

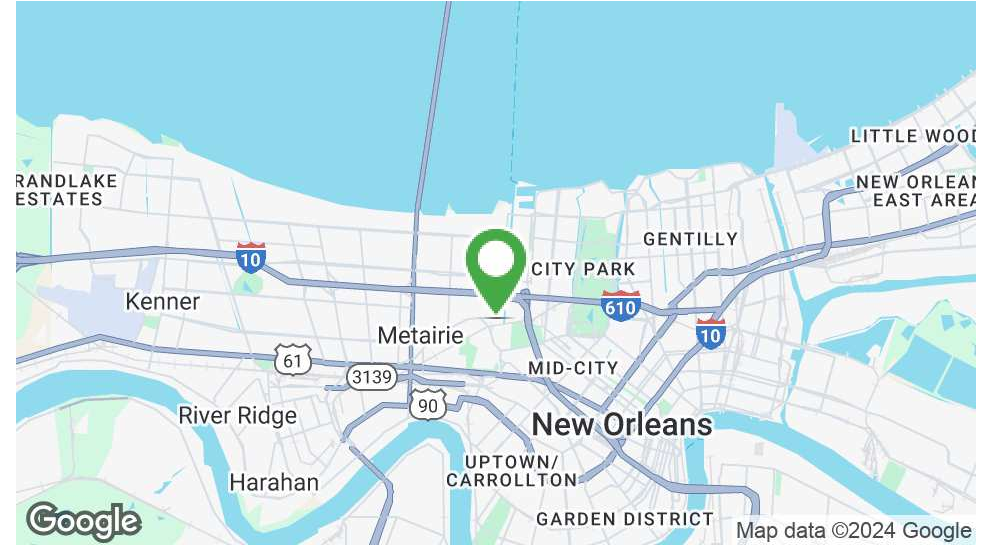


OLD METAIRIE MULTI-FAMILY PORTFOLIO

340 Carrollton Avenue, Metairie, LA 70005

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

Exceptional opportunity to own four prime multi-family properties in the heart of Old Metairie. This location boasts a strategic position located four blocks from Metairie Road.

These buildings, with addresses ranging from 340 to 348 Carrollton Avenue and 200-202 Pink and 360 Lake, collectively offer an impressive land size of approximately 24,500 square feet. Each property is individually available for purchase, providing flexibility and tailored options to suit various investment strategies.

340-342 Carrollton was recently updated, vinyl planked flooring, gas lanterns, and extra-long windows in living rooms. Washer and dryer in each unit. Roof is 4 years old.

346-348 Carrollton Avenue was recently updated with waterfall quartz islands, barnwood sliding doors, large yard on one side. Washer and dryer in each unit. Roof is 4 years old.

200-202 Pink is a corner duplex recently renovated with carports for both units. Roof is 4 years old.

360 Lake was formerly a duplex converted to a single-family home. Zoned R2. Property sits on a large 9,000 sf lot in X flood zone. Property includes two carports. All properties are in a Flood Zone X and Zoned R2.

Rent roll available upon request.

PROPERTY BREAKDOWN:

Sale Price for All Buildings:	\$1,850,000
1. 340-42 Carrollton Avenue:	\$515,000
2. 346-48 Carrollton Avenue:	\$515,000
4. 200-02 Pink Street:	\$515,000
5. 360 Lake Avenue:	\$385,000

MULTIFAMILY PROPERTY FOR SALE

PROPERTY SUMMARY





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Building: 1,689 SF



MULTIFAMILY PROPERTY FOR SALE

EXTERIOR PHOTOS

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340 Carrollton Avenue, Metairie, LA 70005

