

Offering Memorandum

Multifamily Acquisition Opportunity

The Lux of Lafayette | 128 Units

Lafayette, LA



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Executive Summary

Multifamily Acquisition Opportunity The Lux of Lafayette | 128 Units Lafayette, Louisiana

The Lux at Lafayette went through an extensive \$1.4M renovation and lease up in 2025. Through this transformation process the property produced an NOI of \$533,313. Based on the current rent roll and expenses the property management company budgets the 2026 NOI at \$820,864.

The job growth in the area has surged leasing success with recent announcements including transformative projects such as First Solar's \$1.1B AI-powered solar facility, the BioInnovation Accelerator, and the emerging drone technology and advanced manufacturing hubs—all generating thousands of new jobs.

The location places residents just minutes from employment centers, convenient shopping, dining, and entertainment. River Marketplace featuring Lululemon, Sephora, Topgolf, and Costco, Acadiana Mall, and the upscale Parc Lafayette are all close by. The residents enjoy quick access to the University of Louisiana at Lafayette, major hospitals like Ochsner Lafayette General, Our Lady of Lourdes, and Lafayette Regional Airport.

Property Highlights

- (50) 3 Bed / 2 Bath, (50) 2 Bed / 1 Bath, (28) 1 Bed / 1 Bath
- Built in 1970 - Renovated 2025
- \$1.4 Million-dollar recent capital expenditures
- ±6.75 Acres
- Renovations include ceiling fans, a modern paint scheme, hardware, LVP flooring, granite countertops, goose neck faucets, fixtures, stainless steel appliances, painted cabinets, low flow toilets, picnic area, laundry facility and playground



PRICING GUIDANCE:
\$10,500,000



CAP RATE:
7.5%



UNITS:
128



PRICE PER UNIT:
\$82,031

Property Information

PROPERTY NAME:	The Lux of Lafayette
ADDRESS:	317 Guilbeau Rd, Lafayette, LA 70506
COUNTY:	Lafayette
PARCEL ID:	6002195
RENT TYPE:	Market
NUMBER OF UNITS:	128
SITE SIZE:	±6.75 AC
YEAR BUILT/RENOVATED:	1970/2025
PARKING:	172 Surface spaces
AMENITIES:	Picnic area, laundry facility and playground
HVAC:	Central heat and AC
ELECTRICITY:	Individually metered
WATER:	Tenants pay submeter
METERS:	Individually metered for power
LAUNDRY FACILITY:	Yes
# OF STORIES:	2
ROOF:	Pitched asphalt singles
ZONING:	LDC Zoning- Residential Mixed 1
2025 TAXES:	\$73,418

Financials

2025 TAXES:	\$73,418
CAP RATE:	7.5%
LEVERAGED IRR:	22%
SALE PRICE:	\$10,500,000



Investment Highlights

1. Leasing momentum

The Lux experienced a recent acceleration in leasing velocity in part from area job growth and more directly from adjustments to the management company leasing process. As you can see from the table, new leases doubled in November and December from an average of seven new leases/renewals per month to fifteen. Lux offers investors the benefits of fresh improvements and leasing momentum creating dependable income and a clear path to grow NOI.

2. Cash flow positioned for sustainable growth

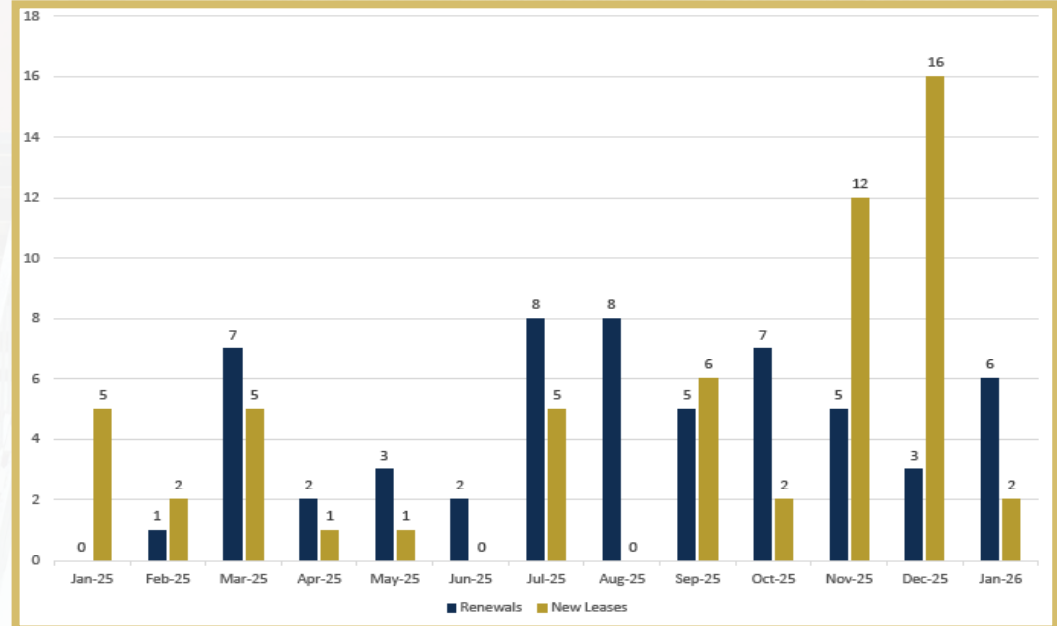
The Lux of Lafayette has been elevated through a comprehensive renovation program, delivering fully upgraded units along with refreshed exteriors and common areas. These upgrades position the Lux alongside top of market comparables, enabling organic rent growth and sustainable NOI upside.

