



**BRIDGEWATER**  
REALTY ADVISORS



# **SOUTHEAST LOUISIANA**

## **COMPARABLE SALES**

Multifamily Sector (5+ units)

**2025 EDITION**

Disclaimer: The data provided herein was collected from public sources and Bridgewater Realty Advisors is not liable for any incorrect information that was publicly recorded. Some of the data figures have been calculated using estimations based on market standards since not all of the data is available online.

# Notable Sales with limited info:



## Lumina

- Address: 3701 Conti St, New Orleans, LA 70119 (Mid-City)
- Buyer: JRK Property Holdings (Platform 5 Fund)
- Units: 382
- Sale Date: Sept 11, 2025
- Sale Price: Undisclosed (institutional fund acquisition)



## The Delaneaux

- Address: 1325 Annunciation St, New Orleans (Lower Garden District)
- Buyer: JRK Property Holdings (Platform 5 Fund)
- Units: 210
- Sale Date: Sept 11, 2025
- Sale Price: Undisclosed (paired with Lumina acquisition)



## The Marquis

- Address: 2651 Poydras St, New Orleans (Mid City/Poydras)
- Buyer: VPG Holdings + American South Capital Partners
- Units: 250
- Sale Date: Apr 17, 2025
- Sale Price: Undisclosed (private capital transaction)



## Arbor Place

- Address: 735 Heritage Ave, Terrytown, LA (Terrytown/Westbank)
- Units: ~136
- Asset Type: Income-restricted / workforce housing
- Sale Date: Reported 2025
- Sale Price: Not publicly disclosed



## The Saulet

- Address: 1420 Annunciation St, New Orleans (Lower Garden District)
- Units: ~703
- Unit Mix: 1-3 BR | ~575-1,463+ SF
- Sale Date: Late 2025 (reported activity)
- Sale Price: Not publicly disclosed (mega-asset recap style deal)



