

161-UNIT MULTIFAMILY PORTFOLIO: RENOVATED, STABILIZING ASSETS WITH UPSIDE

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This 4-property, 161-unit portfolio is located in Baton Rouge with each site positioned just minutes from Airline Highway, I-110, and I-10. The assets offer steady tenant demand from surrounding residential and employment corridors.

Three of the four complexes have been renovated in the past 5 years. Many units remain below market rent, presenting a clear value-add opportunity through rate adjustments.

Place d'Charles includes 50 units across two buildings with on-site laundry and off-street parking.

Signature One features 60 renovated units with updated interiors, security cameras, and a large off-street parking lot.

Signature Two offers 20 recently renovated units with secure parking and camera systems.

4189 W Brookstown includes 31 updated units and off-street parking.

Properties may be acquired individually or as a full portfolio. Financials included in full OMs. Contact broker for more information.

Click links below to view the full Offering Memorandums:

PORTFOLIO

5515-5523 PRESCOTT RD

5617 PRESCOTT RD

3942 W BROOKSTOWN DR

4189 W BROOKSTOWN DR



\$7,200,000