Thriving Bulk Utility Income collections, along with the near completion of a Pest Control Income implementation program, are capturing nearly all related expenses, further strengthening cash flow.

3. Booming economic growth

Located in Lafayette's robust income corridor, the Central Lafayette submarket benefits from household incomes well above the state average, supporting strong resident quality and consistent rental demand. Demand further reinforced by the Lafayette market's rapid, diversified growth fueled by major investments in renewable energy, biosciences, and technology, alongside established employment anchors in healthcare, education, government, manufacturing, and energy, creating a resilient economic base and compelling long-term outlook.

Lease Renewal vs. New Lease Analysis



Floor Plans

1 Bed / 1 Bath



2 Bed / 1 Bath



3 Bed / 2 Bath



Photos



Photos



Plat Map



Unit Mix

Floorplan								Current Rents		
SQFT	Bed	Bath	% of Unit Mix	# of Total Units	# of Occupied Units	Occupancy	Total SQFT	Avg. Rent/Unit	Avg. Rent/SQFT	Total Monthly Rents
660	1	1	21.9%	28	25	89.29%	18,480	\$896	\$1.36	\$22,408
810	2	1	39.1%	50	42	84.00%	40,500	\$994	\$1.23	\$41,729
1,006	3	2	39.1%	50	45	90.00%	50,300	\$1,167	\$1.16	\$52,526
854	-	-	-	128	112	87.50%	109,280	\$1,042	\$1.22	\$116,663

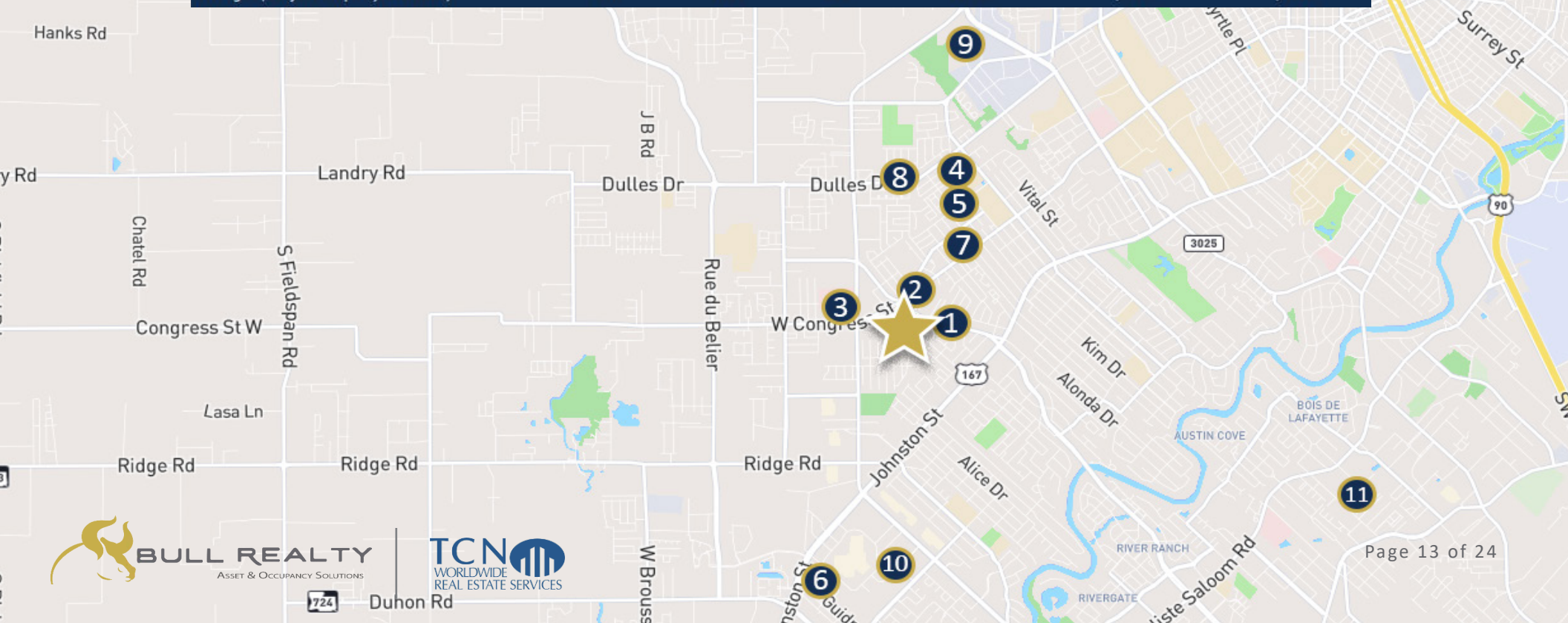
Sold Comps

#	Property Name	Market	Units	Year Built	Sale Date	Sale Price	Sale Price Per Unit	Cap Rate
5	The Lux of Lafayette	Lafayette, LA	128	1970 / 2025	-	\$10,500,000	\$82,031	6.50%
1	The Bradford	Lafayette, LA	300	1997	Aug-25	\$22,475,000	\$74,917	-
2	Mountain Woods Apartments	Birmingham, AL	92	1970	Dec-24	\$7,000,000	\$76,087	6.50%
3	Chase Park	Montgomery, AL	88	2004	Dec-24	\$7,000,000	\$79,545	4.00%
4	The Glenwood at Pinson	Birmingham, AL	200	1980	May-24	\$16,100,000	\$80,500	5.00%
5	The Park at Northside	Macon, GA	192	1975 / 2019	Mar-24	\$15,936,000	\$83,000	-
6	Scenic Gardens	Baton Rouge, LA	82	2005	Feb-24	\$7,100,000	\$86,585	-
7	Landry Apartments	Gonzales, LA	66	1989 / 2021	Feb-23	\$6,000,000	\$90,909	-
Averages (Subject Property Excluded)			146	1989	Jun-24	\$11,658,714	\$81,649	5.17%