Building: 1,685 SF

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INTERIOR PHOTOS



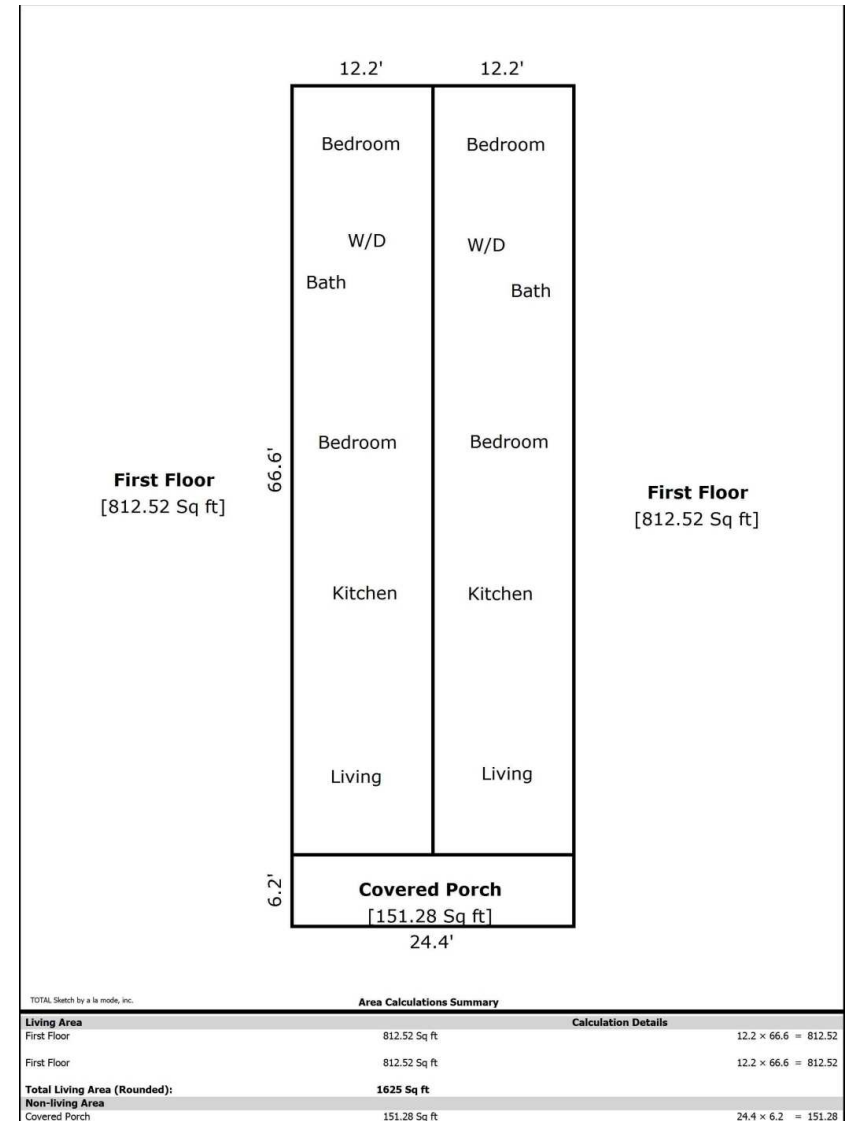
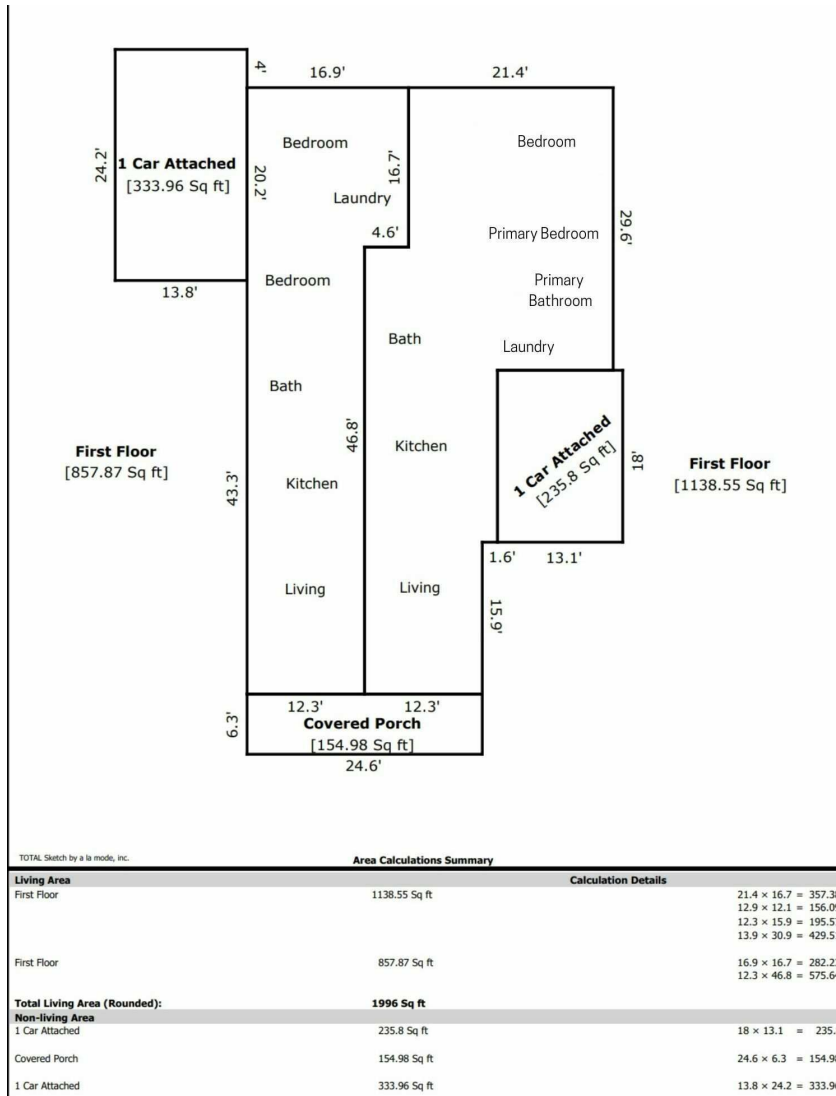


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MULTIFAMILY PROPERTY FOR SALE