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# **JANUARY 2025**

COMPARABLE SALES



# 4136 TOULOUSE STREET NEW ORLEANS, LA, 70119

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**Sale Price:** \$775,000

**Sale Date:** January 10, 2025

**Unit Count/Size:** 10 units; 3,620 sf

**Price Per Unit:** \$77,500/unit

**Unit Mix:** (10) 1 BD / 1 BA

**Occupancy:** 70% (7/10)

**Annual Gross Income:** \$100,500

**Sale to List Ratio:** 94%

**Price per SF:** \$214/sf

**Cap Rate:** 7.78% (est.)

**GRM:** 7.7

**DOM:** 14 days

## Notes:

Local buyer, 1 down unit, 3 vacancies,  
conventional loan with local bank



# 184 CRISLAUR AVENUE HARRAHAN, LA, 70123



**Sale Price:** \$555,000

**Sale Date:** January 15, 2025

**Unit Count/Size:** 5 units; 5,657 sf

**Price Per Unit:** \$111,000/unit

**Unit Mix:** (3) 3 BD/2 BA; (2) 2 BD/1 BA

**Occupancy:** 100% (5/5)

**Annual Gross Income:** \$69,300

**Sale to List Ratio:** 96.5%

**Price per SF:** \$98/sf

**Cap Rate:** 7.49% (est.)

**GRM:** 8.0

**DOM:** 23 days

## **Notes:**

Local buyer, conventional loan



# 321 S BENGAL ROAD RIVER RIDGE, LA, 70123

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**Sale Price:** \$568,400

**Sale Date:** January 17, 2024

**Unit Count/Size:** 16 units; 5,400 sf

**Price Per Unit:** \$35,525/unit

**Unit Mix:** (10) 2 BD; (6) 1 BD

**Occupancy:** Estimated 72% (26/36)

**Annual Gross Income:** \$228,720

**Sale to List Ratio:** 89%

**Price per SF:** \$105/sf

**Cap Rate:** 8.93%

**GRM:** 6.5

**DOM:** 141 days

## Notes:

Purchased with owner finance, value add project with planned full renovation



# 7710-60 N CORONET CT NEW ORLEANS, LA, 70126

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**Sale Price:** \$1,010,000

**Sale Date:** January 28, 2024

**Unit Count/Size:** 12 units; 15,156 sf

**Price Per Unit:** \$84,167/unit

**Unit Mix:** (12) 3 BD / 2.5 BA

**Occupancy:** 83% (10/12)

**Annual Gross Income:** \$159,684

**Sale to List Ratio:** 80%

**Price per SF:** \$67/sf

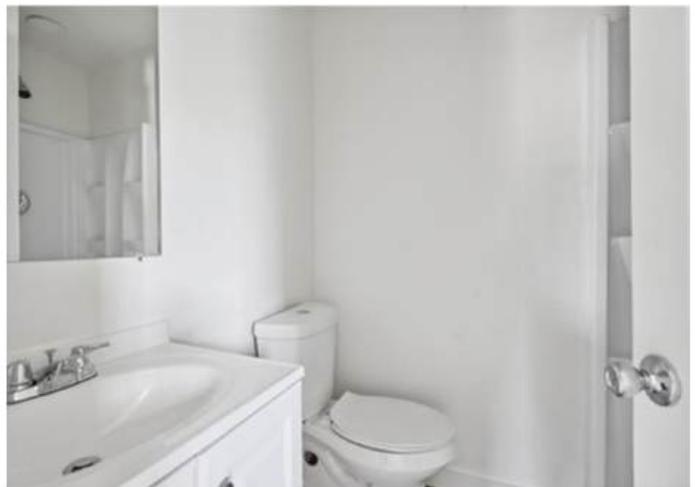
**Cap Rate:** 9.11%

**GRM:** 6.3

**DOM:** 270 days

## Notes:

Bond for deed with interest rate in 5% range,  
out of state buyer





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# **FEBRUARY 2025**

COMPARABLE SALES



# 461 S. HOLLYWOOD RD HOUMA, LA, 70360



**Sale Price:** \$37,100,000

**Sale Date:** February 13, 2025

**Unit Count/Size:** 378 units; 415,800 sf

**Price Per Unit:** \$98,214/unit

**Unit Mix:** Various

**Occupancy:** Undisclosed

**Annual Gross Income:** \$472,500 (est)

**Sale to List Ratio:** 93%

**Op Ex Ratio:** 45% (est)

**Cap Rate:** 7.0% (est)

**Price per SF:** \$89/sf

**DOM:** ~340 days

## **Notes:**

Vintage: Phase I completed 2004; ECI acquired and completed Phase II 2012



# 927 TOULOUSE ST NEW ORLEANS, LA, 70116



**Sale Price:** \$1,450,000

**Sale Date:** February 14, 2025

**Unit Count/Size:** 7 units; 8,500 sf

**Price Per Unit:** \$207,143/unit

**Unit Mix:** (7) 2 or 3 BD units (est.)

**Occupancy:** Undisclosed

**Annual Gross Income:** Undisclosed

**Sale to List Ratio:** 79%

**Op Ex Ratio:** Undisclosed

**Cap Rate:** Undisclosed

**Price per SF:** \$171/sf

**DOM:** 65 days

## **Notes:**

Cash buyer, could be converted to condos



# 2237 ROYAL ST NEW ORLEANS, LA, 70117



**Sale Price:** \$700,000

**Sale Date:** February 17, 2025

**Unit Count/Size:** 5 units; 3,400 sf

**Price Per Unit:** \$140,000/unit

**Unit Mix:** (4) 1 BD / 1 BA; (1) studio

**Occupancy:** 80% (4/5)

**Annual Gross Income:** \$62,400

**Sale to List Ratio:** 80%

**Price per SF:** \$206/sf

**Cap Rate:** 5.3%

**GRM:** 11.2

**DOM:** 196 days

## **Notes:**

Owner financing, local buyer



# 2231 ROYAL ST NEW ORLEANS, LA, 70117



**Sale Price:** \$725,000

**Sale Date:** February 27, 2025

**Unit Count/Size:** 6 units; 3,400 sf

**Price Per Unit:** \$120,833/unit

**Unit Mix:** (6) 1 BD / 1 BA

**Occupancy:** Vacant

**Annual Gross Income:** n/a

**Sale to List Ratio:** 83%

**Op Ex Ratio:** n/a

**Cap Rate:** n/a

**Price per SF:** \$213/sf

**DOM:** 362 days

## **Notes:**

Owner financing, sold with 2237 Royal on previous page



# 200 PROGRESSIVE BLVD HOUMA, LA, 70360



**Sale Price:** \$700,000

**Sale Date:** February 20, 2025

**Unit Count/Size:** 6 units; 5,659 sf

**Price Per Unit:** \$116,667/unit

**Unit Mix:** (2) 1 BD/1 BA; (4) 2 BD/1 BA

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$64,800

**Sale to List Ratio:** 93%

**Price per SF:** \$124/sf

**Cap Rate:** 6.0%

**GRM:** 10.8

**DOM:** 10 days

## **Notes:**

Owner financing - large lot for additional development and parking.  
\$215k down



