VINTAGE
REALTY COMPANY

ASHTON PINES APARTMENT HOMES

CONFIDENTIAL OFFERING MEMORANDUM

Garden Style 1979 built property | 184 Units | 6000 West 70th Street, Shreveport , LA 71129

CONTACTS:

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VINTAGE
REALTY COMPANY

vintagemultifamily.com
330 Marshall Street, Suite 200
Shreveport, LA 71101

INQUIRIES AND OFFERS:

Questions, Tour Requests and Offers should be delivered to the attention of Luke Nicholls at the email address or phone number provided herein.

Prospective Purchasers will have the opportunity to visit the property via pre scheduled property tours. These tours will include access to a sampling of available units and limited access to property personnel. In order to accommodate the ongoing operations, property visitation will take place the week of February 10-14, 2020.

No property tours will be allowed under any circumstances without a scheduled appointment and prospective purchasers may not contact the property or visit the property without being accompanied by a representative of Vintage Realty Company. Call for Offers/Bid Deadline is scheduled for February 28, 2020.

Offers should be submitted in the form of a non-binding Letter of Intent, complete with all applicable terms including, but not limited to:

1) Asset pricing
2) Inspection and closing time frame
3) Deposit amount
4) Description of debt/equity structure
5) Any financing contingencies that might exist
6) Explanation of which parties pay closing costs

Important Information/Disclaimer: The information obtained herein is assumed to be correct and market supported. Output produced from this model should not be considered an appraisal. Projections are forecasts and are not to be considered fact. The information contained in this file is privileged and confidential: it is intended only for use by Vintage Realty and their clients. This file may not be reproduced physically or in electronic format without the written consent of Vintage Realty Company. 1/2020

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EXECUTIVE SUMMARY

Strong Demand

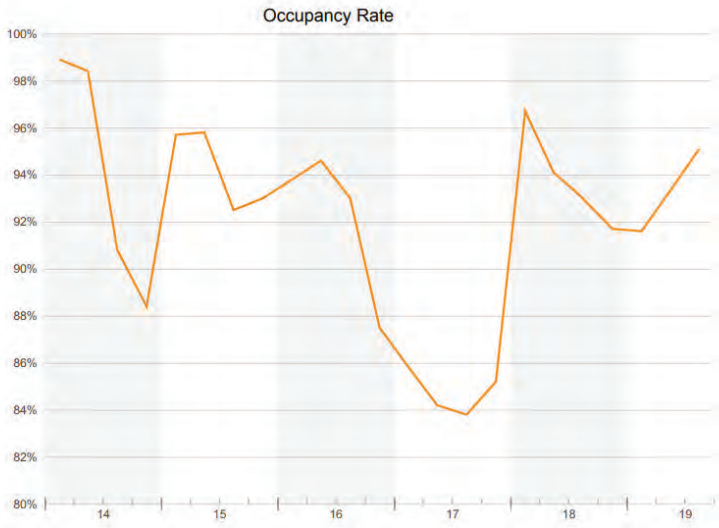
Ashton Pines sits minutes from the major East/West Interstate 20 and Willis Knighton Hospital, major restaurants, entertainment, and shopping outlets. A gated community with large units, extra storage, outdoor recreational areas, and large floor plans Ashton Pines is one of the premier apartment communities in the area.

Rental Analysis/Value Add

Organic rent growth due to market demand continues to climb steadily as indicated by graphs below through 2019 and beyond. For its vintage, location, and condition, Ashton Pines still sits below the per square foot comparable rental market averages for West Shreveport but with its historical capital improvements overall, it has nicely positioned new investors with opportunity to focus exclusively on rental value add through interior upgrades.

Market Analysis

More are announcing growth in the region. In early January, Advanced Aero Services announced a partnership with the Shreveport Regional Airport to supply 130+ direct and indirect jobs in 2020 with the ability to add 500 additional jobs over the next 4 years. Shreveport Regional Airport has also experienced an 8% increased in growth of customers in 2019. Earlier in 2019, a new warehouse and distribution district was announced in north-west Shreveport, and that project will contain 21 lots for development. Haynesville Shale is slowly seeing a spike in interest again as Oil and Gas companies are slowly migrating back into the region, giving encouraging rent growth signs to the Shreveport rental market as a whole, and West Shreveport in particular.

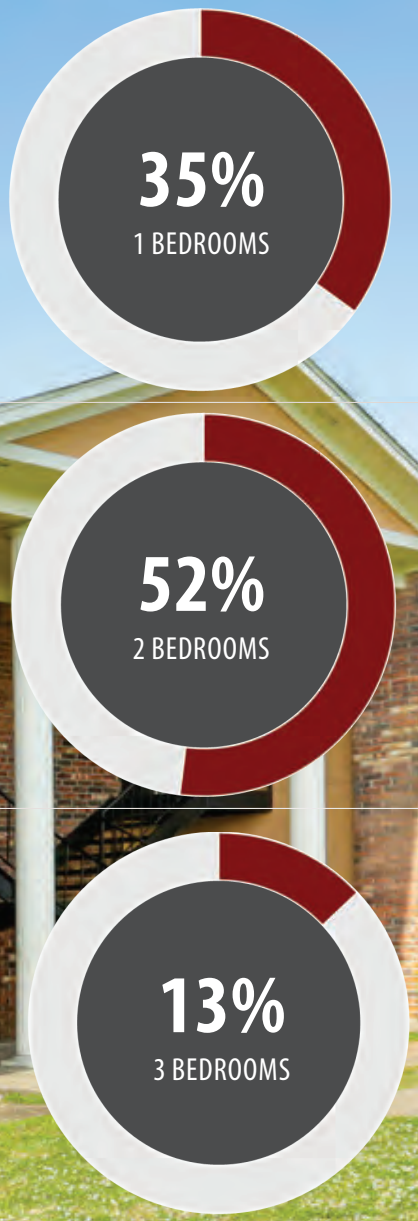


PROPERTY SUMMARY

ADDRESS	6000 W. 70TH ST., SHREVEPORT, LA 71129
YEAR BUILT	1979
UNITS	184
BUILDINGS	26
TOTAL SQUARE FEET	200,822
AVERAGE UNIT SIZE	848
PARKING SPACES	370
AVERAGE MARKET RENT	$701
AVERAGE RENT/SQ FT	$0.83
OCCUPANCY	94%

This quality community offers residents primarily four (4) floor plans averaging 848 square feet. Ashton Pines offers one 1, 2 and 3 bedroom units. The 26 two-story garden style buildings are constructed of mostly brick with pitched shingle roofs. Wiring at Ashton Pines is copper, all upstairs HVAC units have been replaced, new 30-year architectural roofs have been added, all circuit breakers have been updated, and plumbing is CPVC and PVC.

