

3 SUITE GARDEN OFFICE INVESTMENT

2833 BRAKLEY DRIVE
BATON ROUGE, LA 70816

Joey Canella
Senior Advisor
225.367.1515 x105
joey.canella@svn.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$350,000
Cap Rate:	8.48%
NOI:	\$29,665
Lot Size:	0.28 Acres
Building Size:	3,574
Zoning:	Rural
Price / SF:	\$97.93

PROPERTY OVERVIEW

Fully Leased 3 Suite Garden Office Building in Great Condition.

Suite A [1,124 SF] is leased for \$1,150 per month. Occupied by a long term Tenant that has been in the space for over 8 years.

Suite B [1,422 SF] is leased for \$1,050 per month. Tenant began occupancy in 2016.

Suite C [1,028 SF] is leased for \$1,000 per month. Suite is occupied and leased by Owner's Company. They have occupied the suite for over 9 years. Owner will move out at end of October 2017. This suite will be available for owner occupant or new tenant at increased rent.

This building has stayed fully leased since it was built. The small size of the suites makes them easy to lease. When Suite B became available in 2016, a lease was signed with new tenant before previous tenant moved out.

Located right off S. Sherwood Forest Blvd near I-12.

Great Investment Opportunity!

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR	COMMENTS
Gulf Coast Utilities	A	1,124	2009	Month to Month	\$13,800	31.45	\$12.28	
RIG - Redeem Insurance Group	B	1,422	2016	2017	\$12,600	39.79	\$8.86	
JMS Construction	C	1,028			\$12,000	28.76	\$11.67	Owner
Totals/Averages		3,574			\$38,400		\$10.74	



Financial Summary

INVESTMENT OVERVIEW

Price	\$350,000
Price per SF	\$97.93
CAP Rate	8.5%
Total Return (yr 1)	\$29,665

OPERATING DATA

Gross Scheduled Income	\$38,400
Operating Expenses	\$8,735
Net Operating Income	\$29,665

Income & Expenses

INCOME SUMMARY

PER SF

Suite A	\$13,800	\$3.86
Suite B	\$12,600	\$3.53
Suite C	\$12,000	\$3.36
Gross Income	\$38,400	\$10.74

EXPENSE SUMMARY

PER SF

Property Taxes	\$4,515	\$1.26
Insurance	\$3,000	\$0.84
Water	\$720	\$0.20
Maintenance	\$500	\$0.14
Gross Expenses	\$8,735	\$2.44
Net Operating Income	\$29,665	\$8.30

Aerial



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Location Maps