FLOOR PLANS



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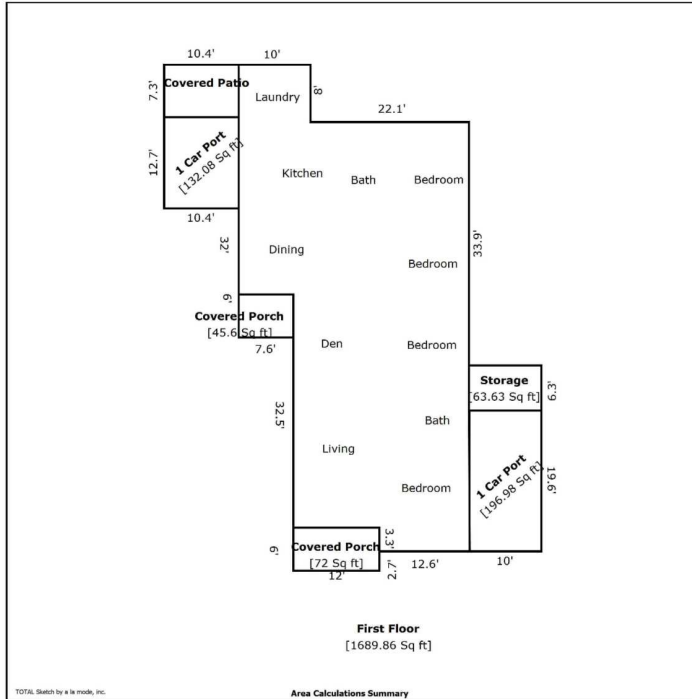
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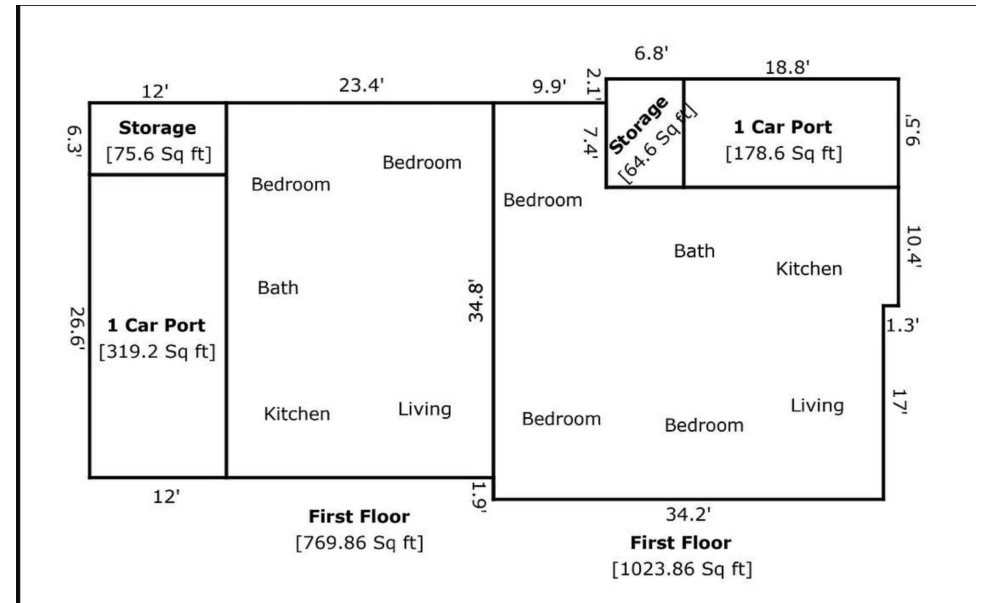
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Borrower	Gulf South Apartments, LLC				
Property Address	360 Lake Ave				
City	Metairie	County	Jefferson	State	LA Zip Code 70005
Lender/Client	Home Bank				



Area Calculations Summary		Calculation Details	
Living Area			
First Floor	1689.86 Sq ft	10 × 8	= 80
		32.1 × 24	= 770.4
		24.5 × 16.2	= 396.9
		16.3 × 12	= 195.6
		12.6 × 19.6	= 246.96
Total Living Area (Rounded):	1690 Sq ft		
Non-living Area			
Storage	63.63 Sq ft	10.1 × 6.3	= 63.63
1 Car Port	196.98 Sq ft	19.6 × 10	= 196
		0.5 × 19.6 × 0.1	= 0.98
Covered Porch	72 Sq ft	12 × 6	= 72
Covered Porch	45.6 Sq ft	7.6 × 6	= 45.6
1 Car Port	132.08 Sq ft	12.7 × 10.4	= 132.08
Covered Patio	75.92 Sq ft	7.3 × 10.4	= 75.92



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MULTIFAMILY PROPERTY FOR SALE

AERIAL



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Building: 1,685 sf



\$98,009

Average Household Income within 15 minutes of site.



38.5

Median Age Within 15 minutes of site.



216,044

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	15,769	145,020	415,804
Average HH Income	\$139,429	\$100,655	\$98,009
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	15,379	142,153	406,552
Average HH Income	\$156,808	\$116,283	\$113,882

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

MULTIFAMILY PROPERTY FOR SALE

AREA DEMOGRAPHICS



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