

RENOVATED AND STABILIZED MULTIFAMILY OPPORTUNITY ON LSU CAMPUS

3250 Carlotta St, Baton Rouge, LA 70802



Offering Memorandum

JRE  **stirling**
BROKERAGE

OFFERING

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- Located at 3250, 3270 Carlotta Street, this 14-unit multifamily opportunity features stabilized income and a strategic location within LSU Campus.
- Currently 100% occupied, rental rates are below market with several long-term tenants in place, presenting opportunity for income growth.
- Both buildings have are recently renovated and historically well-maintained.
- Positioned within LSU Campus (34,700+ enrolled during Spring 2025), the property maintains strong student and professional tenant demand.
- The complex enjoys a dedicated off-street parking lot.

PRICING OVERVIEW

Sale Price	\$1,500,000
Total Units	14
Pro Forma Net Operating Income	\$102,868.80

PROPERTY INFORMATION

Full Address	3250 Carlotta St, Baton Rouge, LA 70802
Parish	East Baton Rouge Parish
Zoning	A4 General Residential
Number of Buildings	2
Number of Floors	2

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The information contained herein is believed to be accurate but is not warranted. JRE Brokerage makes no express or implied guarantees as to its accuracy. All figures, including square footage and building age, are approximate. Prospective parties should independently verify all details.

FINANCIALS

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RENT ROLL

Unit	Actual Rent	Market Rent
1	\$950.00	\$1,000.00
2	\$900.00	\$1,000.00
3	\$795.00	\$1,000.00
4	\$965.00	\$1,000.00
5	\$950.00	\$900.00
6	\$875.00	\$900.00
1	\$1,000.00	\$1,100.00
2	\$800.00	\$1,100.00
3	\$975.00	\$1,450.00
4	\$1,100.00	\$1,300.00
5	\$1,000.00	\$950.00
6	\$875.00	\$950.00
7	\$750.00	\$950.00
8	\$800.00	\$950.00

PRO FORMA INCOME

Rental Income	\$174,600.00
Vacancy	\$17,460.00
Effective Gross Income	\$157,140.00

PRO FORMA EXPENSES

Utilities	<i>Estimated</i>	\$5,100.00
Taxes	<i>Estimated</i>	\$12,000.00
Insurance	<i>\$1,000 / Unit</i>	\$14,000.00
Repairs and Maintenance	<i>\$500 / Unit / Year</i>	\$6,000.00
Lawn	<i>\$300 / Month</i>	\$3,600.00
Dumpster	<i>Historical</i>	\$1,000.00
Management	<i>8%</i>	\$12,571.20
Total Expenses		\$54,271.20