Rent Survey

#	Property Name	Units	Year Built	AVG. SQFT/Unit	Occupancy	Rent (\$/Unit)	Rent Per SQFT (\$/SQFT)
5	<i>The Lux of Lafayette</i>	128	1970	854	87.5%	\$1,042	\$1.22
1	Gallery Apartments	154	1971	617	99.4%	\$847	\$1.37
2	Bell Downs Apartments	100	1965	1059	99.0%	\$1,068	\$1.01
3	Diamond Lakes	312	1984	803	95.8%	\$886	\$1.10
4	Canterbury Square	176	1979	899	98.3%	\$984	\$1.09
5	Maison Bocage Apartments	267	1986	917	94.0%	\$1,026	\$1.12
6	Greystone Apartments	276	2011	891	96.0%	\$944	\$1.06
7	Bayou Shadows Apartments	744	1978	818	96.4%	\$1,075	\$1.31
8	Summer Place Apartments	176	1982	795	98.9%	\$1,062	\$1.33
9	Pinewoods Apartments	164	1970	824	97.0%	\$889	\$1.08
10	Peppertree Apartment Homes	304	1983	763	94.7%	\$1,019	\$1.34
11	The Bradford	300	1997	783	96.0%	\$917	\$1.17
Averages (Subject Property Excluded)		270	1982	825	96.9%	\$988	\$1.17



Rent Rankings

Effective Rent \$/SQFT Ranking

Property	Bed	Bath	SQFT	# of Total Units	Rent (\$/Unit)	Rent Per SQFT (\$/SQFT)
Gallery Apartments	1	1	450	65	\$775	\$1.72
Bayou Shadows Apartments	1	1	651	287	\$1,074	\$1.65
Peppertree Apartment Homes	1	1	598	72	\$930	\$1.56
Summer Place Apartments	1	1	664	80	\$941	\$1.42
Peppertree Apartment Homes	1	1	662	96	\$935	\$1.41
Peppertree Apartment Homes	1	1	712	32	\$1,000	\$1.40
Bayou Shadows Apartments	1	1	650	4	\$895	\$1.38
The Lux of Lafayette	1	1	660	28	\$896	\$1.36
Bayou Shadows Apartments	1	1	510	2	\$690	\$1.35
Gallery Apartments	1	1	650	18	\$875	\$1.35
Bayou Shadows Apartments	1	1	527	2	\$700	\$1.33
The Bradford	1	1	684	15	\$889	\$1.30
Greystone Apartments	1	1	648	60	\$820	\$1.27
Diamond Lakes	1	1	650	168	\$812	\$1.25
The Bradford	1	1	725	31	\$890	\$1.23
Maison Bocage Apartments	1	1	750	131	\$915	\$1.22
Canterbury Square	1	1	750	89	\$910	\$1.21
Bayou Shadows Apartments	1	1	753	21	\$905	\$1.20
Bell Downs Apartments	1	1	625	45	\$750	\$1.20
Pinewoods Apartments	1	1	675	53	\$800	\$1.19
The Bradford	1	1	766	11	\$865	\$1.13
Greystone Apartments	1	1	755	72	\$850	\$1.13
Averages			667	1382	\$914	\$1.37

Effective Rent \$/Unit Ranking

Property	Bed	Bath	SQFT	# of Total Units	Rent (\$/Unit)	Rent Per SQFT (\$/SQFT)
Bayou Shadows Apartments	1	1	651	287	\$1,074	\$1.65
Peppertree Apartment Homes	1	1	712	32	\$1,000	\$1.40
Summer Place Apartments	1	1	664	80	\$941	\$1.42
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Pinewoods Apartments	1	1	675	53	\$800	\$1.19
Gallery Apartments	1	1	450	65	\$775	\$1.72
Bell Downs Apartments	1	1	625	45	\$750	\$1.20
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Bayou Shadows Apartments	1	1	510	2	\$690	\$1.35
Averages			667	1382	\$914	\$1.37

Rent Rankings

Effective Rent \$/SQFT Ranking

Property	Bed	Bath	SQFT	# of Total Units	Effective Rent (\$/Unit)	Effective Rent Per SQFT (\$/SQFT)
Peppertree Apartment Homes	2	2	933	32	\$1,220	\$1.31
Summer Place Apartments	2	2	905	96	\$1,162	\$1.28
Bayou Shadows Apartments	2	1	875	90	\$1,084	\$1.24
The Lux of Lafayette	2	1	810	50	\$994	\$1.23
Gallery Apartments	2	2	850	30	\$995	\$1.17
The Bradford	2	1	766	206	\$895	\$1.17
Bayou Shadows Apartments	2	2	962	219	\$1,091	\$1.13
Peppertree Apartment Homes	2	2	1010	72	\$1,140	\$1.13
Bayou Shadows Apartments	2	2	1,166	45	\$1,245	\$1.07
Maison Bocage Apartments	2	2	1,050	131	\$1,111	\$1.06
Greystone Apartments	2	1	908	30	\$960	\$1.06
Pinewoods Apartments	2	1.5	875	98	\$925	\$1.06
Gallery Apartments	2	2	900	4	\$950	\$1.06
Gallery Apartments	2	2	950	18	\$999	\$1.05
Diamond Lakes	2	2	1,000	80	\$1,005	\$1.01
Canterbury Square	2	2	1050	86	\$1,050	\$1.00
Gallery Apartments	2	2	1,000	2	\$995	\$1.00
Diamond Lakes	2	1	960	64	\$930	\$0.97
Greystone Apartments	2	2	1062	60	\$1,025	\$0.97
Greystone Apartments	2	2	1240	-	\$1,185	\$0.96
Bayou Shadows Apartments	2	2	1,064	2	\$1,000	\$0.94
Greystone Apartments	2	2	1098	42	\$1,030	\$0.94
Pinewoods Apartments	2	2	1050	13	\$975	\$0.93
Bell Downs Apartments	2	1.5	1035	5	\$958	\$0.93
Averages			943	1475	\$1,039	\$1.10

