

863 Hammond Manor Dr
Baton Rouge, LA 70816



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MLS# 2026008557



\$379,000

3,958 Sqft

This meticulously maintained quadplex offers an investor a turnkey opportunity with consistent, proven cash flow. While Unit D is currently in lease-up, the asset historically maintains near-full occupancy. Investment Highlight Proven Performance: Long-term history of stable occupancy and reliable revenue. Value-Add Potential: Current rents sit below the market ceiling. Similar properties on the same street are currently achieving \$1,050 per month, providing a clear path for the new owner to increase NOI through strategic renewals and market adjustments. Asset Quality: The building has been expertly managed, ensuring minimal deferred maintenance for the incoming purchaser. Pro Forma Summary Current Status: 75% Occupied (Unit D in transition) Market Rent Potential: \$1,050/unit Property Type: Multi-Family (4-Unit) Please DO NOT disturb tenants. Refer all inquiries to: miguel@castrorealestateservices.com



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Castro Real Estate Services, LLC

For full listing details, please scan:

