

100% Occupied Mobile Home Investment | 9.33% Cap Rate

MULTIFAMILY PROPERTY FOR SALE

Sunrise St Gonzales, LA 70737

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



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PROPERTY SUMMARY

Property Description

Sunrise Street Multi-Family investment property For Sale. Conveniently located just off Weber City Road near Highway 431, this 1.493-acre property consists of four separately subdivided lots zoned Crossroad Commercial, offering both immediate cash flow and long-term flexibility. The property features five income-producing units, including (4) 14' x 70' mobile homes and (1) studio apartment, all currently 100% occupied.

Recent capital improvements include new roofs installed on all mobile homes in 2020, along with extensive renovations completed between 2022 and 2023 on three of the homes (10522, 10528, and 10544) The property is serviced by (1) private water well and (4) private septic systems. Current rental income totals \$5,050 per month, with the following lease rates:

10522 – \$1,100/month, 10528 – \$1,100/month, 10544 – \$1,100/month, 10544 Studio Apartment – \$750/month, 10546 – \$1,000/month

2025 Net Operating Income (NOI) of \$49,005.18, this investment is offered at an attractive 9.33% capitalization rate, making it an outstanding opportunity for investors seeking stable returns, strong occupancy, and commercial zoning that provides future development or redevelopment potential.

Property Highlights

- 2025 NOI: \$49,005.18
- 1.493 acres subdivided into four individual lots
- Crossroad Commercial zoning
- (4) 14' x 70' mobile homes & (1) 600 SF studio apartment
- Monthly gross rental income of \$5,050
- Interior photos available upon request
- Owner Agent; Do not disturb Tenants

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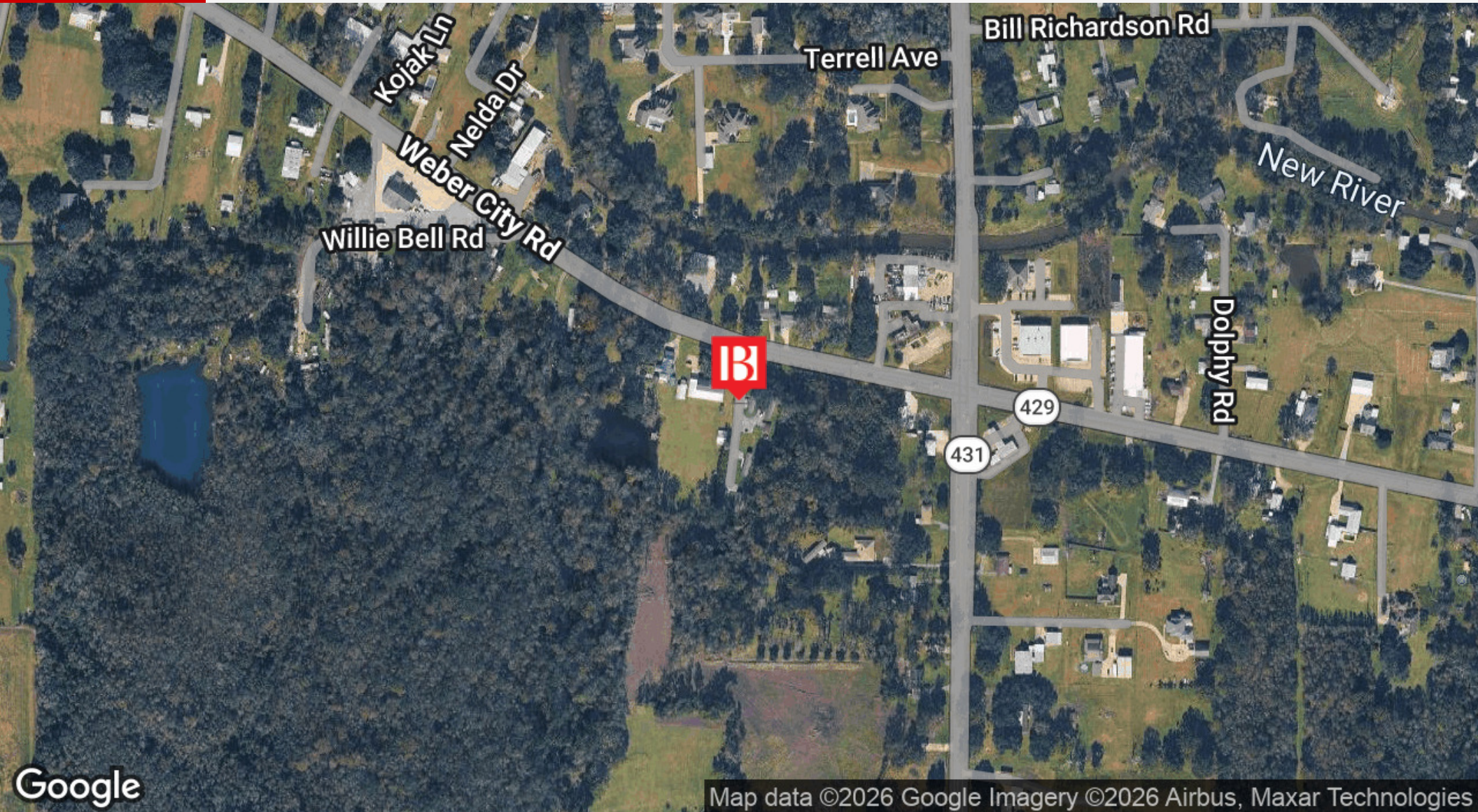
Offering Summary