# 3613 EUCLID ST HOUMA, LA, 70364



**Sale Price:** \$950,000

**Sale Date:** February 26, 2025

**Unit Count/Size:** 20 units; 12,000 sf

**Price Per Unit:** \$47,500/unit

**Unit Mix:** (20) 1 BD / 1 BA

**Occupancy:** 85% (17/20)

**Annual Gross Income:** \$180,000

**Sale to List Ratio:** 70%

**Price per SF:** \$79/sf

**Cap Rate:** 10.42%

**GRM:** 5.27

**DOM:** 20 days

## **Notes:**

85% occupied, \$750 per unit, local buyer purchased with conventional financing



# 200 SOUTHLAND CIRCLE HOUMA, LA, 70364



**Sale Price:** \$2,500,000

**Sale Date:** February 27, 2025

**Unit Count/Size:** 116 units; 118,975 sf

**Price Per Unit:** \$21,552/unit

**Unit Mix:** (32)1BD; (67) 2BD; (17) 3BD

**Occupancy:** Vacant

**Annual Gross Income:** n/a

**Sale to List Ratio:** 100%

**Op Ex Ratio:** n/a

**Cap Rate:** n/a

**Price per SF:** \$21.01/sf

**DOM:** 23 days

## **Notes:**

Heavy value add, damage from Hurricane Ida, completely vacant





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# **MARCH 2025**

COMPARABLE SALES



# 113-145 DANOS LANE BELLE CHASSE, LA, 70037



**Sale Price:** \$1,110,000

**Sale Date:** March 14, 2025

**Unit Count/Size:** 13 units; 14,474 sf

**Price Per Unit:** \$85,385/unit

**Unit Mix:** (12) 3 BD; (1) 1 BD (mobile homes)

**Occupancy:** 100% (13/13)

**Annual Gross Income:** \$232,200

**Sale to List Ratio:** 89%

**Price per SF:** \$77/sf

**Cap Rate:** 12.6%

**GRM:** 4.78

**DOM:** 54 days

## **Notes:**

Local buyer, motivated seller (per mls). 100% leased mobile home park.



# 40063 I-55 SERVICE ROAD HAMMOND, LA, 70464

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**Sale Price:** \$434,000

**Sale Date:** March 10, 2025

**Unit Count/Size:** 8 units; 3,366 sf

**Price Per Unit:** \$54,250/unit

**Unit Mix:** (4) 1 BD; (4) Studios

**Occupancy:** 80% (6/8)

**Annual Gross Income:** \$88,320

**Sale to List Ratio:** 100%

**Op Ex Ratio:** 40% (est.)

**Cap Rate:** 12.2%

**GRM:** 4.91

**DOM:** 5 days

## Notes:

Local buyer, value add with cosmetic renovations, weekly tenants, bond for deed



# 404 PHILIP STREET THIBODAUX, LA, 70301



**Sale Price:** \$650,000 (54% of list)

**Sale Date:** March 14, 2025

**Unit Count/Size:** 20 units; ~18,000 sf

**Price Per Unit:** \$32,500/unit

**Unit Mix:** (2) Studio; (7) 2 BD; (11) 1 BD

**Occupancy:** Less than 50%

**Annual Gross Income:** n/a

**Sale to List Ratio:** 54%

**Op Ex Ratio:** n/a

**Cap Rate:** n/a

**Price per SF:** ~\$36/sf

**DOM:** 603 days

## Notes:

Has storm damage, seller made no repairs, sold as is. Redevelopment play.



