



**BRIDGEWATER**  
REALTY ADVISORS

*8816-26 Spruce Street  
New Orleans, LA, 70118*

## **Offering Memorandum**

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Bridgewater Realty Advisors  
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**8816-26 SPRUCE STREET  
NEW ORLEANS, LA, 70118**

*6-Unit Multifamily Complex*

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# OFFERING

8816-26 Spruce Street is a 6-unit multifamily property located in the rapidly-growing Leonidas/Carrollton neighborhood, just blocks away from the Carrollton Avenue and S. Claiborne Avenue. The property is in excellent condition and has major upside potential in rents as the current owner favored maintaining relationships with long term tenants.

There are two (2) buildings included in the overall property that each have their own individual tax parcel, a four-plex and a duplex. This allows for a buyer to obtain residential 1-4 investment financing which is favorable compared to commercial 5+ financing.

**All of the units are separately metered for water AND electricity.** The tenants are responsible for all utilities, which brings down overall costs and greatly enhances the value of the asset.

# SUMMARY

**BUILDING PRICE:** \$599,000

**UNIT COUNT:** 6

**PRICE PER UNIT:** \$99,833

**GBA:** 4,547 sf

**PRICE PER SF:** \$142/sf

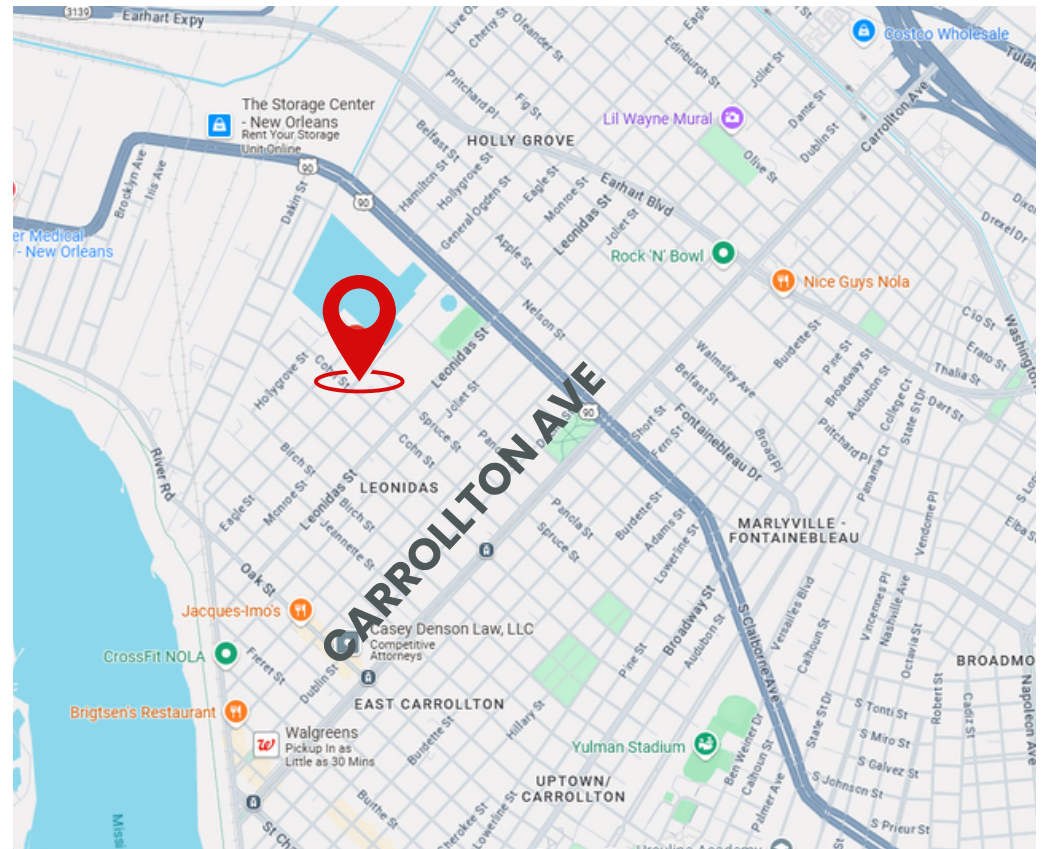
**LOT SIZE:** 9,000 SF

**IN PLACE CAP RATE:** 7.00%

**STORIES:** 2

**PRO FORMA CAP RATE:** 9.32%

**FLOOD ZONE:** X



















# FINANCIAL OVERVIEW

8816-26 SPRUCE ST, NEW ORLEANS, LA, 70118

# **RENT ROLL // 8816-26 SPRUCE STREET**

<b>Unit #</b>	<b>Type</b>	<b>Size (sf)</b>	<b>Current Rent</b>	<b>Market Rent</b>
A	2 BD / 1 BA	713	\$900	\$1,100
B	2 BD / 1 BA	713	\$900	\$1,100
C	2 BD / 1 BA	713	\$900	\$1,100
D	2 BD / 1 BA	713	\$900	\$1,100
8824	2 BD / 1 BA	686	\$900	\$1,100
8826	2 BD / 1 BA	686	\$900	\$1,100
	<b>PER MONTH</b>	<b>4224</b>	<b>\$5,400</b>	<b>\$6,600</b>
	<b>PER YEAR</b>		<b>\$64,800</b>	<b>\$79,200</b>