UNIT MIX	
Number	Unit Type
64	1B/1B - 652 sq ft
40	2B/1B - 840 sq ft
56	2B/2B - 945 sq ft
24	3B/2B - 1,156 sq ft



LOCATION OVERVIEW

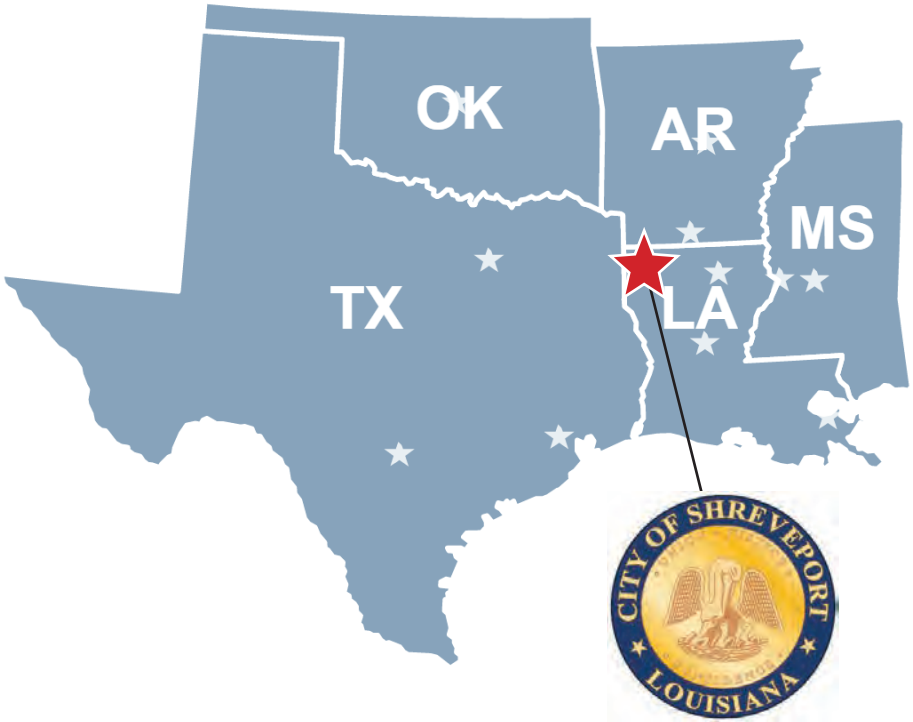
SHREVEPORT/BOSSIER CITY is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, Cyber Innovation Center, the CenturyLink Event Center, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 2 million tourists to the area each year.

North Louisiana's 14 parishes of over 815,000 residents boast some of the most vibrant and diverse economies in the nation. The population within a 20 mile radius of Shreveport Bossier in 2010 was 365,719 with a projected 2022 population of 395,235. *Source: US Census Bureau and ESRI forecasts.*

Northwest Louisiana supports a large and sophisticated healthcare sector, a competitive manufacturing base, a reenergized oil and gas sector (through the exploration of the Haynesville Shale), a sizeable and diverse service sector and supplier network, a transforming timber/paper industry, a hospitality/gaming industry, federal installations and more.

REGIONAL CITIES DISTANCE FROM SHREVEPORT:

• EL DORADO, AR	96 MILES
• MONROE, LA	98 MILES
• ALEXANDRIA, LA	125 MILES
• VICKSBURG, MS	175 MILES
• DALLAS, TX	186 MILES
• LITTLE ROCK, AR	212 MILES
• JACKSON, MS	219 MILES
• HOUSTON, TX	240 MILES
• NEW ORLEANS, LA	328 MILES
• OKLAHOMA CITY, OK	390 MILES



MAJOR EMPLOYERS *(1,000+ EMPLOYEES)*

Barksdale Air Force Base	14,500
Caddo Parish Public Schools	9,416
Willis-Knighton Medical Center	7,082
Bossier Parish School Board	3,000
LSU Health Shreveport	2,762
University Health	2,673
City of Shreveport	2,569
Horseshoe Bossier City	2,532
State of Louisiana Civil Service	2,380
Wal-Mart Stores, Inc.	2,001
Christus Schumpert Health	1,980
US Dept. of Veterans Affairs	1,682
Teleperformance, Inc.	1,623
Sam's Town Casino	1,265
Eldorado Resort Casino	1,214
Diamond Jacks Casino	1,200
Margaritaville Resort Casino	1,052