# 2221 N. HULLEN ST METAIRIE, LA, 70001



**Sale Price:** \$1,600,000

**Sale Date:** March 17, 2025

**Unit Count/Size:** 18 units; 15,826 sf

**Price Per Unit:** \$88,889/unit

**Unit Mix:** (12) 2 BD (6) 1 BD

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$189,300

**Sale to List Ratio:** 78.25%

**Op Ex Ratio:** 45%

**Cap Rate:** 6.50%

**GRM:** 8.45

**DOM:** 300 days

## **Notes:**

Value add 18 unit, local buyer, plans to raise rents with renovations



# 532 CENTRAL AVE JEFFERSON, LA, 70121



**Sale Price:** \$505,000

**Sale Date:** March 19, 2025

**Unit Count/Size:** 7 units; 4,000 sf

**Price Per Unit:** \$72,143/unit

**Unit Mix:** (3) 1 BD; (3) studio; (1) 2 BD

**Occupancy:** 86% (6/7)

**Potential Gross Income:** \$76,800

**Sale to List Ratio:** 65% (of original list)

**Price per SF:** \$126/sf

**Cap Rate:** 9.12% (est)

**GRM:** 6.6

**DOM:** 2.5 years

## **Notes:**

3 doubles and 1 single family. Vintage condition, needs cosmetic updates



# 102-110 BURNS PLAZA THIBODAUX, LA, 70301



**Sale Price:** \$755,000

**Sale Date:** March 28, 2025

**Unit Count/Size:** 28 units; ~25,200 sf

**Price Per Unit:** \$26,964/unit

**Unit Mix:** (27) 2 BD; (1) 1 BD

**Occupancy:** 60% (16/28) \*most units

**Annual Gross Income:** \$163,200

**Sale to List Ratio:** 99%

**Price per SF:** \$30/sf

**Cap Rate:** 11.89% (est)

**GRM:** 4.62

**DOM:** 38 days

## **Notes:**

Heavy value add project, damage from Hurricane Ida, est. 60% occupied



# 14029 OLD SPANISH TRAIL BOUTTE, LA, 70039



**Sale Price:** \$625,000

**Sale Date:** March 31, 2025

**Unit Count/Size:** 18 units; ~8,007 sf

**Price Per Unit:** \$34,722/unit

**Unit Mix:** (5) studios; (1) 1BD; (8) 2BD; (2) 3BD

**Occupancy:** 100% (18/18)

**Annual Gross Income:** \$143,100

**Sale to List Ratio:** 100%

**Price per SF:** \$78/sf

**Cap Rate:** 13.7%

**GRM:** 4.37

**DOM:** 8 days

## **Notes:**

8 mobile homes, 7 MH lots, and 1 duplex. In average condition. High cap rate



# 152-56 CAROLINE AVE RIVER RIDGE, LA, 70123



**Sale Price:** \$850,000

**Sale Date:** March 31, 2025

**Unit Count/Size:** 8 units; 7,224 sf

**Price Per Unit:** \$106,250/unit

**Unit Mix:**(8) 2 BD / 1 BA

**Occupancy:** n/a

**Annual Gross Income:** \$96,000 (est.)

**Net Operating Income:** \$57,600 (est.)

**Price per SF:** \$118/sf

**Cap Rate:** 6.8% (est.)

**GRM:** 8.9

**DOM:** 87 days

## **Notes:**

(2) 4 plexes sold together, local buyer, average to good condition





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**APRIL 2025**

COMPARABLE SALES



# 1101 MAGNOLIA DRIVE WESTWEGO, LA, 70094



**Sale Price:** \$375,000

**Sale Date:** April 9, 2025

**Unit Count/Size:** 8 units; 3,883 sf

**Price Per Unit:** \$46,875/unit

**Unit Mix:** (8) 1 BD / 1 BA

**Occupancy:** 100% (8/8)

**Annual Gross Income:** \$67,200

**Sale to List Ratio:** 100%

**Price per SF:** \$97/sf

**Cap Rate:** 10.75% (est)

**GRM:** 5.6

**DOM:** 2 days

## **Notes:**

Under contract within 2 days, local buyer,  
local lending



# 130 LABARRE DRIVE METAIRIE, LA, 70001



**Sale Price:** \$960,000

**Sale Date:** April 17, 2025

**Unit Count/Size:** 8 units; 6,371 sf

**Price Per Unit:** \$120,000/unit

**Unit Mix:** (4) 1 BD; (3) 2 BD; (1) 3 BD

**Occupancy:** 100% (8/8)

**Annual Gross Income:** \$87,000

**Sale to List Ratio:** 96%

**Price per SF:** \$151/sf

**Cap Rate:** 5.4% (est)

**GRM:** 11.03

**DOM:** 5 day

## **Notes:**

Local buyer, located in Old Metairie a couple blocks from Metairie Road, A++ location



# 2651 POYDRAS ST NEW ORLEANS, LA, 70119



**Sale Price:** \$33,151,001

**Sale Date:** April 17, 2025

**Unit Count/Size:** 250 units; 281,250 sf

**Price Per Unit:** \$132,604/unit

**Unit Mix:** Mix of 1, 2, 3 and 4 bed

**Occupancy:** undisclosed

**Annual Gross Income:** \$4,200,000 (est)

**Sale to List Ratio:** off market

**Price per SF:** \$151/sf

**Cap Rate:** 6.3% (est)

**GRM:** 7.89

**DOM:** off market

## **Notes:**

California partner JV with local buyer to purchase 2009 vintage asset.



# 2319 LYNDELL DRIVE CHALMETTE, LA, 70043



**Sale Price:** \$475,000

**Sale Date:** April 17, 2025

**Unit Count/Size:** 6 units; 5,600 sf

**Price Per Unit:** \$120,000/unit

**Unit Mix:** (4) 1 BD; (3) 2 BD; (1) 3 BD

**Occupancy:** 100% (8/8)

**Annual Gross Income:** \$87,000

**Sale to List Ratio:** 86%

**Price per SF:** \$85/sf

**Cap Rate:** 5.4% (est)

**GRM:** 11.03

**DOM:** 5 day

## **Notes:**

Local buyer, located in Old Metairie a couple blocks from Metairie Road, A++ location



# 2205 N HULLEN ST METAIRIE, LA, 70001



**Sale Price:** \$1,530,000

**Sale Date:** April 24, 2025

**Unit Count/Size:** 18 units; 15,826 sf

**Price Per Unit:** \$85,000/unit

**Unit Mix:** (6) 1 BD; (12) 2 BD

**Occupancy:** 83% (15/18)

**Annual Gross Income:** \$192,420

**Sale to List Ratio:** 78.25%

**Price per SF:** \$97/sf

**Cap Rate:** 6.9% (est)

**GRM:** 7.95

**DOM:** 280+ days

## **Notes:**

Local buyer, local bank financing, value add through cosmetic renovations



# 1611 PRYTANIA STREET NEW ORLEANS, LA, 70130



**Sale Price:** \$415,000

**Sale Date:** April 28, 2025

**Unit Count/Size:** 8 units; 3,708 sf

**Price Per Unit:** \$56,250/unit

**Unit Mix:** (8) 1 BD / 1 BA

**Occupancy:** Vacant

**Annual Gross Income:** n/a

**Sale to List Ratio:** 67%

**Price per SF:** \$112/sf

**Cap Rate:** n/a (redevelopment)

**GRM:** n/a

**DOM:** 35

## **Notes:**

Local buyer, all cash deal





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**MAY 2025**

COMPARABLE SALES

# 6408 ALMA STREET HOUMA, LA, 70364



**Sale Price:** \$625,000

**Sale Date:** May 2, 2025

**Unit Count/Size:** 24 units; 23,760 sf

**Price Per Unit:** \$26,041/unit

**Unit Mix:** (24) 2BD

**Occupancy:** undisclosed

**Sale to List Ratio:** 105%

**Price per SF:** \$26/sf

**Op Ex Ratio:** n/a

**Cap Rate:** n/a

**GRM:** n/a

**DOM:** 6 days

## **Notes:**

Heavy value add project. Major rehab needed.