Pro Forma Net Operating Income

\$102,868.80

EXTERIORS

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AERIAL

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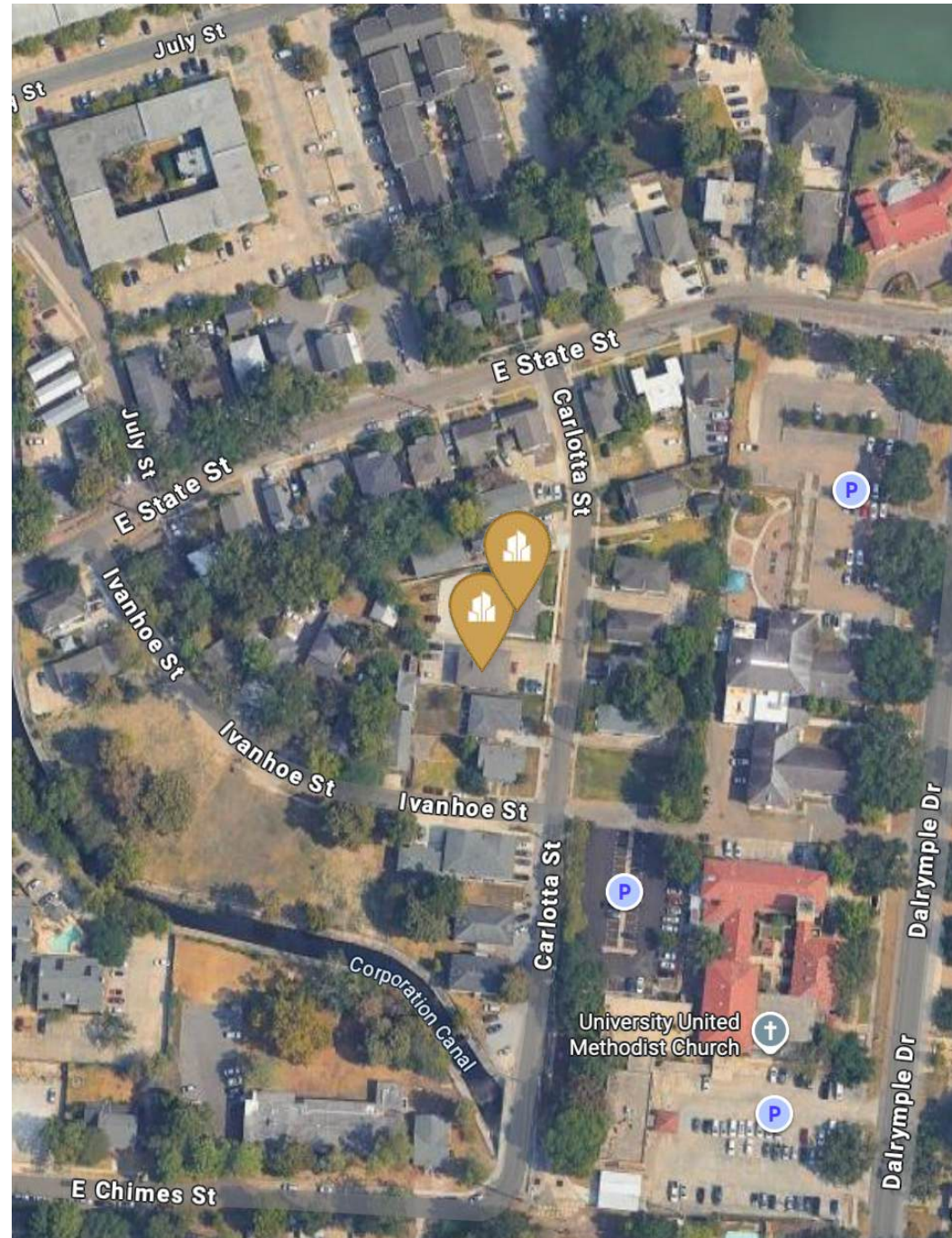
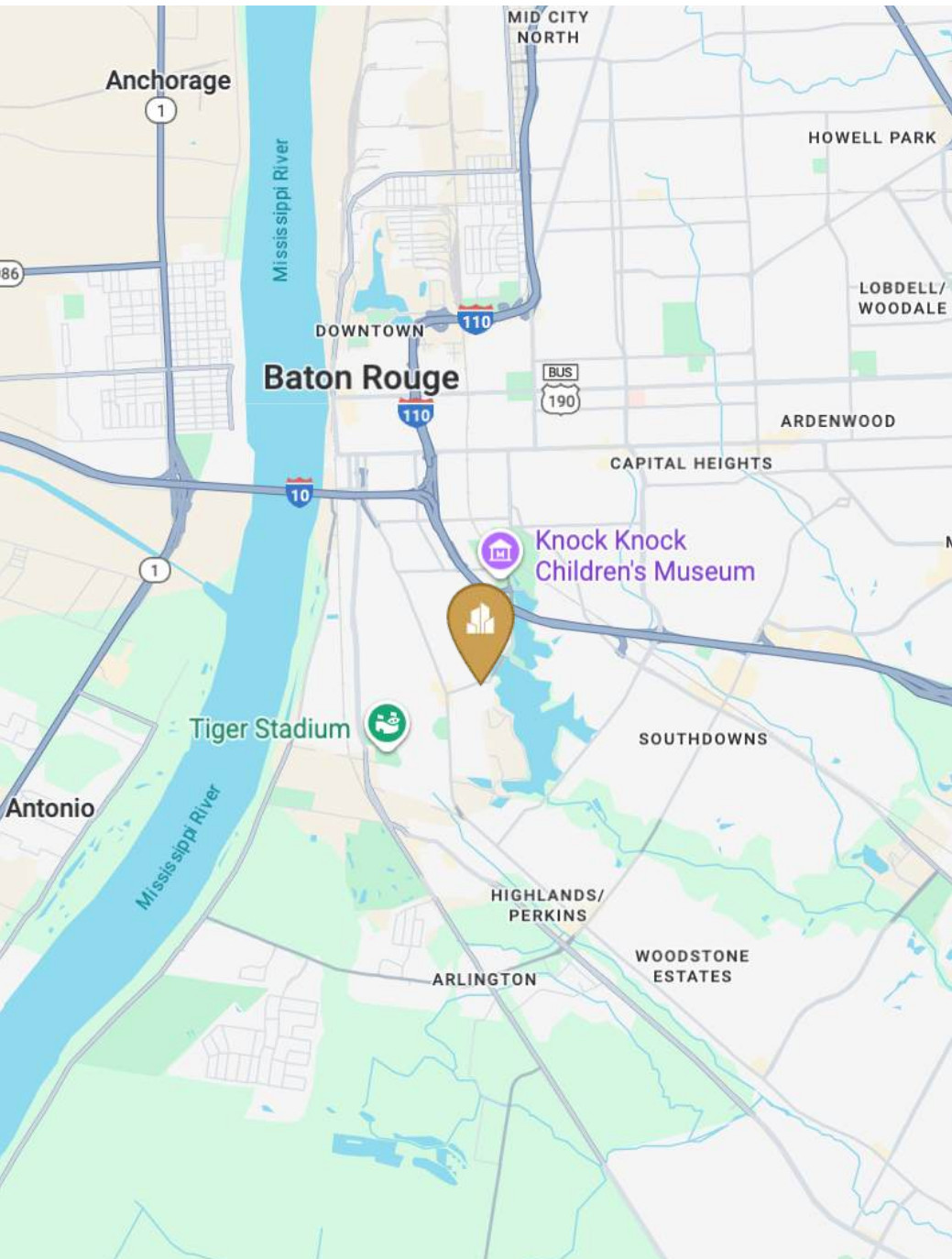
LOCATION