Effective Rent \$/SQFT Ranking

Property	Bed	Bath	SQFT	# of Total Units	Effective Rent (\$/Unit)	Effective Rent Per SQFT (\$/SQFT)
Canterbury Square	3	2	1250	1	\$1,872	\$1.50
The Lux of Lafayette	3	1.5	1006	50	\$1,167	\$1.16
Bayou Shadows Apartments	3	2	1,361	24	\$1,574	\$1.16
The Bradford	3	1.5	973	37	\$1,085	\$1.12
Greystone Apartments	3	2	1306	12	\$1,375	\$1.05
Gallery Apartments	3	3	1250	2	\$1,250	\$1.00
Maison Bocage Apartments	3	3	1,800	5	\$1,700	\$0.94
Bell Downs Apartments	3	2.5	1650	44	\$1,400	\$0.85
Averages			1,257	175	\$1,299	\$1.03

Effective Rent \$/Unit Ranking

Property	Bed	Bath	SQFT	# of Total Units	Effective Rent (\$/Unit)	Effective Rent Per SQFT (\$/SQFT)
Bayou Shadows Apartments	2	2	1,166	45	\$1,245	\$1.07
Peppertree Apartment Homes	2	2	933	32	\$1,220	\$1.31
Greystone Apartments	2	2	1240	-	\$1,185	\$0.96
Summer Place Apartments	2	2	905	96	\$1,162	\$1.28
Peppertree Apartment Homes	2	2	1010	72	\$1,140	\$1.13
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Canterbury Square	2	2	1050	86	\$1,050	\$1.00
Greystone Apartments	2	2	1098	42	\$1,030	\$0.94
Greystone Apartments	2	2	1062	60	\$1,025	\$0.97
Diamond Lakes	2	2	1,000	80	\$1,005	\$1.01
Bayou Shadows Apartments	2	2	1,064	2	\$1,000	\$0.94
Gallery Apartments	2	2	950	18	\$999	\$1.05
Gallery Apartments	2	2	850	30	\$995	\$1.17
Gallery Apartments	2	2	1,000	2	\$995	\$1.00
The Lux of Lafayette	2	1	810	50	\$994	\$1.23
Pinewoods Apartments	2	2	1050	13	\$975	\$0.93
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Bayou Shadows Apartments	3	2	1,361	24	\$1,574	\$1.16
Bell Downs Apartments	3	2.5	1650	44	\$1,400	\$0.85
Greystone Apartments	3	2	1306	12	\$1,375	\$1.05
Gallery Apartments	3	3	1250	2	\$1,250	\$1.00
The Lux of Lafayette	3	1.5	1006	50	\$1,167	\$1.16
The Bradford	3	1.5	973	37	\$1,085	\$1.12
Averages			1,257	175	\$1,299	\$1.03

LAFAYETTE

AT A GLANCE

ECONOMIC HUB OF LOUISIANA

With an estimated population of more than 251,000 (2025), the centrally-located parish (county) of Lafayette serves as an economic center of Louisiana. The region's legendary joie de vivre and Cajun and Creole cultures are known around the globe, creating a unique environment for work and relaxation. Lafayette is also home to a world-class workforce, an integrated transportation network, a diversified business base, preeminent high-tech infrastructure and a metropolitan appeal.

The city is the center of a region that's both multi-cultural and multi-industrial, and is surrounded by a unique, publicly-owned fiber optic loop. From oil and gas extraction to crawfish farming, the city has created unique industries while developing technologies that follow global standards.

Today, Lafayette has diversified by positioning itself as an energy, medical, transportation, finance, technology, entertainment, education and retail hub. The business base of the parish includes energy services, manufacturing, health care, transportation and distribution, education, information technology, finance, tourism and other service-related industries. The resilience of Lafayette's economy is attributed to their strategic growth, entrepreneurial spirit and skilled workforce demonstrating a strong work ethic and values. With this foundation, Lafayette Parish can foster an economy that supports a growing population and diverse industry sectors.

From Festival International de Louisiane - the largest free, outdoor Francophone event in the U.S. — to Bach Lunch, Downtown Alive!, ArtWalk and Rhythms on the River, free community events are offered year-round to satisfy culture lovers.



**NAMED THE HAPPIEST
CITY IN THE U.S**

*THE NATIONAL BUREAU OF
ECONOMIC RESEARCH*



**TOP 100 PLACES TO LIVE
TWO YEARS RUNNING**

RELOCATE AMERICA



**9TH MOST AFFORDABLE
COUNTY TO LIVE IN THE
COUNTRY**



**BEST CITY FOR FOOD
IN THE U.S.**

USA TODAY



TASTIEST CITY IN THE SOUTH

- SOUTHERN LIVING

In The Area

MEDICAL

1. Our Lady of Lourdes Regional Medical Center
2. Our Lady of Lourdes Hearts Center
3. Ochsner Lafayette General Medical Center
4. Southwest Medical Center Emergency
5. Ochsner University Hospital & Clinics