# 2023 COLISEUM STREET NEW ORLEANS, LA, 70130



**Sale Price:** \$686,000

**Sale Date:** May 23, 2025

**Unit Count/Size:** 8 units; 4,414 sf

**Price Per Unit:** \$85,750/unit

**Unit Mix:** (3) Studios; (5) 1 BD

**Occupancy:** 100% (8/8)

**Annual Gross Income:** \$85,500

**Sale to List Ratio:** 85%

**Price per SF:** \$155/sf

**Cap Rate:** 7.5% (est.)

**GRM:** 8.0

**DOM:** 65 days

## Notes:

Light value add deal in Lower Garden District, motivated seller, owner pays water and power





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**JUNE 2025**

COMPARABLE SALES

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# 134 EVANGELINE DRIVE DONALDSONVILLE, LA, 70346



**Sale Price:** \$1,385,000

**Sale Date:** June 6, 2025

**Unit Count/Size:** 25 units; 12,500 sf

**Price Per Unit:** \$55,400/unit

**Unit Mix:** (17) 2 BD; (8) 1 BD

**Occupancy:** 50% (12/25)

**Annual Gross Income:** \$103,992

**Sale to List Ratio:** 84%

**Price per SF:** \$111/sf

**Cap Rate:** 11.95% (pro forma)

**GRM:** 6.03 (pro forma)

**DOM:** 123 days

## **Notes:**

Value add deal, bond for deed financing with  
5%, 30 yr AM rate



# 1409 HOOKS DR HAMMOND, LA, 70401



**Sale Price:** \$500,000

**Sale Date:** June 4, 2025

**Unit Count/Size:** 6 units; 5,057 sf

**Price Per Unit:** \$83,333/unit

**Unit Mix:** (6) 2 BD / 1 BA

**Occupancy:** 67% (4/6)

**Annual Gross Income:** \$57,600

**Sale to List Ratio:** 80%

**Price per SF:** \$99/sf

**Cap Rate:** 11.2% (pro forma)

**GRM:** 8.7 (pro forma)

**DOM:** 365+ days

## **Notes:**

(3) duplexes sold together, atleast 2 down units with multiple vacancies - value add



# 3310-20 KABEL DRIVE NEW ORLEANS, LA, 70131



**Sale Price:** \$1,071,600

**Sale Date:** June 13, 2025

**Unit Count/Size:** 12 units; 13,120 sf

**Price Per Unit:** \$89,300/unit

**Unit Mix:** (12) 3 BD / 2 BA

**Occupancy:** 92% (11/12)

**Annual Gross Income:** \$163,440

**Sale to List Ratio:** 88%

**Price per SF:** \$82/sf

**Cap Rate:** 9.1% (est)

**GRM:** 6.6

**DOM:** 42 days

## **Notes:**

(2) 6-plex properties sold together, 92% occupied, separately metered for power&water



# 1227 CHARTRES ST NEW ORLEANS, LA, 70116



**Sale Price:** \$925,000

**Sale Date:** June 23, 2025

**Unit Count/Size:** 6 units; 3,788 sf

**Price Per Unit:** \$154,167/unit

**Unit Mix:** (4) 1BD; (2) 2 BD

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$98,700

**Sale to List Ratio:** 59% (orig \$1.575M)

**Price per SF:** \$244/sf

**Cap Rate:** 6.4% (est)

**GRM:** 9.37

**DOM:** ~380 days

## **Notes:**

Mostly vintage condition with updates throughout, 3 story French Quarter building