POPULATION

3 MILE RADIUS AROUND ASHTON PINES
20,283

SHREVEPORT/BOSSIER CITY MSA
452,640

STATE OF LOUISIANA
4.6 MILLION

NUMBER OF HOUSEHOLDS

3 MILE RADIUS AROUND ASHTON PINES
8,284

SHREVEPORT/BOSSIER CITY MSA
179,346

STATE OF LOUISIANA
1.7 MILLION

AVERAGE HOUSEHOLD INCOME

3 MILE RADIUS AROUND ASHTON PINES
$49,682

SHREVEPORT/BOSSIER CITY MSA
$60,341

STATE OF LOUISIANA
$67,964

NUMBER OF WHITE COLLAR EMPLOYEES

3 MILE RADIUS AROUND ASHTON PINES
56.4%

SHREVEPORT/BOSSIER CITY MSA
57.2%

STATE OF LOUISIANA
56.9%

MEDIAN AGE

3 MILE RADIUS AROUND ASHTON PINES **36.1**
SHREVEPORT/BOSSIER CITY MSA **38**
STATE OF LOUISIANA **37.5**

MARKET OVERVIEW

RECENT NEWS

ADVANCED AERO SERVICES ANNOUNCES AVIATION FACILITY

1.2020 - Advanced Aero Services will launch an aviation maintenance, repair and overhaul facility at the Shreveport Regional Airport. Louisiana Economic Development estimates the project's initial phase will result in 60 direct jobs and 77 new indirect jobs, for a total of 137 new jobs in North Louisiana. After establishing operations over the next two years, AAS plans to secure financing for a narrow-body MRO hangar that will open the path to further growth to as many as 500 jobs by 2024 and 1,000 jobs later in the decade. At 1,000 jobs, the Advanced Aero Services operations would support an additional 1,280 new indirect jobs, for a total of 2,280 new jobs in Northwest Louisiana.

OCHSNER HEALTH SYSTEM PARTNERS WITH LSU HEALTH IN SHREVEPORT

On Oct. 1, 2018, Ochsner Health System and LSU Health Shreveport jointly formed Ochsner LSU Health Shreveport. They purchased a 75,000 square foot facility in Shreveport and are investing $40 Million in the property initially. Ochsner LSU Health Shreveport includes North Louisiana's only Level 1 Trauma Center at its 452-bed hospital in Shreveport, La. With more than 3,400 employees and approximately 500 physicians, it serves more than 135,000 patients with more than 600,000 visits annually.

AREA RANKINGS

North Louisiana Ranks as #1 Lowest Cost of Doing Business Study by nlep.com, 2017

Shreveport-Bossier MSA ranks No. 2 as an Emerging Cybersecurity Hub Business Facilities, 2017

Shreveport-Bossier MSA ranks No. 4 for Economic Growth Potential Business Facilities, 2017

Shreveport-Bossier MSA ranks No. 10 for Lowest Cost of Living Business Facilities, 2017

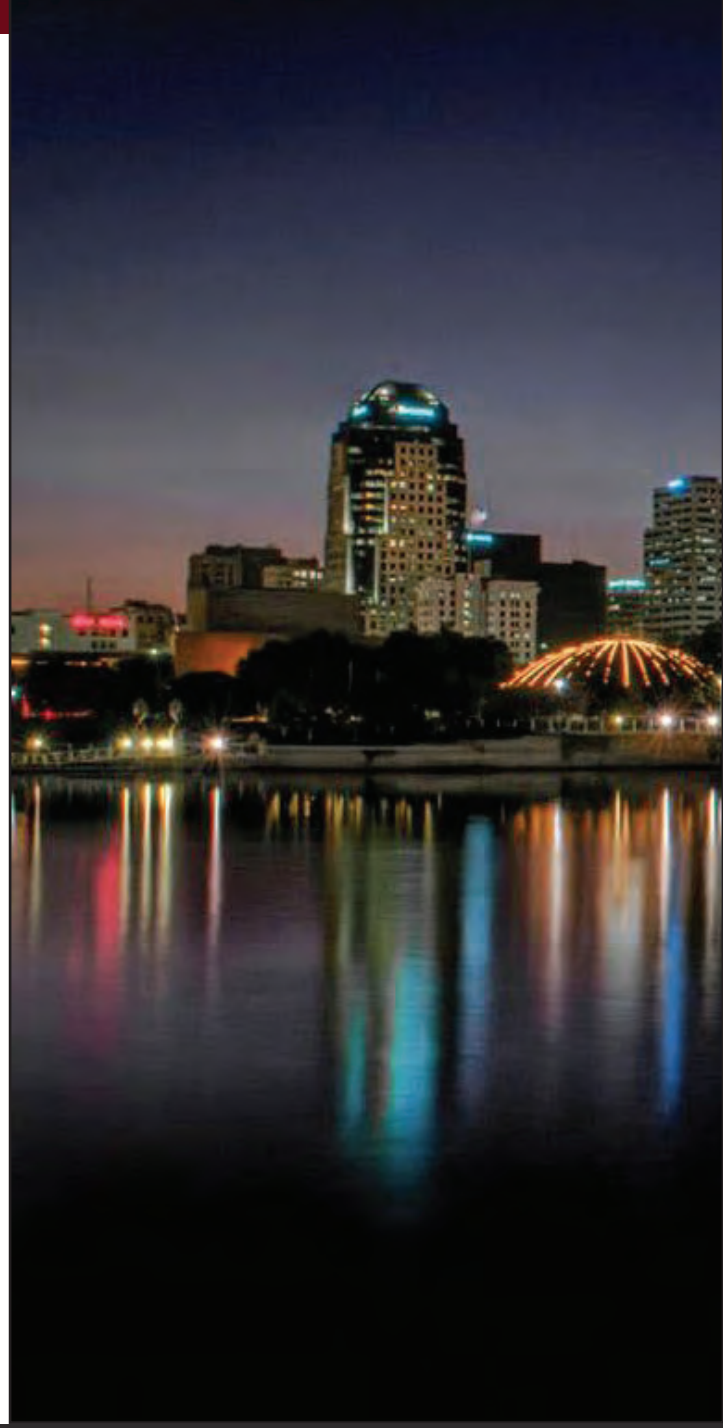
Shreveport ranks #1 Place to Start A Business WalletHub, 2016