## ***OPERATING STATEMENT // 8816-26 SPRUCE STREET***

<b>INCOME</b>	<b>CURRENT</b>		<b>PRO-FORMA</b>		<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
<b>Potential Gross Rent</b>	<b>\$64,800</b>		<b>\$79,020</b>			<b>\$10,800</b>	<b>\$15.34</b>
Physical Vacancy	\$1,620	2.50%	\$1,976	2.50%	[1]	\$329	\$0.38
Effective Rental Income	\$63,180		\$77,045			\$10,530	\$14.96
<b>Effective Gross Income</b>	<b>\$63,180</b>		<b>\$77,045</b>			<b>\$10,530</b>	<b>\$14.96</b>
<b>EXPENSES</b>	<b>CURRENT</b>		<b>PRO-FORMA</b>		<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
Real Estates Taxes - 8816	\$3,529		\$3,529			\$588	\$0.84
Real Estates Taxes - 8824/26	\$2,369		\$2,369			\$395	\$0.56
Property Insurance - 8816	\$4,909		\$4,909			\$818	\$1.16
Property Insurance - 8824/26	\$4,609		\$4,609			\$768	\$1.09
Repairs & Maintenance	\$4,966		\$4,966			\$828	\$1.18
Landscaping	\$840		\$840			\$140	\$0.20
<b>Total Expenses</b>	<b>\$21,222</b>		<b>\$21,222</b>			<b>\$3,537</b>	<b>\$5.02</b>
<b>Expenses as % of EGI</b>	<b>34%</b>		<b>28%</b>			<b>34%</b>	<b>34%</b>
<b>Net Operating Income</b>	<b>\$41,958</b>		<b>\$55,822</b>			<b>\$6,993</b>	<b>\$9.93</b>

Operating Statement Notes:

[1] Market vacancy is 2.5%

[2] All units separately metered for power and water and tenants are responsible for all utilities



## **5-YR CASH FLOW MODEL // 8816-26 SPRUCE STREET**

<b>OPERATING DATA</b>	<b>YEAR 1</b>	<b>YEAR 2*</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>
<b>Gross Potential Rent</b>	<b>\$64,800.00</b>	<b>\$79,020.00</b>	<b>\$80,600.40</b>	<b>\$82,212.41</b>	<b>\$83,856.66</b>
Less Vacancy/Collection Loss	-\$1,620.00	-\$1,975.50	-\$2,015.01	-\$2,055.31	-\$2,096.42
<b>Effective Gross Income</b>	<b>\$63,180.00</b>	<b>\$77,044.50</b>	<b>\$78,585.39</b>	<b>\$80,157.10</b>	<b>\$81,760.24</b>
<b>EXPENSES</b>					
Real Estates Taxes - 8816	\$3,529.00	\$3,599.58	\$3,671.57	\$3,745.00	\$3,819.90
Real Estates Taxes - 8824/26	\$2,369.00	\$2,416.38	\$2,464.71	\$2,514.00	\$2,564.28
Property Insurance - 8816	\$4,909.00	\$5,007.18	\$5,107.32	\$5,209.47	\$5,313.66
Property Insurance - 8824/26	\$4,609.00	\$4,701.18	\$4,795.20	\$4,891.11	\$4,988.93
Repairs & Maintenance	\$4,966.25	\$5,065.58	\$5,166.89	\$5,270.22	\$5,375.63
Landscaping	\$840.00	\$856.80	\$873.94	\$891.41	\$909.24
<b>Total Expenses</b>	<b>\$21,222.25</b>	<b>\$21,646.70</b>	<b>\$22,079.63</b>	<b>\$22,521.22</b>	<b>\$22,971.65</b>
<b>Net Operating Income</b>	<b>\$41,957.75</b>	<b>\$55,397.81</b>	<b>\$56,505.76</b>	<b>\$57,635.88</b>	<b>\$58,788.59</b>
<b>DEBT SERVICE</b>					
Interest Payments	\$30,980.40	\$30,980.40	\$30,980.40	\$30,980.40	\$30,980.40
Net Cash Flow After DS	\$10,977.35	\$24,417.41	\$25,525.36	\$26,655.48	\$27,808.19
Debt Coverage Ratio	1.35	1.79	1.82	1.86	1.90
<b>Cash on Cash Return</b>	<b>6.11%</b>	<b>13.59%</b>	<b>14.20%</b>	<b>14.83%</b>	<b>15.47%</b>
<b>Monthly Cash Flow</b>	<b>\$914.78</b>	<b>\$2,034.78</b>	<b>\$2,127.11</b>	<b>\$2,221.29</b>	<b>\$2,317.35</b>

\*In Year 2, all units have been increased to market rate of \$1,100 per month\*



# **CASH FLOW ANALYSIS // 8816-26 SPRUCE STREET**

## **Current: Below Market Rents**

Purchase Price	\$599,000
Down Payment	\$179,700
Loan Amount	\$419,300
Monthly Payments	(\$2,582)
Annual Debt Service	(\$30,980)
NOI	\$41,958
Income After ADS	\$10,977
DSCR	1.35
Cash on Cash Return	6.11%
Monthly Cash Flow	\$915

### **Financing Terms:**

Rate (%)	6.25
Amortization	30
LTV	70%

## **Pro Forma: Increase Rents to Market**

Purchase Price	\$599,000
Down Payment	\$179,700
Loan Amount	\$419,300
Monthly Payments	(\$2,582)
Annual Debt Service	(\$30,980)
NOI	\$55,822
Income After ADS	\$24,842
DSCR	1.80
Cash on Cash Return	13.82%
Monthly Cash Flow	\$2,070

### **Financing Terms:**

Rate (%)	6.25
Amortization	30
LTV	70%

**\*1-4 unit residential investment financing can be obtained for each property\***



# CONTACT DETAILS

## For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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