Sale Price:	\$525,000
Number Of Units:	5
Lot Size:	1.493 Acres
Building Size:	4,520 SF
Cap Rate:	9.33%
Occupancy Rate:	100%



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LOCATION MAP



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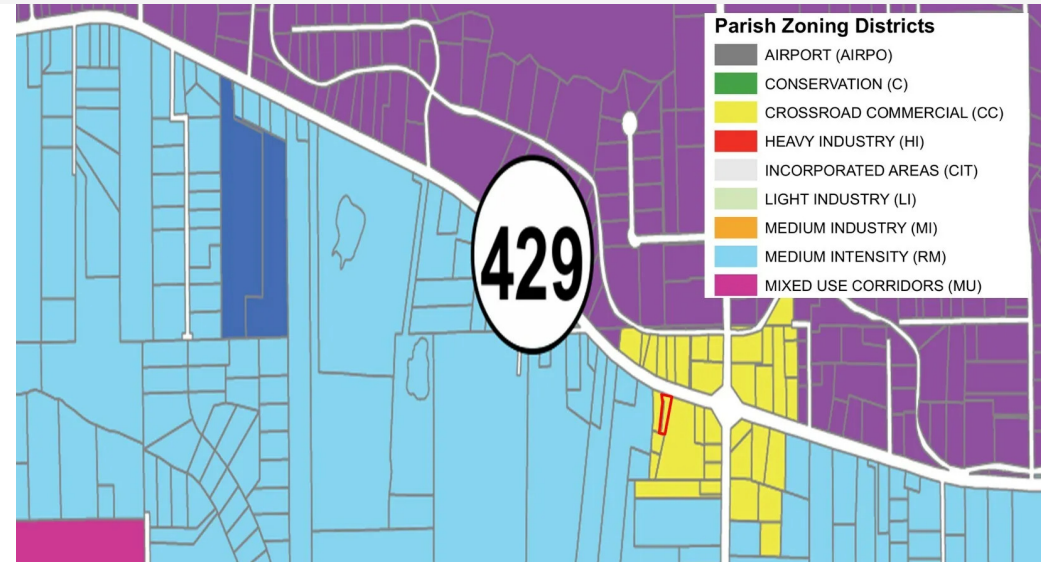
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ADDITIONAL PHOTOS



