



Louisiana Housing Corporation

Mid City Gardens

Monthly Report: Dec. 2024

Property Address: 1690 North Blvd.
Baton Rouge, LA 70802

Total Units: 60

1 Bedroom: 16

2 Bedrooms: 24

3 Bedrooms: 20

Model Units: 0

Down Units: 0

Management Company: Rampart Multifamily

Property Manager: Sylvia Dunn

Property Manager Email: midcitygardens@rampartmgt.com

Property Manager Phone 225-302-5544



Occupancy Data	Current Occupancy Rate	Expected Net New Tenancy	Forecasted Occupancy Rate
	96.67%	+ 2	100%

REVENUE FOR THIS MONTH			
Rental Income	Tenant Other Income	Other Income	Total Revenue
\$42,007	\$1,106	\$0	\$43,113

EXPENSES FOR THIS MONTH						
Cleaning, Repairs/Maint, & Make Ready	Payroll & Admin	Mgt Fees	Marketing	Services (Sec/Pest) & Utilities	Taxes & Insurance	Total Operating Expenses
\$12,980	\$11,976	\$1,964	\$1,634	\$10,668	\$3,686	\$42,908

NET INCOME FOR THIS MONTH		
Net Operating Income	Capital Reserve & Replacement Expenditures	Net Income (Before Depreciation & Amortization)
\$205	\$758	-\$553

YTD DATA			
YTD Revenue	YTD Expenses	YTD Net Operating Income (before depreciation)	Average Monthly Net Operating Income
\$242,360	\$237,874	\$4,486	\$748

Prepared by LHC Policy & Reporting Dept.



Property Address: 8800 Lake Forest Blvd. Total Units: 224

New Orleans, LA 70127 1 Bedroom: 134

2 Bedrooms: 90

Model Units: 0

Down Units: 0



Management Company: Rampart Multifamily

Property Manager: Tennille Esnault

Property Manager Email: tesnault@rampartmgt.com

Property Manager Phone 504-309-8011

Occupancy Data	Current Occupancy Rate	Expected Net New Tenancy	Forecasted Occupancy Rate
	98.21%	+ 2	99%

REVENUE FOR THIS MONTH				
Rental Income	Tenant Other Income	Other Income	Total Revenue	
\$179,697	\$4,025	\$400	\$184,122	

EXPENSES FOR THIS MONTH						
Cleaning, Repairs/Maint, & Make Ready	Payroll & Admin	Mgt Fees	Marketing	Services (Sec/Pest) & Utilities	Taxes & Insurance	Total Operating Expenses
\$20,922	\$35,758	\$8,392	\$824	\$57,277	\$22,888	\$146,061

NET INCOME FOR THIS MONTH		
Net Operating Income	Capital Reserve & Replacement Expenditures	Net Income (Before Depreciation & Amortization)
\$38,061	\$15,594	\$22,467

YTD DATA			
YTD Revenue	YTD Expenses	YTD Net Operating Income	Average Monthly Net Operating Income
\$1,114,101	\$871,751	\$242,350	\$40,392

Prepared by LHC Policy & Reporting Dept.



Property Address:	7001 Bundy Road New Orleans, LA 70127	<u>Total Units: 408</u> 1 Bedroom: 216 2 Bedrooms: 192
Model Units:	2	<i>80 units at 80% AMI</i>
Down Units:	24	

Management Company: Rampart Multifamily
Property Manager: Aloha Ratleff
Property Manager Email: aratleff@rampartmgt.com
Property Manager Phone 504-218-7750



Occupancy Data	Current Occupancy Rate	Expected Net New Tenancy	Forecasted Occupancy Rate
	90.93%	+ 4	92%

REVENUE FOR THIS MONTH				
Rental Income	Tenant Other Income	Other Income	Total Revenue	
\$293,956	\$5,799	\$837	\$300,592	

EXPENSES FOR THIS MONTH						
Cleaning, Repairs/Maint, & Make Ready	Payroll & Admin	Mgt Fees	Marketing	Services (Sec/Pest) & Utilities	Taxes & Insurance	Total Operating Expenses
\$37,996	\$41,360	\$13,762	\$4,920	\$155,910	\$24,363	\$278,311

NET INCOME FOR THIS MONTH				
Net Operating Income	Capital Reserve & Replacement Expenditures	Net Income (Before Depreciation & Amortization)		
\$18,541	\$12,349	\$6,192		

YTD DATA			
YTD Revenue	YTD Expenses	YTD Net Operating Income (before depreciation)	Average Monthly Net Operating Income
\$1,870,534	\$1,365,579	\$504,955	\$84,159

***Net Income reflects Non-Operating Property Loss Expense **Prepared by LHC Policy & Reporting Dept.*