

FOR SALE



INVESTMENT OPPORTUNITY – 15 UNIT
APARTMENT BUILDING

1500 & 1503 NORMAN BAUER DRIVE • FRANKLIN, LA 70538

Highlights

Purchase Price:	\$585,000
Building SF:	12,482
Lot Size:	0.53 Acres
CAP Rate:	13.5%
NOI:	\$79,000



DAVID VERCHER, CCIM

Director
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Louisiana

INVESTMENT OPPORTUNITY

Located at 1500 & 1503 Norman Bauer Dr in Franklin, La, these two well-maintained apartment buildings offer a stable income-producing asset in a desirable rental market. The property features 15 spacious townhouse style apartments. All units are equipped with washer/dryer connections, ensuring tenant convenience and higher rental appeal. The property stays 100% occupied with little effort, providing immediate consistent cash flow.

15 Two-Bedroom, 1.5-Bath Units
Leased at \$750/month
Washer/Dryer connections in all units
Tenant pays utilities
.53 Acres
13.5 CAP Rate



PHOTOS

1500 NORMAN BAUER DRIVE



KW COMMERCIAL - BR
8686 Bluebonnet Blvd
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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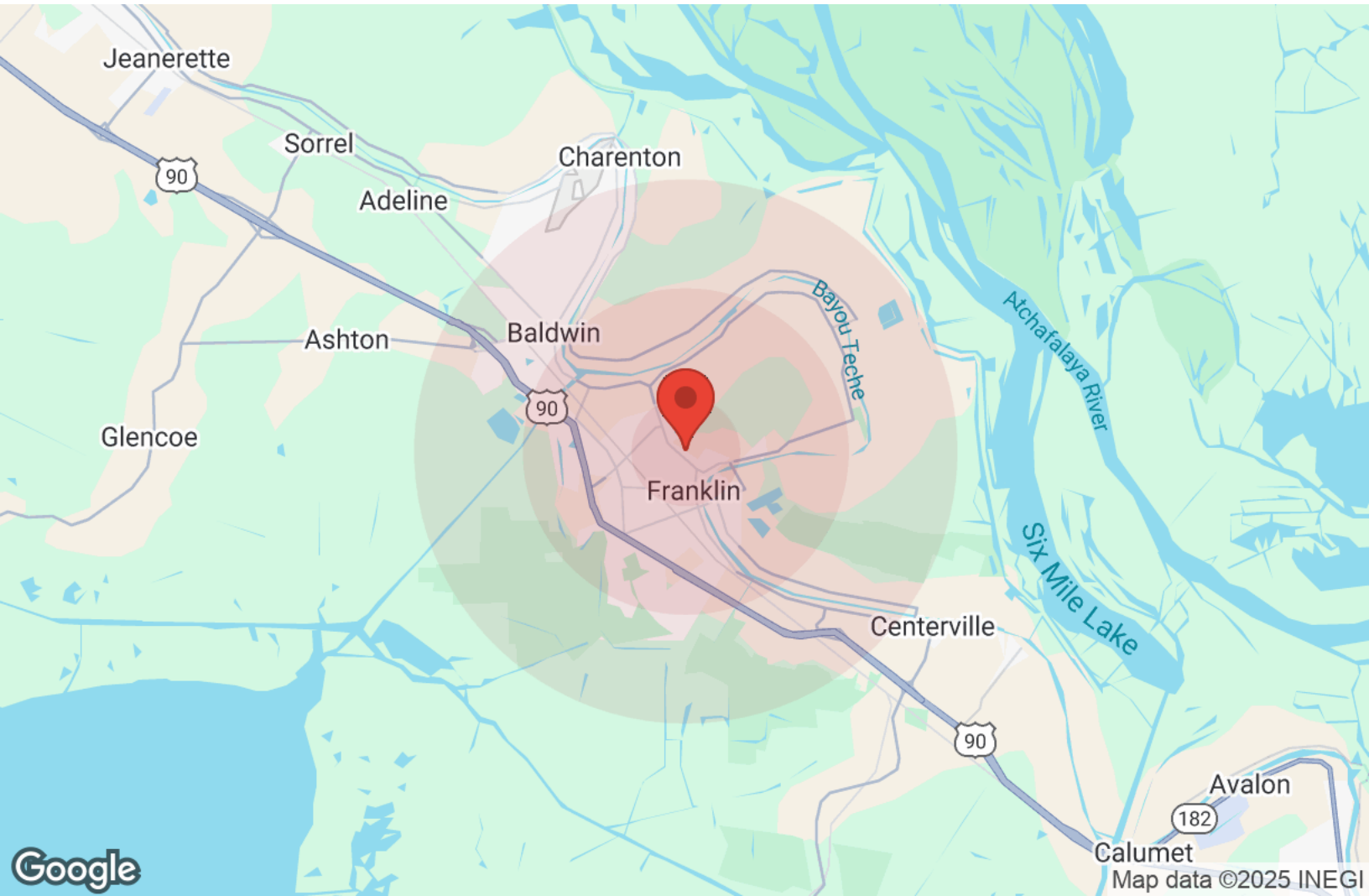
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Annual Expenses	
Maintenance	\$13,500
Management	\$10,500
Lawn Care	\$1,900
Trach Collection	\$5,300
Pest Control	\$2,600
Utilities (for make ready's)	\$500
Real Estate Tax	\$4,500
Hazard Insurance	\$3,700
Total Annual Expenses	\$42,500
Gross Scheduled Income	\$135,000
Vacancy & Credit Loss @ 10%	\$13,500
NOI	\$79,000
CAP Rate	13.5

DEMOGRAPHICS

11616 INDUSTRIXPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	1,481	3,998	5,323
Female	1,659	4,252	5,561
Total Population	3,139	8,249	10,884

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	646	1,599	2,068
Ages 15-24	382	967	1,285
Ages 25-54	1,010	2,557	3,429
Ages 55-64	445	1,236	1,627
Ages 65+	657	1,890	2,475

Race	1 Mile	3 Miles	5 Miles
White	1,395	3,672	4,849
Black	1,391	3,823	5,000
Am In/AK Nat	18	49	113
Hawaiian	N/A	N/A	1
Hispanic	211	422	515
Asian	31	59	79
Multi-Racial	88	210	308
Other	5	14	20

Income	1 Mile	3 Miles	5 Miles
Median	\$58,996	\$52,059	\$49,104
< \$15,000	79	503	706
\$15,000-\$24,999	246	393	452
\$25,000-\$34,999	136	362	586
\$35,000-\$49,999	79	319	449
\$50,000-\$74,999	428	802	946
\$75,000-\$99,999	125	344	499
\$100,000-\$149,999	131	322	408
\$150,000-\$199,999	17	129	166
> \$200,000	6	79	95

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,586	4,114	5,402
Occupied	1,247	3,254	4,306
Owner Occupied	767	2,130	3,000
Renter Occupied	480	1,124	1,306
Vacant	339	860	1,095

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