

For Sale

Property Summary

Prime Beauregard Town Location, with close proximity to Downtown BR, Government St, i-10, and LSU. These Four Townhome units (Two Duplexes) have surface parking for 8 cars, and can fit more behind each car. The buildings were constructed less than ten years ago, and have retained a strong rental history. The exterior has low-maintenance Hardi Plank siding, and interior boasts high-end finishes with granite countertops and stainless appliances. Four units each consist of large open living/kitchen area and 2 bedrooms, 2.5 bathrooms. Priced at an 8% CAP rate based on income proforma.

Property Highlights

- 8% Cap (Based on Pro Forma)
- Upside Potential
- Excellent Location
- Strong Rental History
- High End Finishes
- Low Maintenance

Sale Price

- \$789,000

Lot Size

- 10,000 SF

Number Of Units

- 4

Building Size

- 5,200 SF

Cap Rate

- 8.0%

Price / SF

- \$151.73



Beauregard Town Two Duplexes

801-811 Mayflower Street, Baton Rouge, LA

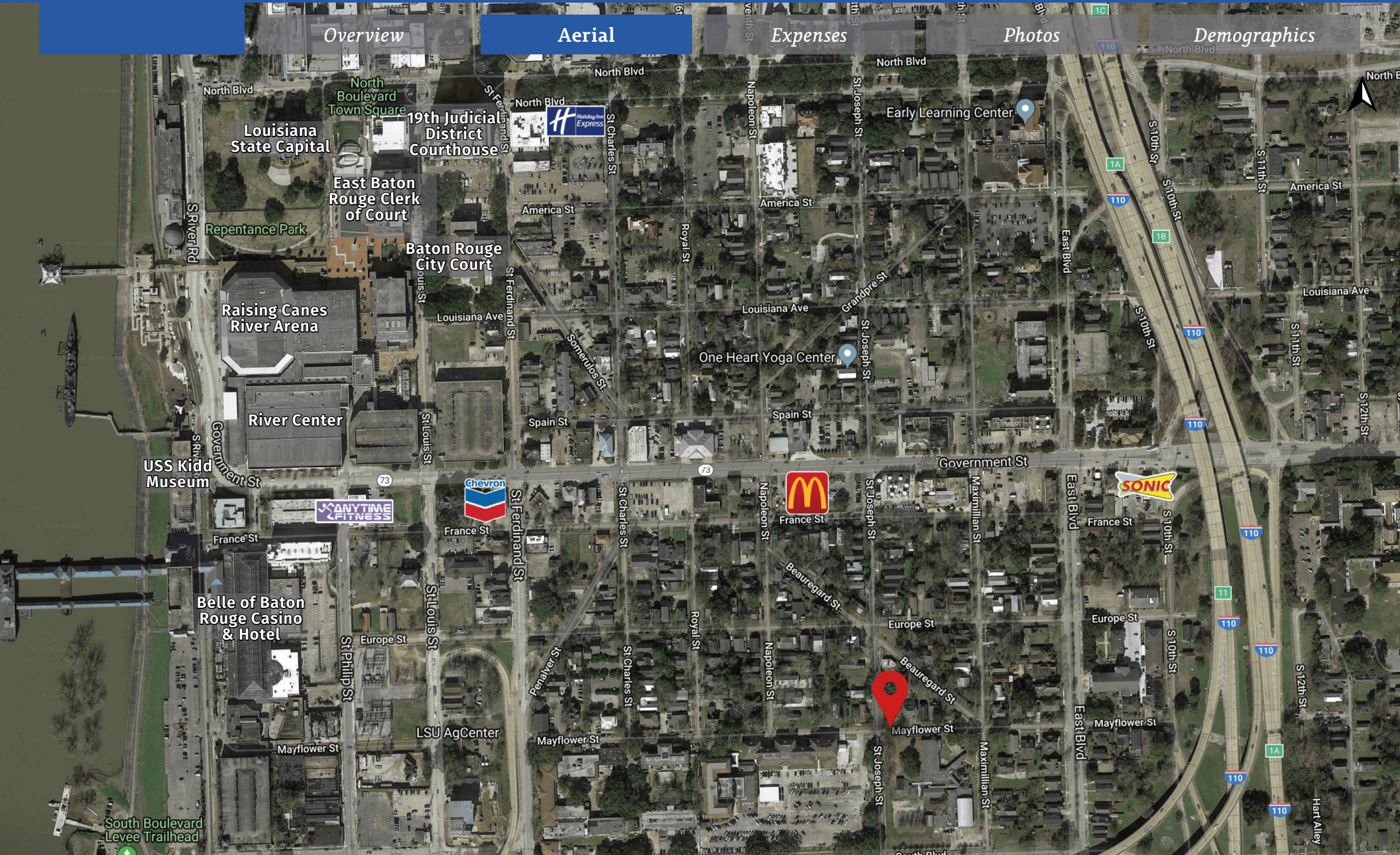
Overview

Aerial

Expenses

Photos

Demographics





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Duplex 5,200 SF

Actual

Pro Forma

Unit	Monthly Rent	Annual Rent	
1	\$1,250.00	\$15,000.00	
2	\$1,400.00	\$16,800.00	
3	\$1,150.00	\$13,800.00	
4	\$1,400.00	\$16,800.00	
		\$62,400.00	Gross Income
Taxes		\$9,525.57	
Insurance		\$4,300.00	
		\$48,574.43	NOI
Cap Rate	7.00%	7.50%	8.00%
Value	\$693,930.43	\$647,659.07	\$607,180.37
Price/SF	\$133.45	\$124.55	\$116.77