RETAIL

1. River Marketplace
2. Parc Lafayette
3. Acadiana Mall
4. South College Shopping Center
5. Grand Marche Shopping Center
6. Westwood Village Shopping Center
7. Lafayette Marketplace

RECREATION

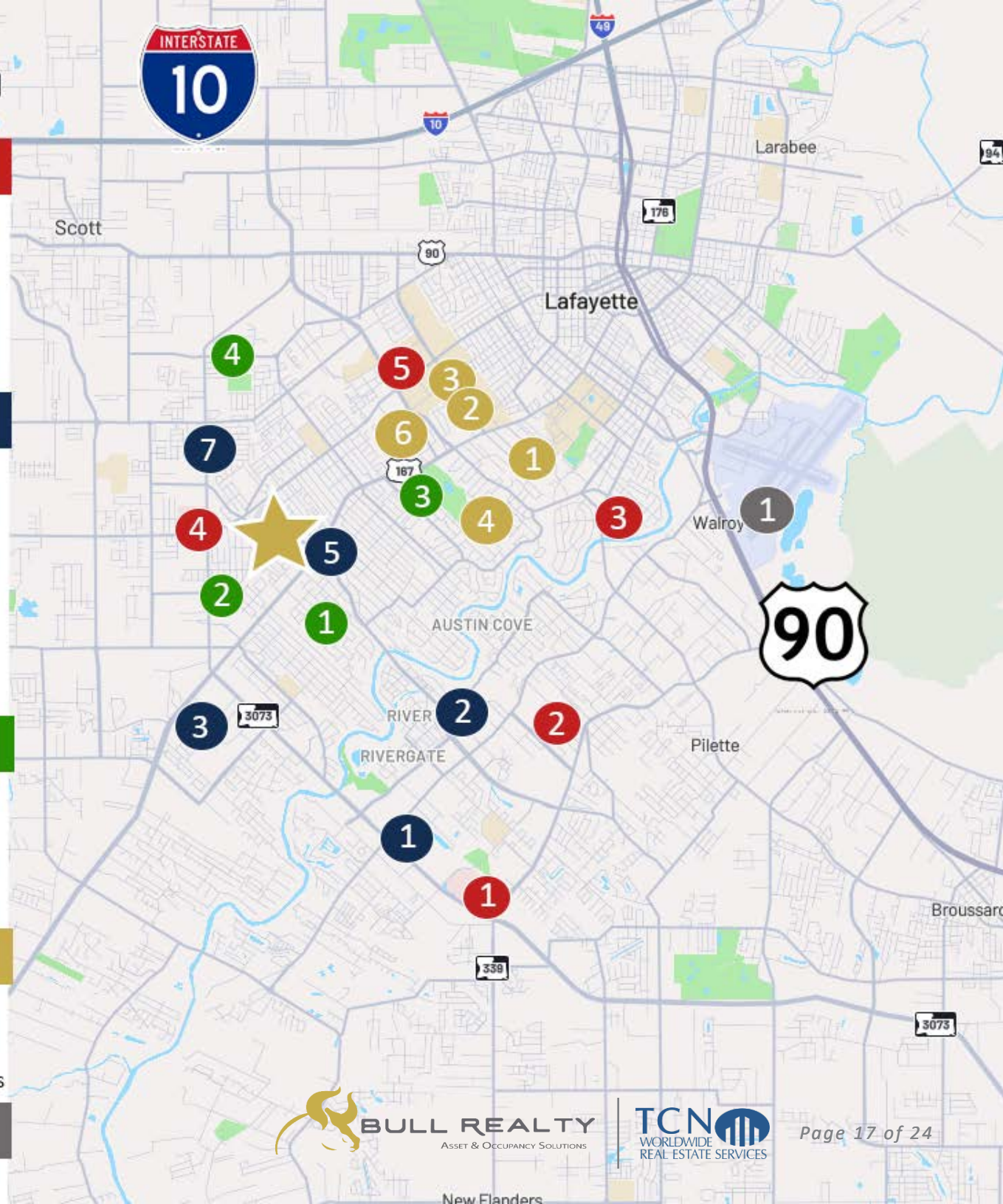
1. Thomas Park Recreation Center
2. Chargois Park
3. Mocus Park
4. Robicheaux Recreation Center

EDUCATION

1. University of Louisiana Lafayette
2. University of Louisiana Lafayette - Fraternity Row
3. University of Louisiana Lafayette - Athletic Stadiums

TRAVEL

1. Lafayette Regional Airport



In The Area

LAFAYETTE REGIONAL AIRPORT

Serving as the region's premier air transportation gateway, Lafayette Regional Airport seamlessly connects businesses, residents, and visitors to major domestic hubs. Supporting commercial and general aviation, cargo operations, and corporate travel, the airport is a keystone of local economic activity and a magnet for investment. Its presence drives growth across complementary sectors, including logistics, hospitality, and professional services, while reinforcing the region's competitiveness and long-term economic prosperity. By enabling efficient travel and commerce, Lafayette Regional Airport not only links Lafayette to the broader national market but also elevates the submarket's profile as a dynamic and accessible center for business and opportunity.



PARC LAFAYETTE & RIVER MARKETPLACE

Premier lifestyle destinations that seamlessly blend shopping, dining, and entertainment in the heart of Lafayette's thriving retail corridor. River Marketplace is a dynamic regional shopping center anchored by Costco Wholesale and Topgolf Lafayette, with a curated roster of prominent tenants including J.Crew Factory, SEPHORA, and lululemon, complemented by a broad mix of retail and dining options that attract traffic from a wide trade area. Parc Lafayette offers an elevated, open-air experience with upscale shopping, specialty dining, beautifully landscaped spaces, and an array of lifestyle amenities that celebrate community and placemaking. Together, these destinations enhance tenant appeal, drive repeat visitation, and reinforce the submarket's reputation as a vibrant, contemporary hub for retail and leisure.