Shreveport ranks Number 4 Nationally for Economic Potential nlep.com, 2017

HIGHER EDUCATION

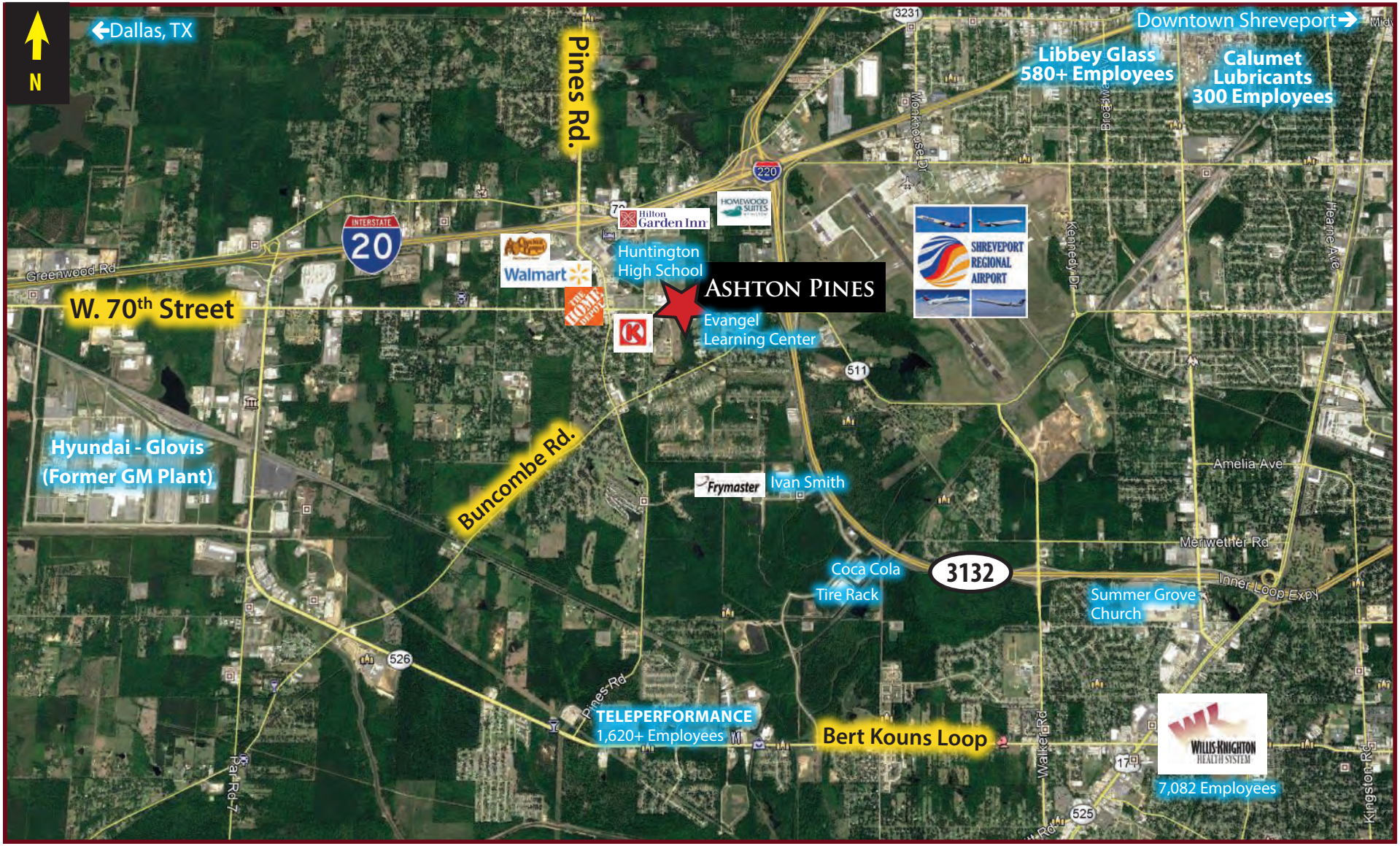
- **Centenary College** ranks as a top tier liberal arts college in North Louisiana. ***(585 Students)***
- **LSU-Shreveport** is recognized as top Regional University by U.S. News & World Report. ***(7,036 Students)***
- **Southern University** at Shreveport is a well known Historically Black College and University (HBCU). ***(2,651 Students)***
- **LSU Health Shreveport** is the only medical school in north Louisiana and one of only three in the state. ***(1,451 Students)***
- **Bossier Parish Community College** offers employer-focused academic degree and certificate programs. ***(6,596 Students)***
- **Northwest Louisiana Technical College** provides vocational education in everything from nursing to automotive. ***(1,030 Students)***

Source: North Louisiana Economic Partnership nlep.org



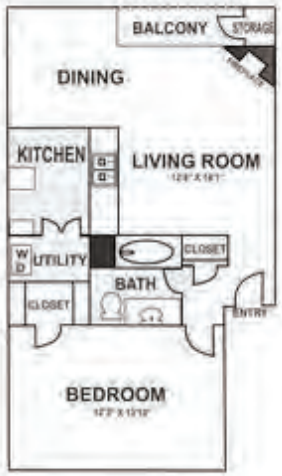
N
INTERSTATE
20
ASHTON PINES
3132
Jefferson Paige Rd
Pines Rd
Monkhouse Dr
Broadway Ave
Hollywood Ave
Mansfield Rd
Shreveport Regional Airport
Kennedy Dr
Jewella Ave
W 70th St
Forest Park West Cemetery
Hyde Park
Huntington Park Golf Course
Walker Rd
Inner Loop Expy
Bert Kouns Industrial Loop Expy
Kingston Rd

INTERSTATE
20
ASHTON PINES
3132
Greenwood
Greenwood Rd
Financial Plz
Hollywood Ave
Westport Ave
W 70th St
Pines Rd
Bobtail Dr
Buncombe Rd
Broadacres Rd
Masters Dr
Inner Loop Expy
Huntington Park Golf Course
Gilmer Bayou
Union Pacific
Flournoy Lucas Rd
Bert Kouns Industrial Loop
Dean Rd