# 1838 UPPERLINE ST NEW ORLEANS, LA, 70115

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**Sale Price:** \$1,130,000

**Sale Date:** June 25, 2025

**Unit Count/Size:** 6 units; 6,734 sf

**Price Per Unit:** \$188,333/unit

**Unit Mix:** (6) 2 BD / 1 BA

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$119,160

**Sale to List Ratio:** 94.5%

**Price per SF:** \$168/sf

**Cap Rate:** 6.3% (est)

**GRM:** 9.5

**DOM:** 106 days

## **Notes:**

out of state buyer, all cash, closed in 30 days



# 304 DUKE DR KENNER, LA, 70065



**Sale Price:** \$2,700,000

**Sale Date:** June 29, 2025

**Unit Count/Size:** 28 units; ~28,000 sf

**Price Per Unit:** \$96,428/unit

**Unit Mix:** mix of 1 bed and 2 bed

**Occupancy:** 96% (27/28)

**Annual Gross Income:** \$314,400

**Sale to List Ratio:** 100%

**Price per SF:** \$96/sf

**Cap Rate:** 7.6% (est)

**GRM:** 8.6

**DOM:** 60+ days (est)

## **Notes:**

Local buyer purchased entire portfolio





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**JULY 2025**

COMPARABLE SALES



# 1427 ST MARY ST NEW ORLEANS, LA, 70130



**Sale Price:** \$1,150,000

**Sale Date:** July 1, 2025

**Unit Count/Size:** 6 units; 5,751 sf

**Price Per Unit:** \$191,667/unit

**Unit Mix:** mix of 1 bed and 2 bed

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$118,200

**Sale to List Ratio:** 68.7%

**Price per SF:** \$200/sf

**Cap Rate:** 6.2% (est)

**GRM:** 9.7

**DOM:** 3+ years

## **Notes:**

Originally listed in 2022 for \$1,675,000.



# 1237 CRESCENT AVE LOCKPORT, LA, 70374



**Sale Price:** \$574,000

**Sale Date:** July 2, 2025

**Unit Count/Size:** 19 units; ~13,300 sf

**Price Per Unit:** \$30,210/unit

**Unit Mix:** mix of 1 bed and 2 bed

**Occupancy:** <50%

**Annual Gross Income:** unreported

**Sale to List Ratio:** 96.5%

**Price per SF:** \$43/sf

**Cap Rate:** n/a (value add)

**GRM:** n/a (value add)

**DOM:** 120 days

## **Notes:**

Heavy value add/redevelopment project. Damage from Hurricane Ida, most units vacant.



# 1113 HICKORY ST WESTWEGO, LA, 70094

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**Sale Price:** \$440,000

**Sale Date:** July 3, 2025

**Unit Count/Size:** 10 units; 4,204 sf

**Price Per Unit:** \$44,000/unit

**Unit Mix:** (10) 1 bed 1 bath

**Occupancy:** 100% (10/10)

**Annual Gross Income:** \$90,000

**Sale to List Ratio:** 80%

**Price per SF:** \$105/sf

**Cap Rate:** 11.8%

**GRM:** 4.9

**DOM:** 105 days

## Notes:

(2) 4plexes and (2) mobile homes sold together for total of 10 units.



# 800 W GENIE ST CHALMETTE, LA, 70043



**Sale Price:** \$390,000

**Sale Date:** July 25, 2025

**Unit Count/Size:** 5 units; 3,468 sf

**Price Per Unit:** \$78,000/unit

**Unit Mix:** (5) 2 bed 1 bath

**Occupancy:** 100% (5/5)

**Annual Gross Income:** ~\$54,000

**Sale to List Ratio:** 97.5%

**Price per SF:** \$112/sf

**Cap Rate:** 8.3%

**GRM:** 7.2

**DOM:** 17 days

## **Notes:**

fully leased 5 plex, purchased with financing and only on market for 17 days.



# 529 CENTRAL AVE JEFFERSON, LA, 70121



**Sale Price:** \$1,225,000

**Sale Date:** July 30, 2025

**Unit Count/Size:** 10 units; 5,064 sf

**Price Per Unit:** \$122,500/unit

**Unit Mix:** (10) 1 bed 1 bath

**Occupancy:** 100% (5/5)

**Annual Gross Income:** \$144,000

**Sale to List Ratio:** 91%

**Price per SF:** \$242/sf

**Cap Rate:** 7.0%

**GRM:** 8.5

**DOM:** 162 days

## **Notes:**

fully leased 10 plex. Fully renovated with high end renovations.





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# **AUGUST 2025**

COMPARABLE SALES



# 927 DAUPHINE ST NEW ORLEANS, LA, 70116



**Sale Price:** \$1,575,000

**Sale Date:** August 1, 2025

**Unit Count/Size:** 5 units; 5,432 sf

**Price Per Unit:** \$315,000/unit

**Unit Mix:** Mix of 1 bed & 2 bed units

**Occupancy:** undisclosed

**Annual Gross Income:** undisclosed

**Sale to List Ratio:** 57%

**Price per SF:** \$290/sf

**Cap Rate:** n/a

**GRM:** n/a

**DOM:** ~2 years

## **Notes:**

Originally listed in 11/2023 for \$2,750,000.



