



# WALKER INVESTMENTS

## OAK MEADOWS

1901 Centenary Blvd. Shreveport LA 71101

120 Units @ \$17,500/Unit

**\$2,100,000**

11.08% Cap

Oak Meadows has just finished its renovation both inside and out, with new exterior paint, lush landscaping and interior modernization. Built in 1939, this Highland Park neighborhood community is easy walking distance from Centenary College. With newer roofs, all new windows, renovated laundry room and all brick construction, there's very little deferred maintenance.

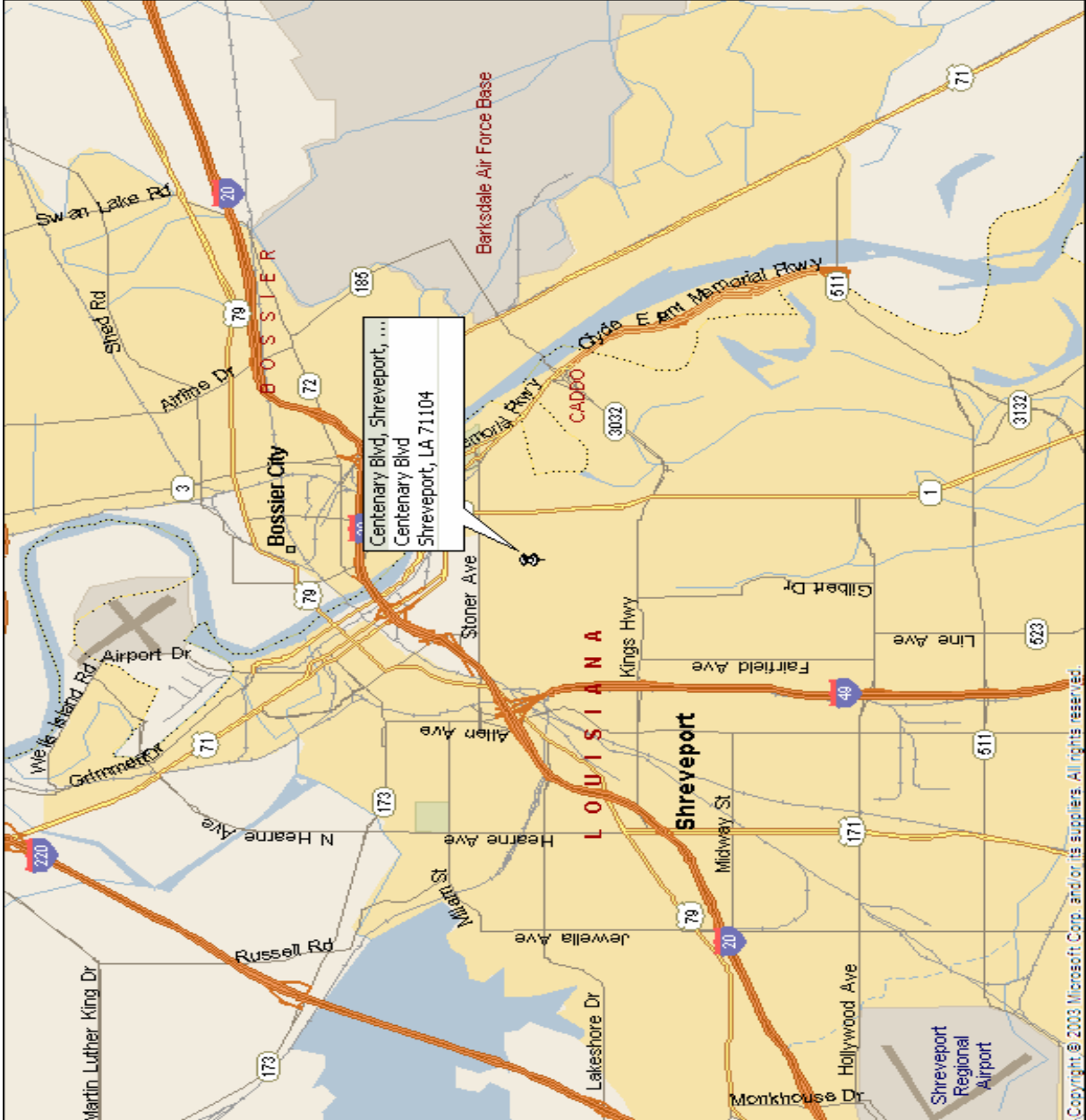


Type	# Units	Square Ft	Market Rent	Income	Yearly
1Bed + 1Bath	16	600	\$345	\$5,520	\$66,240
1Bed + 1Bath	88	720	\$360	\$31,680	\$380,160
1Bed + 1Bath CA	8	720	\$385	\$3,080	\$36,960
2Bed + 1Bath	8	1000	\$483	\$3,864	\$46,368
Other Income				\$2,557	\$30,684
<b>Total</b>	120			\$46,701	\$560,412

Gross Potential Income	\$560,412
Less Vacancy 5%	-\$26,486
Less: Expenses	-\$301,253
NOI	\$232,673
Loan 80% \$1.68M @ 5.5%	-\$114,466
Pre Tax Cash Flow	\$118,207
Principle Reduction	\$22,066
<b>Total Return</b>	<b>\$140,273</b>
Cost per Foot	\$24.22
GRM	3.75
<b>Cash on Cash</b>	<b>33.39%</b>

This information was obtained from sources believed to be reliable. Seller makes no representations or warranties whatsoever, written or implied regarding the physical condition or economic feasibility of the property. Any references to income, expenses, age, square footage or specific located are estimates only. Buyer must verify all information and bear the risk of any and all inaccuracies.

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