

# Baker Trails - 12-Unit Multifamily Portfolio (3 x 4-Plex)

## Plus On-Site Laundromat (8 Machines)

5071 / 5081 / 5087 Baker Blvd, Baker, LA 70714 - East Baton Rouge Parish



### Investment Highlights

- **Downstairs units completely renovated: gutted/rebuilt (new cabinets, doors, sheetrock, electrical panels, meter pans, wiring)**
- 12 total units across three 4-plex buildings
- On-site laundromat (8 machines): seller estimate approx \$800/mo; upside as subject and surrounding vacancy is absorbed
- Value-add opportunity with upside through improved occupancy
- Individual metering (water and electric)
- All central HVAC units reported replaced within ~5 years; newer water heaters

### Property Overview

<b>Property Type:</b>	Multifamily (12 units)
<b>Buildings:</b>	3 (4-plexes)
<b>Year Built:</b>	1984 (public records)
<b>Approx SF:</b>	8,800 (approximate)
<b>Site Size:</b>	0.84 acres (Lots 14, 21, 22 - Baker Trails)
<b>Parking:</b>	Approx 24 parking spaces
<b>Utilities:</b>	Public water; public sewer via lift station to city; no gas
<b>Meters:</b>	Individually metered

**Justen Rider, Realtor - Cornerstone Management Group LLC**

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**Financial Snapshot (In-Place vs Pro Forma)**

- In-place occupancy: 5/12 units (approx 42%); remaining units are long-term vacancies
- In-place monthly rent (occupied units): \$3,800 (\$45,600/yr)
- Pro forma rent (12 units): \$10,300/mo (\$123,600/yr)
- Other income: laundromat - seller estimate approx \$9,600/yr (upside as subject + surrounding buildings increase occupancy)
- Stabilization thesis: improved leasing can increase occupancy and cash flow

**Offering Notes**

- Package sale includes three 4-plex buildings and on-site laundromat.
- Value-add strategy: improve occupancy and tighten operations to stabilize NOI.
- Current ownership has maintained conservative qualification standards and has not been aggressive with leasing.
- Showing: appointment required; do not disturb tenants.

**Unit Mix**

Unit Type	Beds/Baths	Approx SF	Count
Flats	3/1	850	4
Flats	2/1	750	8
Total			12

**Capital Improvements / Systems (Summary)**

- Central HVAC: reportedly replaced within ~5 years (per seller)
- Electrical (downstairs units): new panels, meter pans, and wiring (per seller)
- Plumbing: newer/replaced water heaters (per seller)
- Utilities: individually metered water and electric

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**In-Place Rents (Occupied Units)**

Building	Unit	Beds/Baths	Rent/mo
5071	C	3/1	\$850
5081	A	2/1	\$875
5081	C	2/1	\$650
5081	D	2/1	\$675
5087	B	2/1	\$750
		In-place total	\$3,800

All other units currently vacant (long-term vacancies).  
 In-place annual rent (occupied units): \$45,600.

**Pro Forma Rents (Stabilized Targets)**

Building	Beds/Baths	Location	Rent/mo	Units
5071	3/1	Downstairs A/B	\$950	2
5071	3/1	Upstairs C/D	\$850	2
5081	2/1	Downstairs A/B	\$875	2
5081	2/1	Upstairs C/D	\$800	2
5087	2/1	Downstairs A/B	\$875	2
5087	2/1	Upstairs C/D	\$800	2
		Monthly total	\$10,300	12

Pro forma annual rent (rents only): **\$123,600**

**Additional Laundromat Income (8 machines)**

Seller estimates approximately **\$800/month (\$9,600/year)**. Income may increase as the subject property and surrounding buildings in the subdivision increase in occupancy, driving higher resident traffic.

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