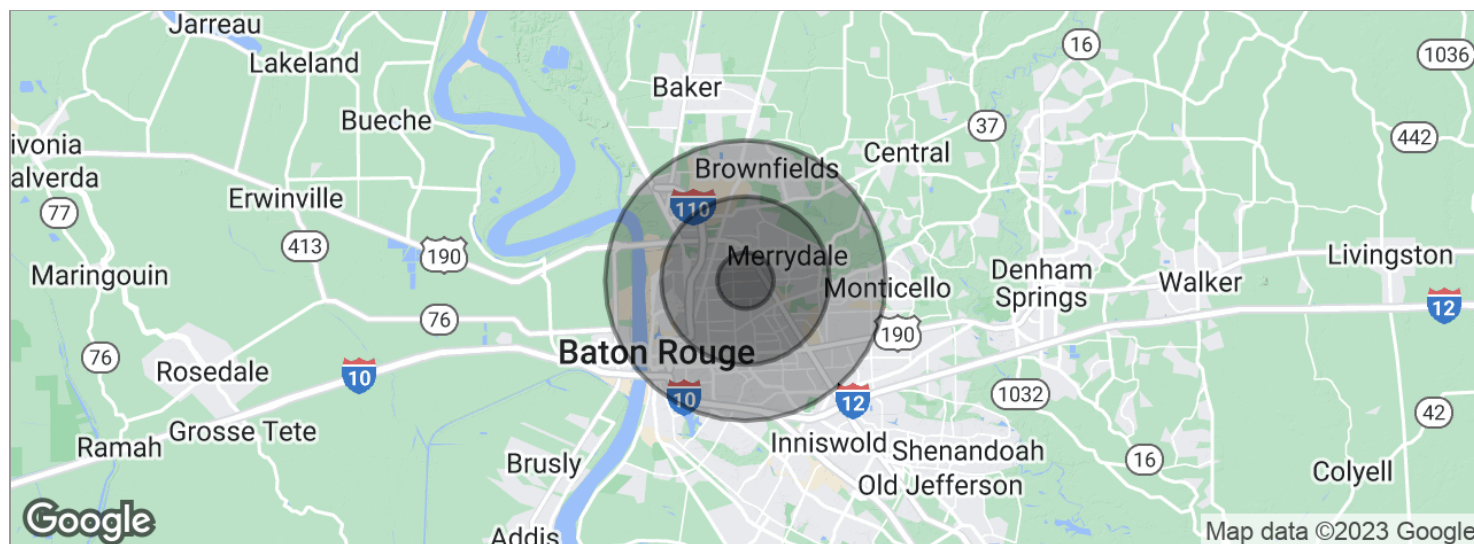


Mathew Laborde, CCIM (C) 337.326.1368

 800.895.9329 | <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.

# MULTI-FAMILY VALUE ADD INVESTMENT OPPORTUNITY



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,263	89,155	167,608
Median age	27.9	31.7	33.4
Median age (Male)	22.5	28.9	31.0
Median age (Female)	31.6	34.6	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,154	31,725	62,658
# of persons per HH	3.0	2.8	2.7
Average HH income	\$35,284	\$38,221	\$50,401
Average house value	\$83,689	\$110,183	\$198,502

\* Demographic data derived from 2020 ACS - US Census