OSCHNER GENERAL

Lafayette's largest employer and leading regional healthcare provider, anchoring the submarket with a broad base of essential, non-cyclical employment averaging ~\$100K annually. The campus supports thousands of medical, administrative, and clinical professionals, driving consistent demand for workforce and professional housing while reinforcing long-term economic and occupancy stability.



UNIVERSITY OF LAFAYETTE

A premier education and employment anchor featuring ~2.5K on-campus jobs across academic, research, and administrative functions. As an R1-designated (highest Carnegie research tier) public research university, UL Lafayette offers nationally recognized programs in engineering, nursing, business, and technology, supporting a stable base of faculty, staff, and graduate professionals. Its vibrant campus environment—anchored by major athletic facilities, active Greek life, and year-round programming—attracts students, young professionals, and academic talent, driving consistent and resilient rental demand in the surrounding submarket.



OUR LADY OF LOURDES REGIONAL MEDICAL CENTER

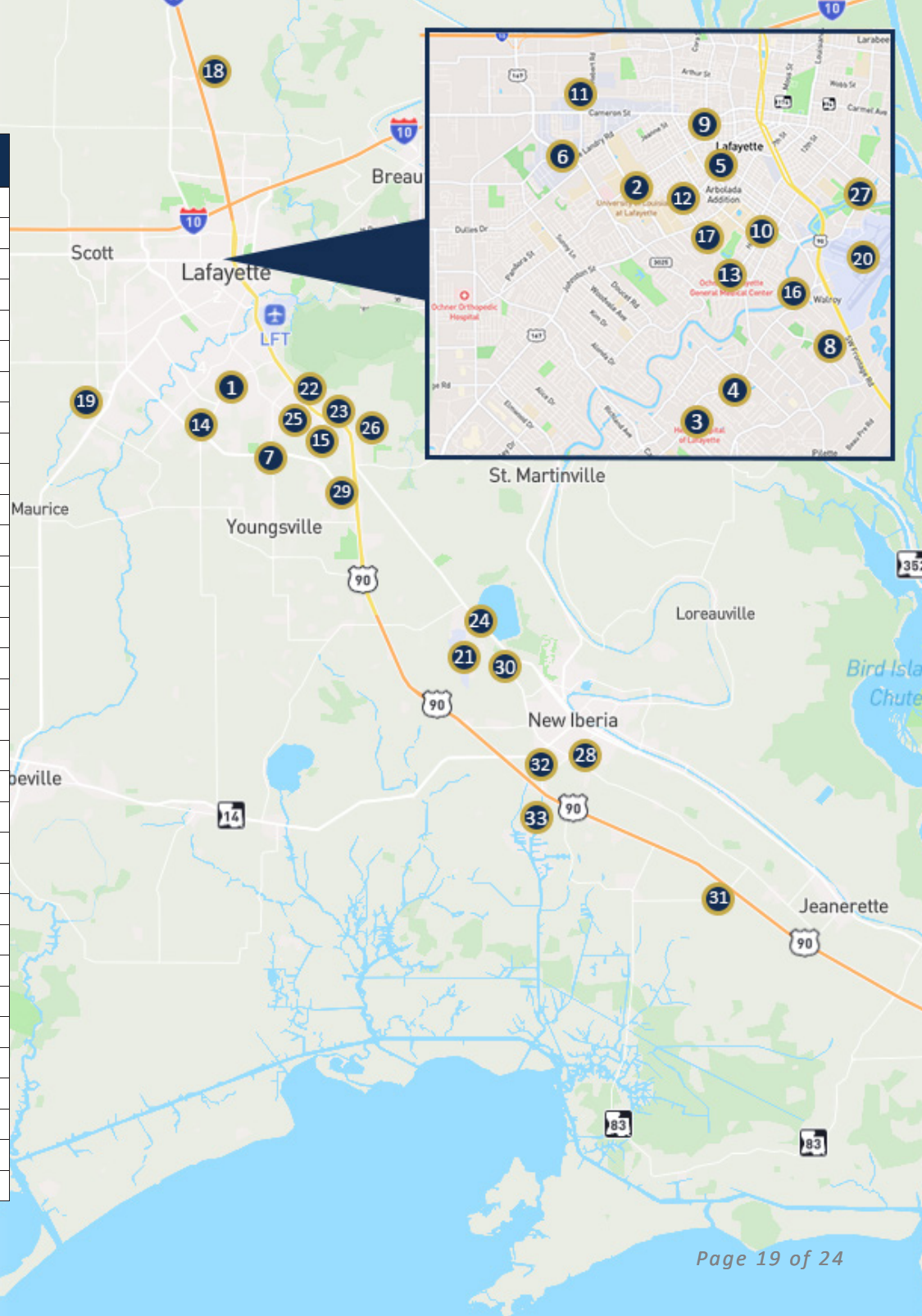
A cornerstone of healthcare in Lafayette, Our Lady of Lourdes delivers high-quality care across specialized facilities, including the Heart Hospital and Women's & Children's Hospital. The center is recognized regionally for advanced surgical programs, including minimally invasive and robotic procedures, as well as complex cardiovascular, orthopedic, and general surgeries. Supporting a broad spectrum of medical professionals and staff, the center provides stable, high-volume operations, with employees earning an average annual income of ~\$83K. This combination of scale, specialized capabilities, and workforce stability underscores its role as a vital and resilient regional employer.