# 2009 PLAZA DR CHALMETTE, LA, 70043



**Sale Price:** \$440,000

**Sale Date:** August 21, 2025

**Unit Count/Size:** 6 units; 3,040 sf

**Price Per Unit:** \$73,333/unit

**Unit Mix:** (6) 1 bed 1 bath units

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$70,056

**Sale to List Ratio:** 84%

**Price per SF:** \$145/sf

**Cap Rate:** 9.5%

**GRM:** 6.3

**DOM:** 109

## **Notes:**

X flood zone, 100% occupied, affordable housing, mid grade finishes



# 4821 CLEVELAND AVE NEW ORLEANS, LA, 70119



**Sale Price:** \$465,000

**Sale Date:** August 27, 2025

**Unit Count/Size:** 5 units; 4,704 sf

**Price Per Unit:** \$93,000/unit

**Unit Mix:** (2) 1 bd/1ba (3) 3 bed units

**Occupancy:** 100% (5/5)

**Annual Gross Income:** \$79,800

**Sale to List Ratio:** 85%

**Price per SF:** \$99/sf

**Cap Rate:** 9.4%

**GRM:** 5.8

**DOM:** 180+

## **Notes:**

Owner pays water, separate power/gas.  
Central AC, units in good condition





**BRIDGEWATER**  
REALTY ADVISORS

# SEPTEMBER 2025

COMPARABLE SALES



# 4289-93 LAC ST PIERRE DR HARVEY, LA, 70058

\*BRIDGEWATER REALTY ADVISORS  
REPRESENTED SELLER\*



**Sale Price:** \$2,500,000

**Sale Date:** September 18th, 2025

**Unit Count/Size:** 24 units; 26,400 sf

**Price Per Unit:** \$104,167/unit

**Unit Mix:** All 2 bed units

**Occupancy:** 92% (22/24)

**Annual Gross Income:** \$350,400

**Sale to List Ratio:** 96%

**Price per SF:** \$95/sf

**Cap Rate:** 8.75%

**GRM:** 7.1

**DOM:** 545+ days

## **Notes:**

Seller financing component via seller second.





**BRIDGEWATER**  
REALTY ADVISORS

# **OCTOBER 2025**

COMPARABLE SALES



# 17003 E. IOWA AVE HAMMOND, LA, 70403

\*BRIDGEWATER REALTY ADVISORS  
REPRESENTED PURCHASER\*



**Sale Price:** \$578,000

**Sale Date:** October 7, 2025

**Unit Count/Size:** 6 units; 5,832 sf

**Price Per Unit:** \$96,333/unit

**Unit Mix:** (2) 1bd/1ba; (2) 3 bd; (2) 2 bd

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$66,600

**Sale to List Ratio:** 92%

**Price per SF:** \$99/sf

**Cap Rate:** 6.9%

**GRM:** 8.7

**DOM:** 300+

## **Notes:**

Bond for deed w/ 10% down, 5% rate

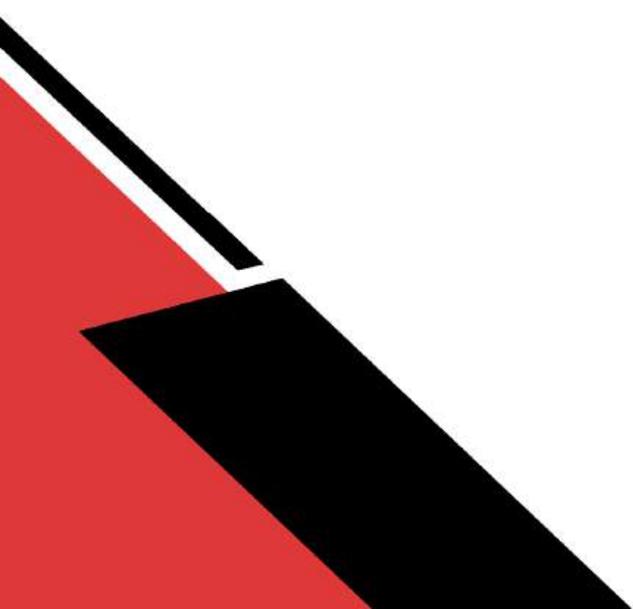




**BRIDGEWATER**  
REALTY ADVISORS

# **NOVEMBER 2025**

COMPARABLE SALES



# 2001 TENTH ST SLIDELL, LA, 70458



**Sale Price:** \$800,000

**Sale Date:** November 7, 2025

**Unit Count/Size:** 7 units; 7,976 sf

**Price Per Unit:** \$114,285/unit

**Unit Mix:** (7) 3 bed 2 bath units

**Occupancy:** 100% (7/7)

**Annual Gross Income:** \$109,564

**Sale to List Ratio:** 85%

**Price per SF:** \$100/sf

**Cap Rate:** 8.2%

**GRM:** 7.3

**DOM:** 330+

## **Notes:**

Cash buyer, renovated and turn key.  
Originally listed for \$935,900.



# 3223 THIRD ST NEW ORLEANS, LA, 70125



**Sale Price:** \$2,800,000

**Sale Date:** November 14, 2025

**Unit Count/Size:** 24 units; 14,750 sf

**Price Per Unit:** \$104,167/unit

**Unit Mix:** mix of 1 bd, studio, 2 bed

**Occupancy:** 90% (7/7)

**Annual Gross Income:** \$237,948

**Sale to List Ratio:** 103%

**Price per SF:** \$190/sf

**Cap Rate:** 5.1%

**GRM:** 11.8

**DOM:** 370

## **Notes:**

Seller financing component, value add with room to increase rents.