Unit	Monthly Rent	Annual Rent	
1	\$1,550.00	\$18,600.00	
2	\$1,550.00	\$18,600.00	
3	\$1,550.00	\$18,600.00	
4	\$1,550.00	\$18,600.00	
		\$74,400.00	Gross Income
Taxes		\$9,525.57	
Insurance		\$4,300.00	
Vacancy		\$7,440.00	
		\$53,134.43	NOI
Cap Rate	7.00%	7.50%	8.00%
Value	\$759,063.29	\$708,459.07	\$664,180.38
Price/SF	\$145.97	\$136.24	\$127.73

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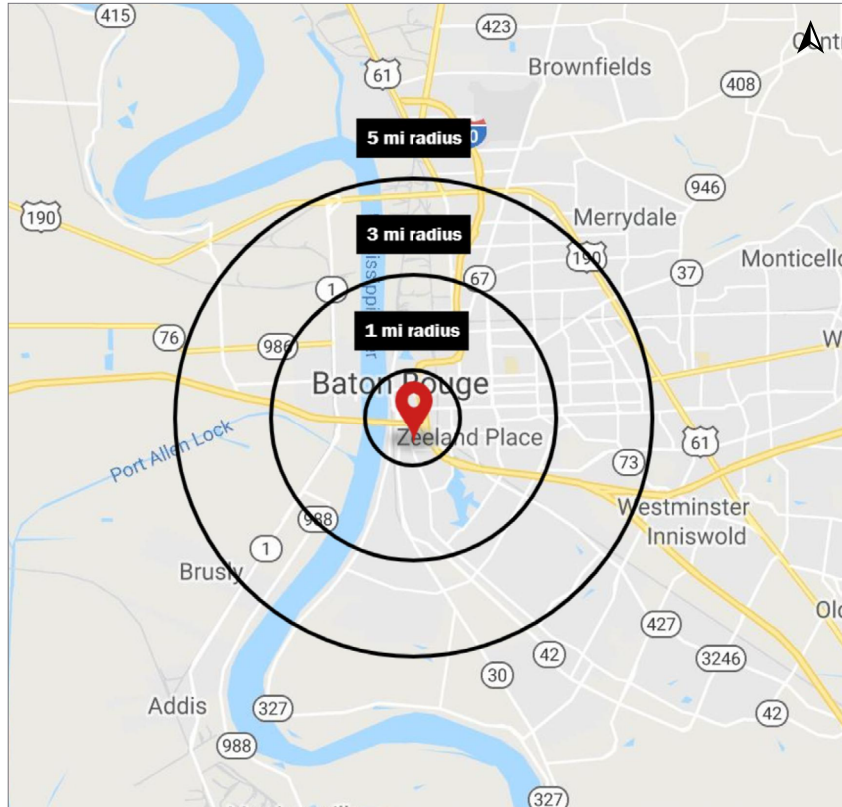
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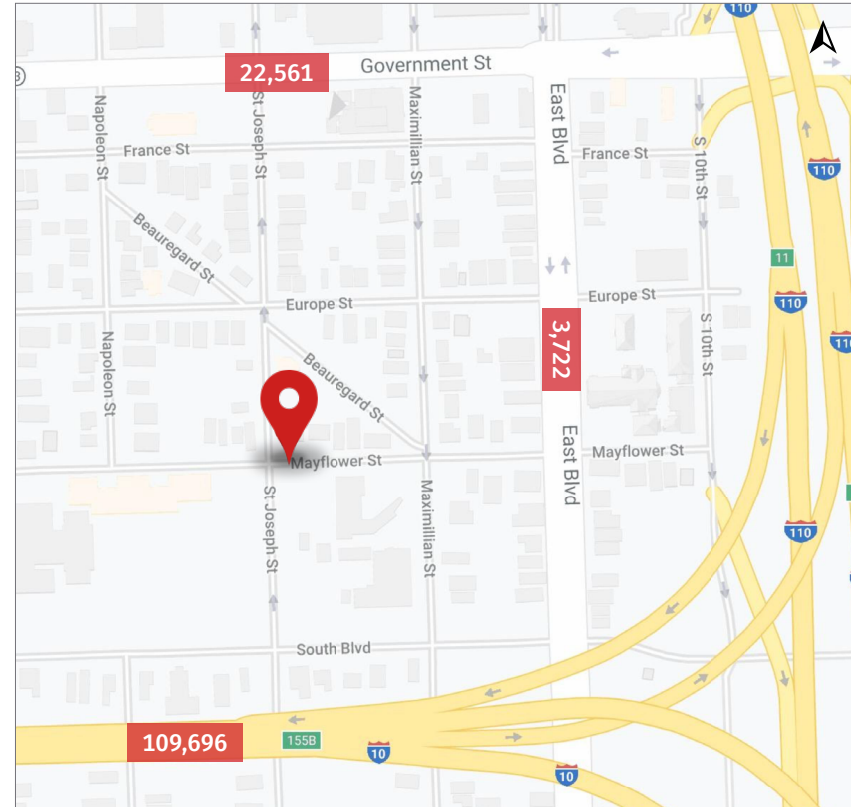
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Demographic Map



Traffic Counts (ADT 2018)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	8,613	62,689	138,966
Avg. HH Income	\$54,422	\$58,977	\$62,433