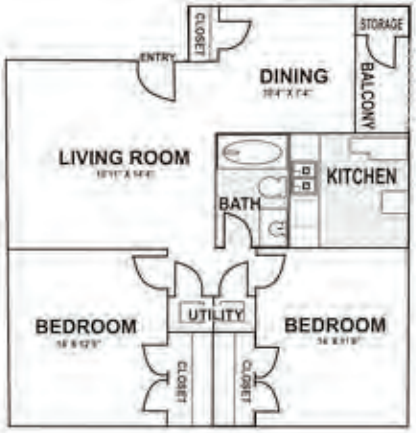

N
Dallas, TX
Pines Rd.
Downtown Shreveport
Libbey Glass
580+ Employees
Calumet
Lubricants
300 Employees
Hilton Garden Inn
HOMEWOOD SUITES
Huntington
High School
Walmart
ASHTON PINES
Evangel
Learning Center
SHREVEPORT
REGIONAL
AIRPORT
INTERSTATE
20
220
Greenwood Rd
W. 70th Street
Hyundai - Glovis
(Former GM Plant)
Buncombe Rd.
Frymaster
Ivan Smith
Amelia Ave
Meriwether Rd
Coca Cola
Tire Rack
3132
Inner Loop Expy
Summer Grove
Church
TELEPERFORMANCE
1,620+ Employees
Bert Kouns Loop
WILLIS-KNIGHTON
HEALTH SYSTEM
7,082 Employees
Pines Rd
Par Rd 7
Walker Rd
Kingston Rd
Kennedy Dr
Heame Ave
Monkhouse Dr
Broadway
3231
511
526
525
17

N

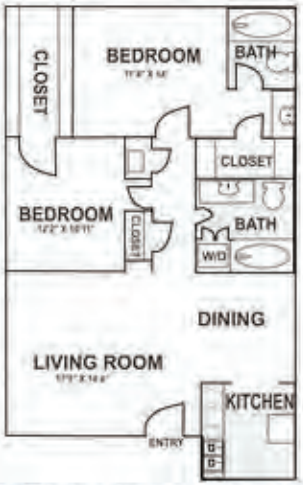
PROPERTY DESCRIPTION



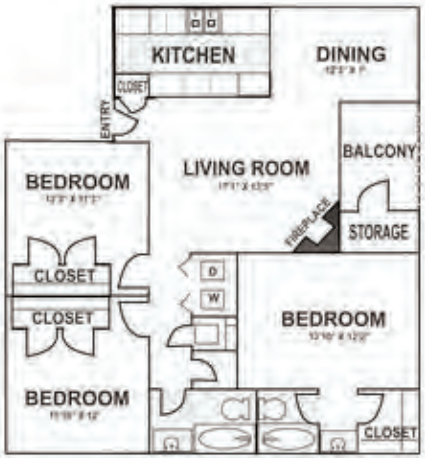
A1 One Bedroom/ One Bath
652 Sq. Ft.



B1 Two Bedroom/ One Bath
840 Sq. Ft.



B2 Two Bedroom/ Two Bath
945 Sq. Ft.



C1 Three Bedroom/ Two Bath
1156 Sq. Ft.

UNIT AMENITIES:

Refrigerator

Electric Range and Stove

Built in Dishwasher

Trash Compactor

Central Heat and Air

Washer/Dryer Hookups

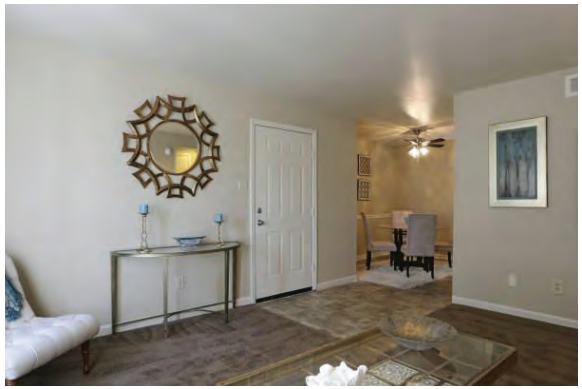
Walk-in Closets

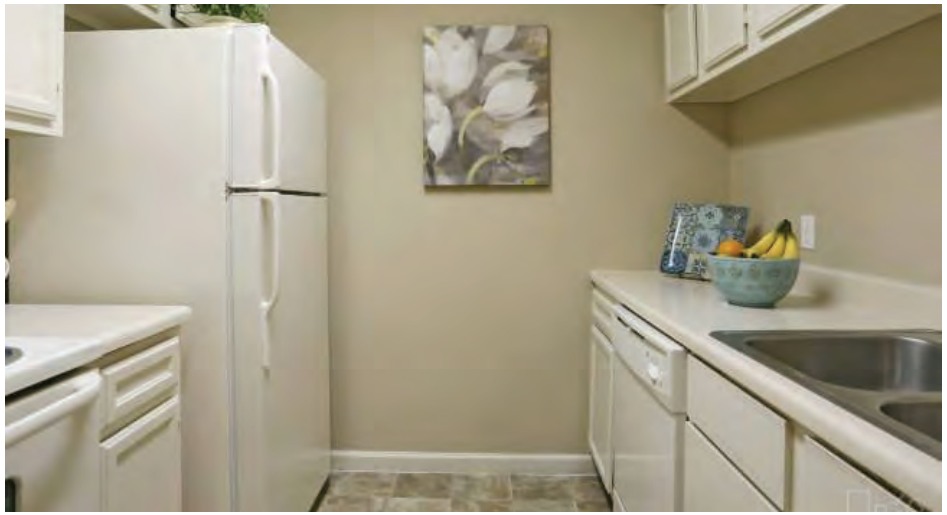
Woodburning Fireplaces

Built-in Bookshelves

Balconies and Patios

Extra Storage





COMMUNITY AMENITIES:

Gated Community

BBQ Grill and Picnic Area

24 Hour Emergency Service

Clothes Care Centers

Swimming Pool

Clubhouse

Pet Friendly

Plentiful Parking

Centrally Located

On-site Management

IMPROVEMENTS OVERVIEW

Current ownership has spent over $1,200,000 in capital expenses in the last 36 months. These capital expenses include, but are not limited to, 30-year architectural roofs, New electrical panels in every unit, and new HVAC units in all second floor apartments. As vacancies have allowed, units have been outfitted with new light fixtures and new vinyl and carpet flooring. Approximately 40% of all windows have been replaced with high-quality, double pane windows.

