

Apartment Complex

For Sale



Location: 864 Carmadelle Street
Marrero, LA

Asking Price: \$525,000.00

Description: 8 Units and Laundry Room
2 @ 1-bedroom, 1-bathroom
6 @ 2-bedrooms, 1 bathroom
Total interior and exterior renovations in 2008

Income:

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<u>Unit</u>	<u>Mo. Rent</u>
A.....	\$685
B.....	\$725
C.....	\$795
D.....	\$675
E.....	\$725
F.....	\$750
G.....	\$735
H.....	\$725
Laundry.....	\$720
Total Mo.....	\$6,535
Annual Income.....	\$78,420

Expenses: (provided by Owner)

Water.....	\$2,700
Insurance.....	\$2,700
Taxes (est.).....	\$5,840
Total.....	\$11,240

Net Operating Income: (12.8% Cap Rate)..... \$67,180

To Show: By Appointment Only

Listing Agent: Jack Stumpf
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