# 2525 RIVERLAND DR CHALMETTE, LA, 70043



**Sale Price:** \$525,000

**Sale Date:** November 21, 2025

**Unit Count/Size:** 6 units; 5,000 sf

**Price Per Unit:** \$87,500/unit

**Unit Mix:** mix of 1 bd, 2 bed units

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$87,996

**Sale to List Ratio:** 100%

**Price per SF:** \$105/sf

**Cap Rate:** 10%

**GRM:** 5.97

**DOM:** 28

## **Notes:**

Turn key, well priced 6 plex. On market for 28 days and sold for full asking price.



# 900 N DORGENOIS ST NEW ORLEANS, LA, 70119



**Sale Price:** \$555,000

**Sale Date:** November 26, 2025

**Unit Count/Size:** 5 units; 3,457 sf

**Price Per Unit:** \$111,000/unit

**Unit Mix:** mix of 1 bd, 2 bed units

**Occupancy:** 100% (5/5)

**Annual Gross Income:** \$69,300

**Sale to List Ratio:** 82%

**Price per SF:** \$161/sf

**Cap Rate:** 7.5%

**GRM:** 8.0

**DOM:** 178

## **Notes:**

Turn key, fully renovated and 100% leased 5plex in Mid City/Treme.





**BRIDGEWATER**  
REALTY ADVISORS

# DECEMBER 2025

COMPARABLE SALES



# 4018 PITT ST NEW ORLEANS, LA, 70115



**Sale Price:** \$770,000

**Sale Date:** December 1, 2025

**Unit Count/Size:** 6 units; 4,632 sf

**Price Per Unit:** \$128,333/unit

**Unit Mix:** All 2 bed 1 bath units

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$80,340

**Sale to List Ratio:** 86%

**Price per SF:** \$166/sf

**Cap Rate:** 6.2%

**GRM:** 9.6

**DOM:** 111

## **Notes:**

100% leased 6plex one block off St. Charles in A+ location



# 1133 FERN ST, NEW ORLEANS, LA, 70118



**Sale Price:** \$564,000

**Sale Date:** December 5, 2025

**Unit Count/Size:** 5 units; 4,700 sf

**Price Per Unit:** \$112,800/unit

**Unit Mix:** Mix of 1, 2, and 3 bed units

**Occupancy:** 100% (5/5)

**Annual Gross Income:** \$80,100

**Sale to List Ratio:** 71%

**Price per SF:** \$120/sf

**Cap Rate:** 8.5%

**GRM:** 7.0

**DOM:** 135

## **Notes:**

Cash buyer, turn key 5 plex



# 111-19 E ANTIBES ST MANDEVILLE, LA, 70448



**Sale Price:** \$470,400

**Sale Date:** December 5, 2025

**Unit Count/Size:** 5 units; 6,000 sf

**Price Per Unit:** \$94,080/unit

**Unit Mix:** All 2 bed 1 bath units

**Occupancy:** 100% (5/5)

**Annual Gross Income:** \$60,600

**Sale to List Ratio:** 90%

**Price per SF:** \$78/sf

**Cap Rate:** 7.7%

**GRM:** 7.8

**DOM:** 5

## **Notes:**

Value add potential, purchased with conventional financing



# 10821 ROGER DR NEW ORLEANS, LA, 70127



**Sale Price:** \$375,000

**Sale Date:** December 15, 2025

**Unit Count/Size:** 5 units; 5,280 sf

**Price Per Unit:** \$75,000/unit

**Unit Mix:** All 2 bed 1 bath units

**Occupancy:** 100% (5/5)

**Annual Gross Income:** \$79,740

**Sale to List Ratio:** 86%

**Price per SF:** \$166/sf

**Cap Rate:** 12.8%

**GRM:** 4.7

**DOM:** 11

## **Notes:**

High cap rate 5 plex, fully occupied in good condition



# 19025-38 AIDEN LANE HAMMOND, LA, 70403



**Sale Price:** \$1,800,000

**Sale Date:** December 17, 2025

**Unit Count/Size:** 12 units; 16,360 sf

**Price Per Unit:** \$150,000/unit

**Unit Mix:** Mix of 1, 2 and 3 bed units

**Occupancy:** 100% (6/6)

**Annual Gross Income:** \$230,400 (est)

**Sale to List Ratio:** 100%

**Price per SF:** \$110/sf

**Cap Rate:** 7.7%

**GRM:** 7.8

**DOM:** 0

## **Notes:**

Turn key 12 plex purchased with conventional financing



# 3300 PRESTON PLACE NEW ORLEANS, LA, 70131

\*BRIDGEWATER REALTY ADVISORS  
REPRESENTED PURCHASER\*



**Sale Price:** \$4,200,000

**Sale Date:** December 31, 2025

**Unit Count/Size:** 81 units; 72,100 sf

**Price Per Unit:** \$51,852/unit

**Unit Mix:** Mix of 1, 2 bed units

**Occupancy:** 95%

**Annual Gross Income:** \$992,556

**Sale to List Ratio:** 95%

**Price per SF:** \$58/sf

**Cap Rate:** 8.8%

**GRM:** 4.2

**DOM:** ~30

## Notes:

Local buyer assumed agency loan, light value  
add potential

