



PROPERTY DESCRIPTION

PREA is pleased to present a 240-unit, four-property portfolio located across North Louisiana. The portfolio includes two communities in Shreveport and one each in Minden and Ruston.

The two Shreveport properties are directly adjacent to one another, enhancing operational efficiency. The remaining assets are located within close proximity along the I-20 corridor, allowing for streamlined management and oversight. Shreveport serves as the primary economic hub of the region. Ruston is home to Louisiana Tech University, while Minden provides additional regional connectivity.

The assets are being offered by a single owner and can create immediate scale within a concentrated footprint. Each property operates under its own Project-Based Section 8 Option 3 HAP contract. Current contract rents are below market rents in each submarket, providing meaningful rental upside.

OFFERING SUMMARY

Sale Price	TBD by Market
Affordable Type	100% Project-Based Section 8
Number of Units	240
Properties	4
Building Type	Low-Rise / Garden Apartments
Average Occupancy	97%

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Park Place - Shreveport



Webster Manor - Minden



Sparta Place - Ruston



Fair Park Terrace - Shreveport

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