Major Employers

#	Employer / Project	Approx. Employees (±)	Industry / Sector
1	Stuller Inc.	±1,500	Advanced Manufacturing / Jewelry
2	University of Louisiana at Lafayette	±2,500	Higher Education
3	Lafayette Surgical Spec Hosp	±220	Healthcare
4	Home Bank	±220	Banking / Financial Services
5	AT&T Call Center	±300	Telecommunications
6	Lafayette Coca-Cola Bottling	±220	Beverages
7	Mistras	±350	Industrial Services
8	Superior Energy SVC	±350	Oil & Gas
9	CGI	±700	Information Technology / Corporate
10	Lafayette Police Dept	±360	Government / Public Safety
11	Lafayette Utility Systems	±500	Utilities
12	Lafayette Consolidated Government	±2,200	Public Sector / Government
13	Ochsner Lafayette General (incl. network)	±5,000	Healthcare
14	Our Lady of Lourdes Regional Medical Center	±3,000	Healthcare
15	Acadian Companies	±700	Healthcare / Transportation / EMS
16	VieMed	±290	Healthcare
17	LHC Group	±800	Healthcare / Home Health
18	Amazon	±1,300	Transportation / Retail / Logistics
19	Walmart Companies	±1,200	Retail
20	Lafayette Regional Airport (on-site)	±1,500	Aviation / Transportation
21	Aviation Exteriors (AVEX)	±200	Aircraft maintenance
22	PHI, Inc.	±375	Aviation / Transportation
23	SLB (Schlumberger)	±500	Oil & Gas / Energy Services
24	Halliburton Co., Inc.	±300	Oil & Gas Services
25	Wood Group Production Services / WHC	±350	Oil & Gas / Energy Services
26	Safesource Direct	±520	Manufacturing
27	Lafayette Parish School System	±4,200	Public Education
28	Iberia Comprehensive Community Health Center	±200	Federally Qualified Health Center
29	Expro Americas Offshore Energy Services	±600	Energy / Oil & Gas Services
30	First Solar (facility open, ramping)	±800	Solar Manufacturing / Renewables
31	Delta Biofuel (under construction / phases)	±200 expected	Renewable Energy / Biomass
32	Biollnovation Accelerator (under dev., Iberia Parish)	±550 expected	Biopharma Manufacturing / R&D
33	Port of Iberia (tenant companies aggregate)	±5,000 (hub total)	Marine / Oil & Gas / Fabrication

*Employment information is estimated based on available public data; consult official sources for current details



Employment Highlights

FIRST SOLAR MANUFACTURING FACILITY

A transformational \$1.1 billion Alpowered solar panel production facility in Iberia Parish—adjacent to Lafayette—officially opened in late 2025, marking one of the region’s largest private capital investments. This fully vertically integrated plant spans approximately 2.4 million square feet and is expected to generate significant local economic momentum, with more than 700 jobs currently online and staffing near 826 by yearend. At full production, the facility will support 3.5 GW of annual solar module capacity, reinforcing Louisiana’s leadership in renewable energy manufacturing and modern industrial technology. [Source](#)



BIOINNOVATION PROCESS AND MANUFACTURING ACCELERATOR

Under development at Progress Point Business Park in Iberia Parish, this new biopharmaceutical manufacturing facility is being advanced by the University of Louisiana at Lafayette with state support. The project is a cornerstone of a broader bioscience sector initiative, expected to create nearly 550 jobs, generate substantial tax revenue, and produce significant economic impact in the region. Strategically positioned near key transportation infrastructure, the accelerator strengthens the region’s innovation ecosystem and supports the growth of high value life sciences manufacturing. [Source](#)



DRONE INSTITUTE HEADQUARTERS EXPANSION

A major Lafayettebased growth project propelling the region’s innovation credentials, the Drone Institute is expanding its headquarters to consolidate flight operations, data processing, and pilot training into a single facility. This expansion is expected to drive 610 direct new jobs over the next decade, with total job creation—including indirect positions—approaching nearly 1,400 opportunities in advanced drone technology, data analytics, and imaging services. This initiative significantly bolsters Lafayette’s reputation as an emerging hub for unmanned aerial systems and advanced technology sectors. [Source](#)



MMR GROUP ASSEMBLY FACILITY (LAFAYETTE PARISH)

A \$55.2 million new assembly facility announced in 2025 will manufacture electrical components serving data centers and broader tech markets, adding nearly 200 highquality jobs with competitive average salaries and further diversifying the local advanced manufacturing base. [Source](#)



DELTA BIOFUEL RENEWABLE FUEL PLANT (JEANERETTE)

Delta Biofuel is constructing a \$100 million renewable fuel facility that will convert sugarcane waste into lowercarbon biomass fuels while creating more than 275 total jobs and supporting sustainable energy production tied to local agricultural assets. [Source](#)



SARONIC TECHNOLOGIES SHIPYARD EXPANSION (ST. MARY PARISH)

A \$300 million expansion of the Saronic shipyard in Franklin will add over 300,000 sq ft of production space for autonomous maritime vessel manufacturing and is projected to support 1,500–3,200 jobs by the end of 2026, reinforcing coastal manufacturing and defense supply chains. [Source](#)