LARGE CAPITAL IMPROVEMENTS

IN LAST 36 MONTHS

HVAC Replacements	$225,000
30-Year Architectural Roofs	$250,000
Electrical Panel Replacements	$125,000
Double-Pane Windows	$250,000
Exterior Paint	$200,000
Total Non-Recurring Expenditures	**$1,050,000**

INVESTMENT ANALYSIS

Community Name	Address	Units	Built	Occupancy	Avg. SF	Avg. Rent	Avg. Rent / SF
SUBJECT: Ashton Pines	***6000 W 70th Street Shreveport, LA 71129***	***184***	***1979***	***94%***	***848***	***$ 701***	***$0.83***
Summer Pointe Apartments	5720 Lakeshore Drive Shreveport, LA 71119	200	1985	93%	789	$ 744	$0.94
Riverdale Apartments	6800 Rasberry Lane Shreveport, LA 71129	184	1980	94%	922	$ 735	$0.80
Foxborough Cove	8200 Pines Road Shreveport, LA 71129	272	1982	96%	783	$ 685	$0.87
Willow Trace Apartments	8100 Pines Road Shreveport, LA 71129	192	1978	91%	756	$ 743	$0.90
Westwood Village Apartments	6777 Rasberry Lane Shreveport, LA 71129	248	1980	95%	828	$ 680	$0.82
Totals and Averages	*does not factor in Subject Property*	1096	----	94%	816	$ 717	$0.87

SUMMER POINTE

RIVERDALE

FOXBOROUGH COVE

WILLOW TRACE

WESTWOOD VILLAGE

1 Summer Pointe Apartments
5720 S. Lakeshore Drive
Shreveport, LA 71119

2 Riverdale Apartments
6800 Rasberry Lane
Shreveport, LA 71129

3 Foxborough Cove
8200 Pines Road
Shreveport, LA 71129

4 Willow Trace
8100 Pines Road
Shreveport, LA 71129

5 Westwood Village
6777 Rasberry Lane
Shreveport, LA 71120

Community Name	Address	Year Built	Units	Price/Unit	Sold For	Closed	Cap Rate
Summer Pointe	5720 S. Lakeshore Shreveport, LA 71118	1985	200	$69,500	$ 13,900,000	2019	6.50%
Riverdale Apartments	6800 Rasberry Lane, Shreveport, LA 71129	1982	184	$53,800	$ 9,900,000	2019	7.00%
Towers at Cross lake	5635 South Lakeshore Drive, Shreveport, LA 71119	1986	91	$54,945	$ 5,000,000	2018	7.25%
Arbors	9137 Mansfield Road Shreveport, LA 71118	1985	172	$61,000	$ 10,500,000	2015	6.50%
Northpointe	2604 Benton Road, Bossier City, LA 71111	1984	104	$60,577	$ 6,300,000	2017	7.00%
Van Mark	3980 Old Sterlington Road, Monroe, LA 71203	1984	144	$63,194	$ 9,100,000	2019	6.75%
Totals / Averages		----	895	$60,503	$ 9,116,667	----	6.83%