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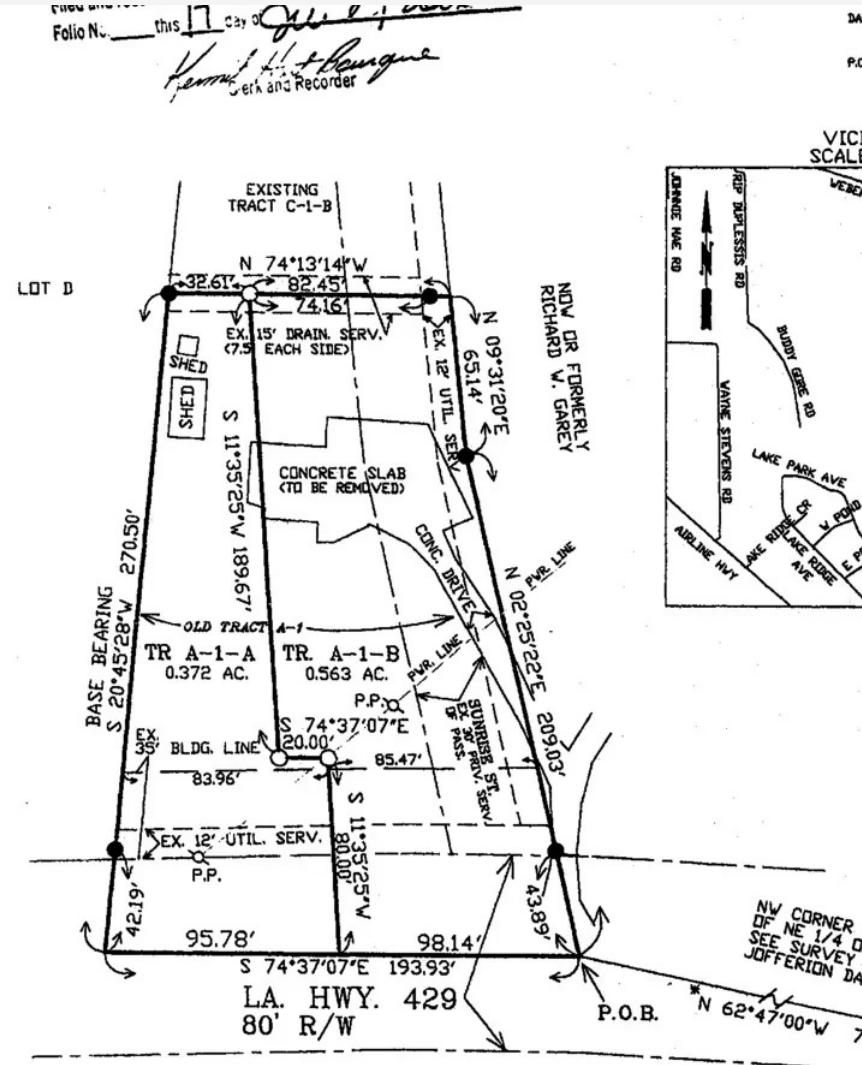
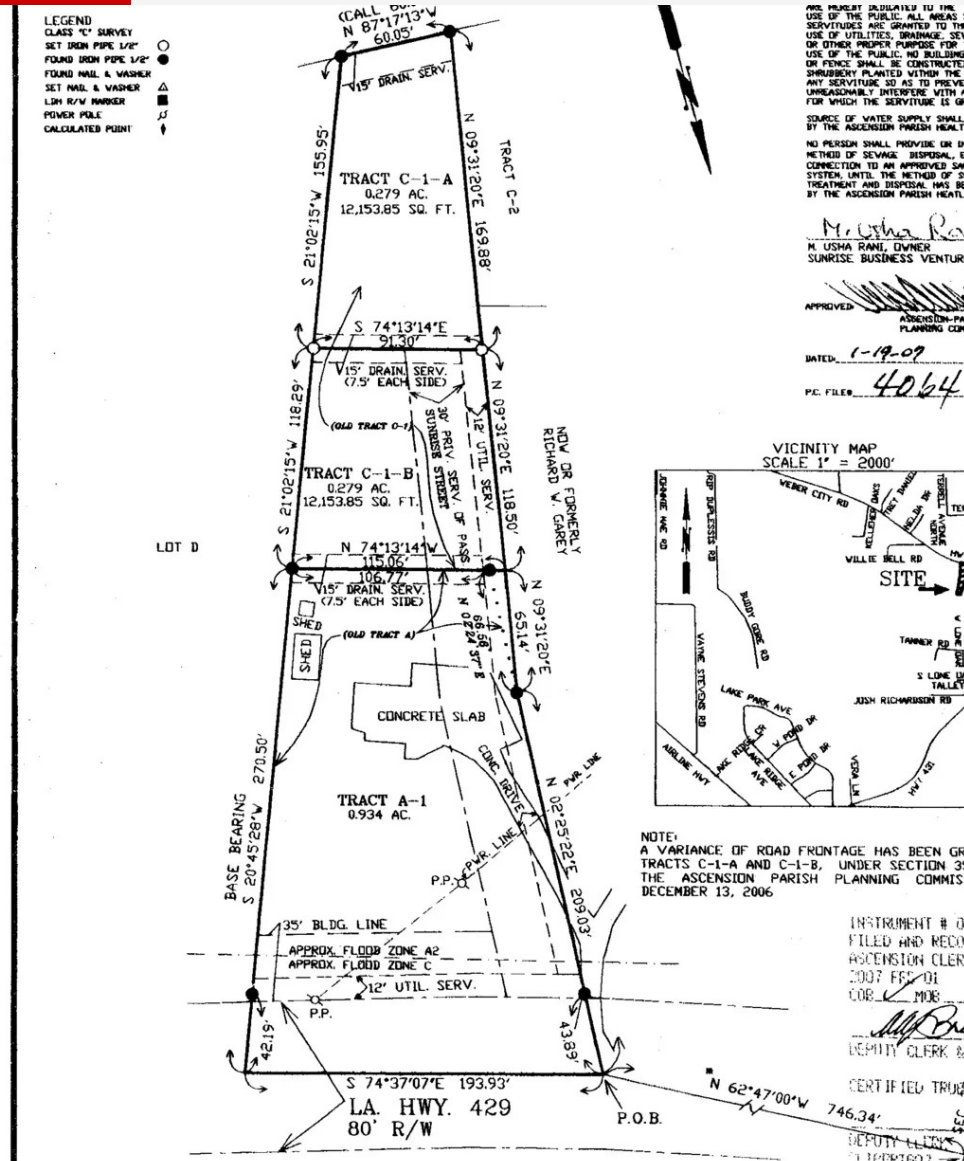
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SURVEY