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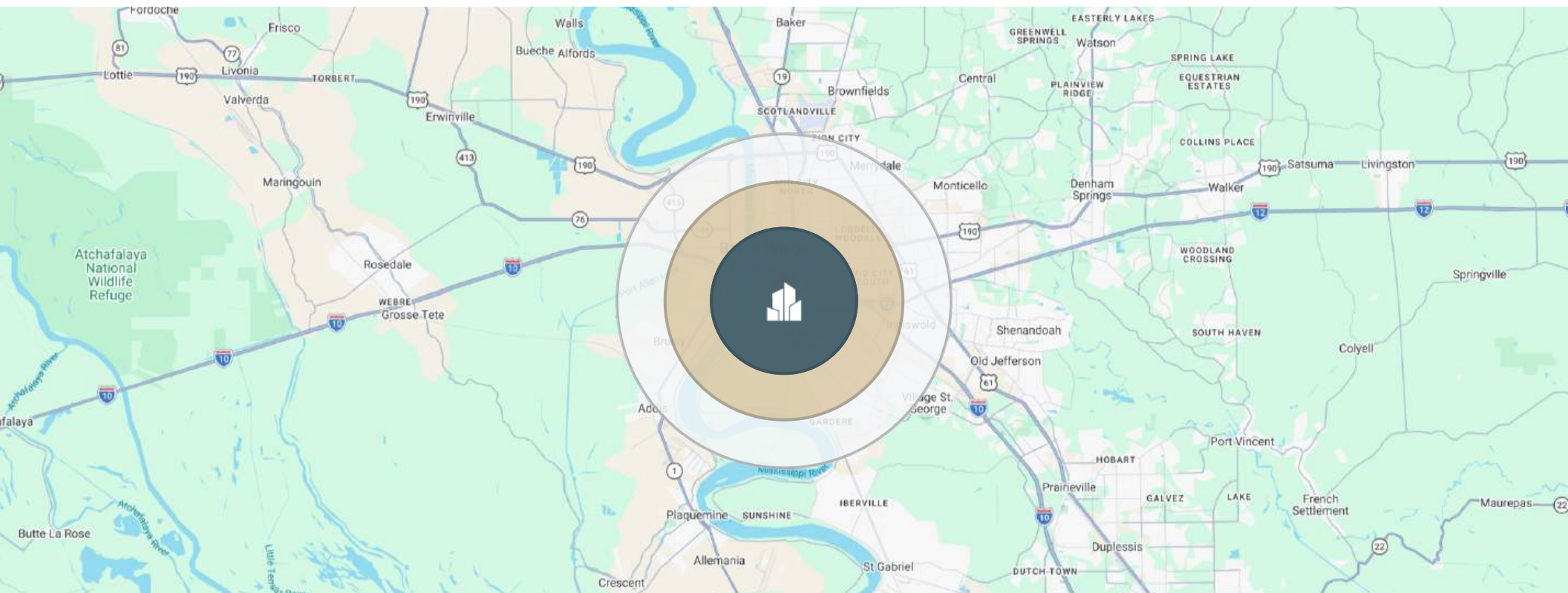
DEMOGRAPHICS

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	3 MILES	5 MILES	7 MILES
Total Households	29,831	63,471	98,988
Total Population	70,488	149,050	237,448
Persons per Household	2.4	2.3	2.4
Average Household Income	\$80,928	\$79,464	\$79,311
Average House Value	\$392,318	\$348,056	\$312,657
Average Age	35	37	38
Average Age Male	35	36	37
Average Age Female	35	38	39

CONTACT



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