SUMMER POINTE

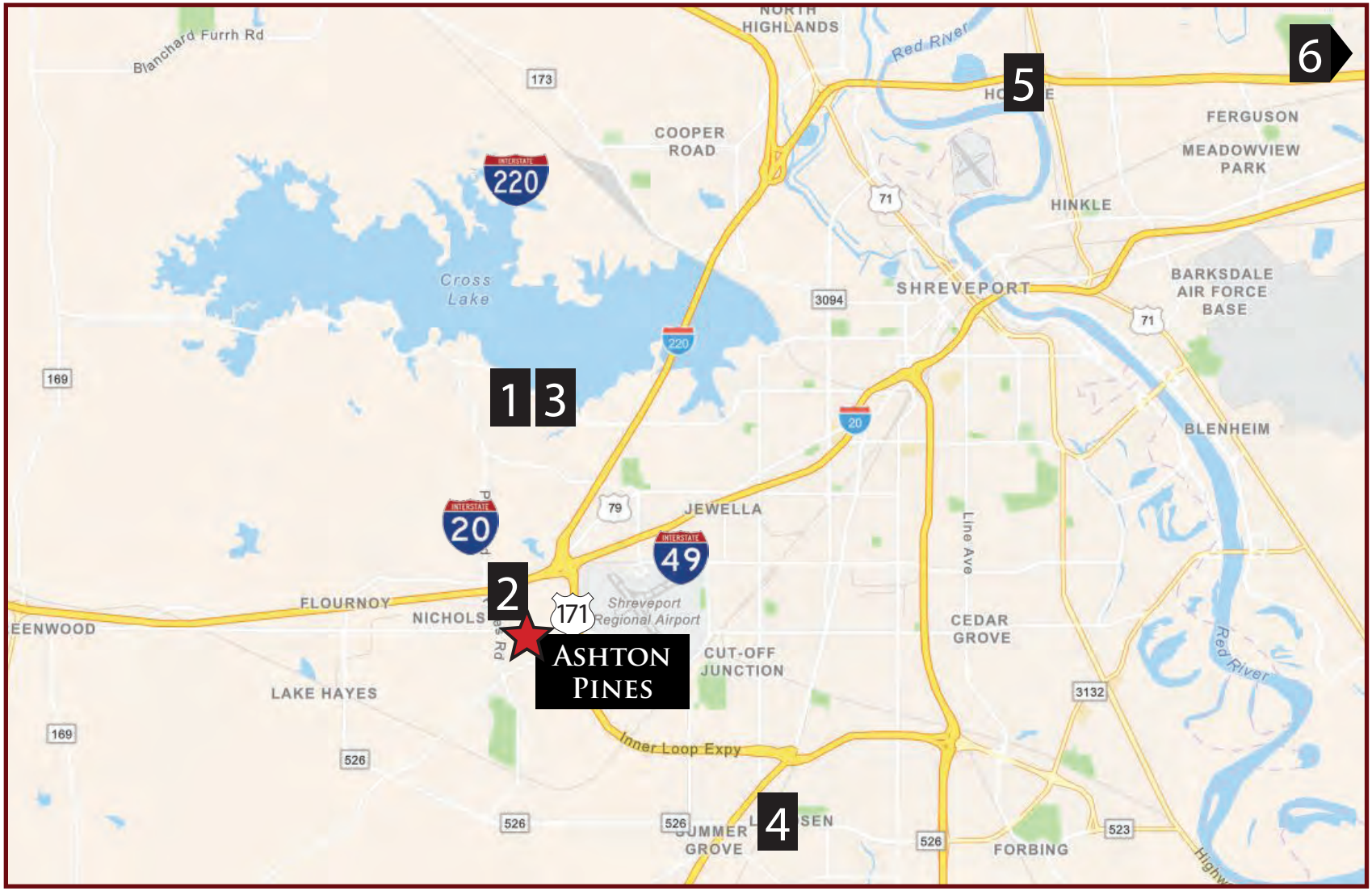
RIVERDALE

TOWERS AT CROSS LAKE

THE ARBORS

NORTHPOINTE

VAN MARK



1 *Summer Pointe*
5720 S Lakeshore Dr,
Shreveport, LA 71119

2 *Riverdale*
6800 Rasberry Lane
Shreveport, LA 71129

3 *Towers at Cross Lake*
5635 South Lakeshore
Shreveport, LA 71119

4 *The Arbors*
9137 Mansfield Rd.
Shreveport, LA 71118

5 *Northpointe*
2604 Benton Road,
Bossier City, LA 71111

6 *Van Mark*
3980 Old Sterlington
Monroe, LA 71203

Discounted Cash Flow Variables

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Rent Bumps/Escalation	1.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Escalation for Expenses		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Taxes on Property		0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Vacancy Rate	8.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Fee Income Growth Rate		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%

10 year Cash Flow Projections

	Acquisition	EOY1	EOY2	EOY3	EOY4	EOY5	EOY6	EOY7	EOY8	EOY9	EOY10
Income											
Scheduled Market Rent		$1,488,900	$1,534,590	$1,581,194	$1,628,730	$1,672,524	$1,705,975	$1,740,094	$1,774,896	$1,810,394	$1,846,602
Less: Vacancy Loss		($119,112)	($153,459)	($158,119)	($162,873)	($167,252)	($170,597)	($174,009)	($177,490)	($181,039)	($184,660)
Plus: Renovated Interior/Exterior (48 units/year@$50)		$15,600	$ 15,600	$15,600	$11,000						
Projected Scheduled Market Rent		**$1,504,500**	**$1,550,190**	**$1,596,794**	**$1,639,730**	**$1,672,524**	**$1,705,975**	**$1,740,094**	**$1,774,896**	**$1,810,394**	**$1,846,602**
Net Rental Income		$1,385,388	$1,396,731	$1,438,674	$1,476,857	$1,505,272	$1,535,377	$1,566,085	$1,597,407	$1,629,355	$1,661,942
Plus: Fee Income		$125,000	$126,250	$127,513	$128,788	$130,076	$131,376	$132,690	$134,017	$135,357	$136,711
Plus: Other Income		$75,000	$75,750	$76,508	$77,273	$78,045	$78,826	$79,614	$80,410	$81,214	$82,026
Total Operating Income		**$1,585,388**	**$1,598,731**	**$1,642,694**	**$1,682,917**	**$1,713,393**	**$1,745,579**	**$1,778,389**	**$1,811,834**	**$1,845,926**	**$1,880,679**
Operating Expenses											
Administrative		$ 50,000	$ 50,500	$ 51,005	$ 51,515	$ 52,030	$ 52,551	$ 53,076	$ 53,607	$ 54,143	$ 54,684
Advertising & Promotion		$ 45,000	$ 45,450	$ 45,905	$ 46,364	$ 46,827	$ 47,295	$ 47,768	$ 48,246	$ 48,729	$ 49,216
Payroll		$ 175,000	$ 176,750	$ 178,518	$ 180,303	$ 182,106	$ 183,927	$ 185,766	$ 187,624	$ 189,500	$ 191,395
Building/Maintenance Expense		$ 125,000	$ 126,250	$ 127,513	$ 128,788	$ 130,076	$ 131,376	$ 132,690	$ 134,017	$ 135,357	$ 136,711
Management Fee		$ 45,135	$ 45,586	$ 46,042	$ 46,503	$ 46,968	$ 47,437	$ 47,912	$ 48,391	$ 48,875	$ 49,363
Utilites - Electric/Trash		$ 50,000	$ 50,500	$ 51,005	$ 51,515	$ 52,030	$ 52,551	$ 53,076	$ 53,607	$ 54,143	$ 54,684
Utilities - Water/Sewer		$ 126,000	$ 127,260	$ 128,533	$ 129,818	$ 131,116	$ 132,427	$ 133,752	$ 135,089	$ 136,440	$ 137,804
Real Estate Taxes		$ 71,000	$ 71,000	$ 113,000	$ 113,000	$ 113,000	$ 113,000	$ 113,000	$ 113,000	$ 113,000	$ 113,000
Insurance		$ 60,000	$ 60,600	$ 61,206	$ 61,818	$ 62,436	$ 63,061	$ 63,691	$ 64,328	$ 64,971	$ 65,621
Replacement Reserve		$ 55,200	$ 57,600	$ 57,600	$ 57,600	$ 57,600	$ 57,600	$ 57,600	$ 57,600	$ 57,600	$ 57,600
Total Expenses		**$ 802,335**	**$ 811,496**	**$ 860,325**	**$ 867,223**	**$ 874,189**	**$ 881,225**	**$ 888,331**	**$ 895,508**	**$ 902,757**	**$ 910,079**
Net Operating Income (NOI)		**$ 783,053**	**$ 787,235**	**$ 782,369**	**$ 815,694**	**$ 839,204**	**$ 864,355**	**$ 890,058**	**$ 916,325**	**$ 943,169**	**$ 970,600**

Important Information/Disclaimer: The information obtained herein is assumed to be correct and market supported. Output produced from this model should not be considered an appraisal. Projections are forecasts and are not to be considered fact. The information contained in this file is privileged and confidential: it is intended only for use by Vintage Realty and their clients. This file may not be reproduced physically or in electronic format without the written consent of Vintage Realty Company. 1/2020

Income Assumptions:

SCHEDULED MARKET RENT: 2% annual rent growth based on current trajectory and market trend.

