

EXCLUSIVE NEW OFFERING



LOCATION	Bossier City, LA
UNITS	110
PBS8 COVERAGE	100%
LIHTC	Yes
PRO FORMA NOI	\$893K
PRO FORMA GPR	\$1.66M
OCCUPANCY	96%
TARGET POPULATION	Family



NORTH PARK APARTMENTS

Performance Real Estate Advisors is pleased to present the exclusive listing of North Park Apartments (The "Property"), a 110-unit multi-family community located in Bossier City, LA. The Property is a part of the Shreveport-Bossier City MSA in northwestern Louisiana.

100% of the units are covered under an Option 1b Project-Based Section 8 HAP Contract. In 2006, North Park was renovated with Low-Income Housing Tax Credits. Floorplans include spacious one-, two-, three-, and four-bedrooms, ideal for families of all sizes. There is a private entrance into every apartment-home, shared laundry facilities, and ample surface parking. In late 2024, The garden style apartments received an 83 REAC score.

North Park Apartments provides the unique opportunity to acquire a well-occupied asset with a HAP contract in a major southern MSA with continued upward momentum. HUD recently approved a rent increase at the property in late 2024 and additional rental upside can be captured in conjunction with a renovation.