Demographic Overview



POPULATION

1 MILE	3 MILES	5 MILES
11,968	65,736	135,654



HOUSEHOLDS

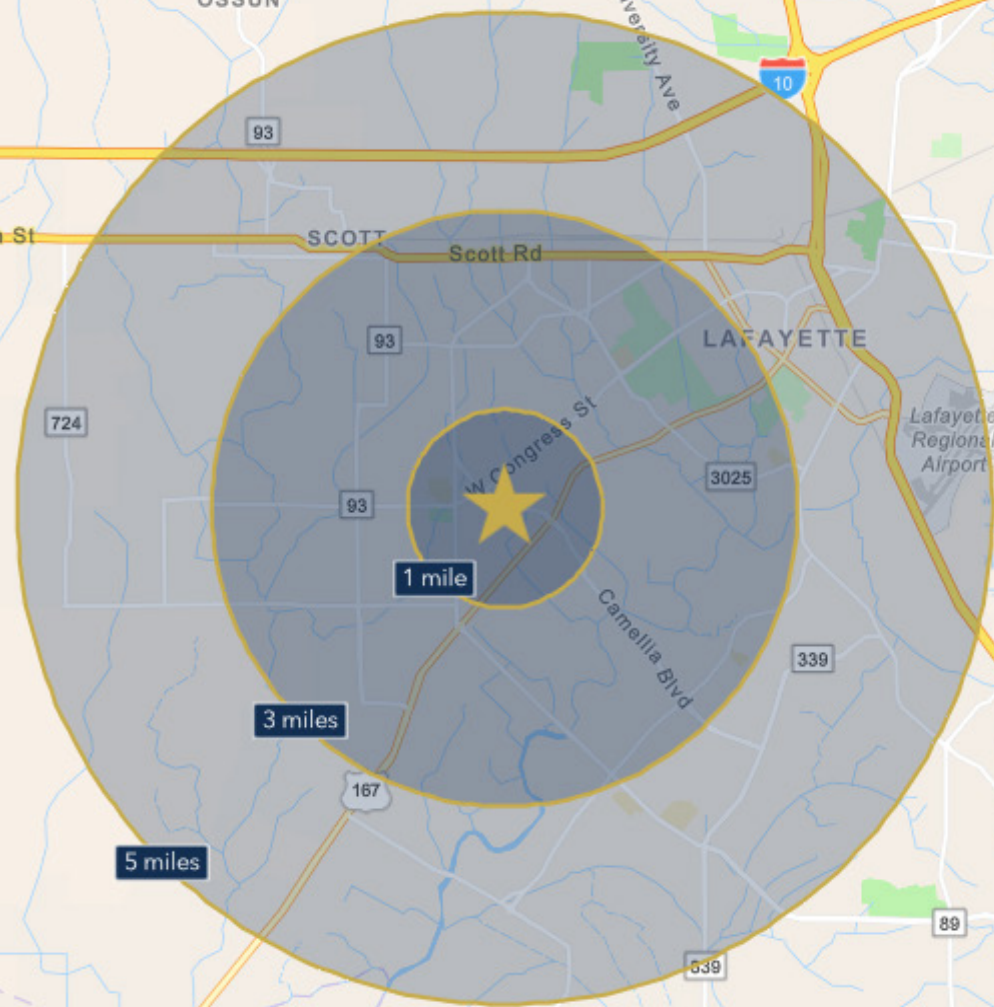
1 MILE	3 MILES	5 MILES
6,465	34,874	68,306



AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$72,069	\$95,280	\$89,619

ESRI 2025



Broker Profiles



RAMON GARCIA

V.P. The Multifamily Group
and Land Investments
404-876-1640 x139
Ramon@BullRealty.com

Ramon Garcia is an accomplished executive with extensive experience in real estate sales, development and operations. Ramon uses his vast experience to advise clients in the acquisition and disposition of multifamily properties, land, and redevelopment properties around metro Atlanta and across the Southeast U.S.. Services include disposition and acquisition of multifamily properties and land for various uses including single family subdivisions, build-to-rent (BTR), multifamily, mixed use, retail, industrial, manufacturing, self-storage, student housing and office.

Ramon has previously worked as a Project Manager, Development Manager, Development Director, and owner of a construction company. Ramon has a comprehensive understanding of the entire development process—from site acquisition and entitlements to build-out and winning disposition strategies.

Ramon obtained his bachelor's degree in civil engineering from Georgia Institute of Technology and his Master of Science in real estate from John Hopkins University. He is a member of National Association of REALTORS and Atlanta Commercial Board of REALTORS.



ALEX FABIAN

V.P. The Multifamily Group
404-876-1640 x177
Alex@BullRealty.com

Alex Fabian specializes in assisting clients in the acquisition and disposition of multifamily assets in the state of Georgia and throughout the Southeast U.S.. Partnering directly with Michael Bull, CCIM—a 35-year veteran with over \$8 billion in closed transactions—Alex leverages the firm's proprietary marketing platforms, institutional buyer and private buyer databases, and real-time market intelligence to deliver efficient execution and optimal pricing for clients.

As a member of TCN Worldwide, Bull Realty clients benefit from a powerful national and global marketing reach. TCN Worldwide is a top 10 global commercial real estate brokerage network with over 1,500 professionals in 200+ markets. The result – regional strength, global reach, and trusted results.

Prior to joining Bull Realty, Alex worked at Cushman & Wakefield's Sunbelt Multifamily Advisory Group, building underwriting models and investment packages on a multifamily brokerage team. He later joined the corporate Land Finance team at Ashton Woods Homes, the 11th-ranked homebuilder in the U.S., assisting senior leadership with capital structuring and deal management across both the Ashton Woods and Starlight platforms nationwide.



MICHAEL BULL, CCIM

CEO, Bull Realty, Inc.
404-876-1640 x101
Michael@BullRealty.com
LA License #: BROK.0995682801-ACT

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 317 Guilbeau Rd, Lafayette, LA 70506. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Louisiana. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

RAMON GARCIA

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ALEX FABIAN

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MICHAEL BULL, CCIM

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LA License #: BROK.0995682801-ACT

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
Fax: 404-876-7073
LA License #: BROK.0995682852-CORP



Accepted and agreed to this _____ day _____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