UNIT RENOVATION PREMIUM: With upgrades of kitchen and appliance package, we project a reasonable $50 rent increase per unit.

LESS VACANCY LOSS: Studying the recent trailing history and the sub market it is in, we project 8% economic vacancy for the first year and 10% for the remaining period of this analysis. These estimates are in line with recent historical trends for the property and consistent with the anticipated market growth given excellent management.

FEE INCOME: Includes all income related to lease charges, including cable and damage fees, forfeited deposits, late charges, month-to-month fees, notice fees and NSF fees.

OTHER INCOME: Includes pet rent, vending income, and other miscellaneous income. Also includes RUBS income for water, sewer.

Expense Assumptions:

All expense assumptions are a result of the past twelve months operating history of the property coupled with a detailed look at both the market averages and similar garden style communities in the region with a 1% increase annually to account for inflation and historical sub market growth, with some exceptions noted below:

ADMINISTRATIVE: Includes all office expenses, legal, eviction, and bad debt.

ADVERTISING & PROMOTION: includes advertising, marketing and promotional items

PAYROLL: Manager, leasing, and maintenance salaries are included, as well as payroll, overtime and benefits and in line with per unit cost for Shreveport.

BUILDING/MAINTENANCE EXPENSE/COMMON AREA:

A combination of repairs and maintenance, contract services, maintenance supplies, repairs, and grounds, all taken from trailing 12 months expense statements, as well as comparable properties with similar age and amenities. As current ownership group has consistently made property improvements over their span of ownership, we believe that the maintenance expenses with this property will only increase slightly in the near future.

MANAGEMENT FEE: Management Fee is 3% of Total Operating Income.

UTILITIES: Includes electricity costs, water and sewer, trash removal, and vacant apartments.

TAXES: We are projecting an increase in taxes of 60% in year 3 given the comparable property tax rates in the immediate area.

INSURANCE: Owners current rates are consistent with the market averages and similar rates are used in this pro-forma.

RESERVES: $300 per unit is used for reserves.

VINTAGE
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Vintage Multi-family is a leader in the private and institutional multi-family brokerage investment sales in secondary and tertiary markets in Arkansas, East Texas, Louisiana and Mississippi. We specialize in all classifications of conventional apartment product, but have been involved with numerous subsidized and tax credit apartment projects over the years. Transaction sizes range between $1mm to $50mm or higher.

Vintage Multi-family provides owners and investors with the best research, financing, advisory, and transaction expertise and services for all multi-family property types, with a large access to capital for target markets. John Hamilton and Luke Nicholls with Vintage Multi-family, have collectively been brokering apartment sales since 2002, with total sales volume near $1 billion.

Below are some of the Multi-Family Properties sold by Vintage Multifamily in recent years:

- Live Oaks Apartments
- Towne Oaks Apartments
- Chimney Hill Apartments
- Hampton House Apartments
- Grimmett Drive Apartments
- Park Place Apartments
- Briarwood Apartments
- Camellia Trace Apartments
- Hudson Place Apartments
- Guthrie Creek Apartments
- Kings Manor I Apartments
- Chateau Normady
- Kings Manor II Apartments
- Parc at Ridgeland Apartments
- Villa Norte Apartments
- Brandywine Apartments
- Pines Apartments
- Towers Apartments
- Briarwood Apartments
- Laurel Park Apartments
- Orleans Square Apartments
- Stone Canyon Apartments
- Southern Oaks Apartments
- Northwood Lake Apartments
- North Forty Estates
- River Oaks Apartments
- Bayou Rouge Apartments
- Brighton Manor Apartments
- Centrum Apartments
- Cordova Apartments
- Country Club Marina Apartments
- Colony Square Apartments
- Northgate Apartments
- Quail Creek Apartments
- Shirewood Apartments
- Southport Apartments
- Tiffany Square Apartments
- Woodlawn Terrace Apartments

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Vintage Realty is a privately owned, full-service commercial real estate provider, specializing in the leasing, management, development and brokerage of professional office, medical office, industrial, multi-family and retail properties.

Alvin Childs, Jr. and David Alexander are the principal partners of the organization and began Vintage Realty Company in 1988 to meet the demands of the expanding commercial real estate market in Shreveport, Louisiana. In its over 30 year existence, Vintage has established a strong foothold in 8 additional markets.

From property acquisition to property management solutions, we provide a complete line of commercial real estate services. Vintage realizes that an owner's property represents a large investment, therefore Vintage's core belief is to treat all assets the same - as if they were their own. From preparing and following budgets to implementing marketing plans, contract negotiations to closings, Vintage ensures that a property gets the attention it deserves.

The Multi-Family Department was created in 1993 as a response to a client request for development and management of a class A apartment community in Shreveport, LA. Since that initial development, David Alexander has been in charge of the numerous projects totaling 3,811 units throughout Louisiana and Arkansas with another 760 units in the development phase. The current Vintage multi-family portfolio represents a total market value of approximately $450,000,000. (February 2018) The Multi Family Department at Vintage Realty Company has enjoyed a reputation as one of the most progressive and dynamic apartment development, management and brokerage firms in Louisiana.

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VINTAGE MULTIFAMILY BROKERAGE

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