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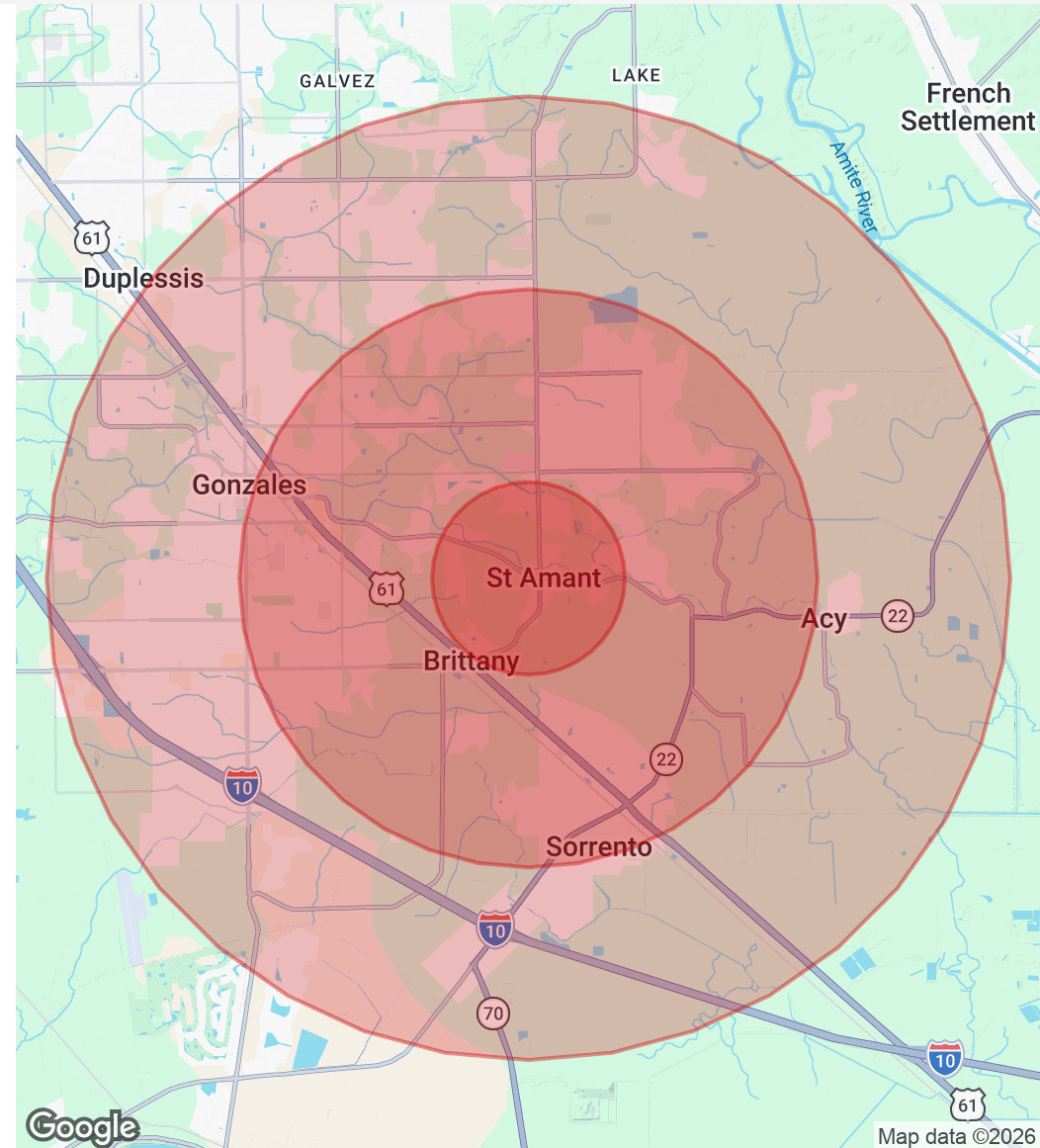
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	1,951	18,598	42,969
Average Age	42.8	40.1	39.5
Average Age (Male)	42.6	38.1	38.4
Average Age (Female)	44.2	41.7	40.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	782	6,785	16,624
# Of Persons Per HH	2.5	2.7	2.6
Average HH Income	\$101,273	\$101,541	\$96,113
Average House Value	\$248,721	\$234,199	\$241,139

2023 American Community Survey (ACS)



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