

Tiffany Square Apartments

MULTIFAMILY INVESTMENT OPPORTUNITY



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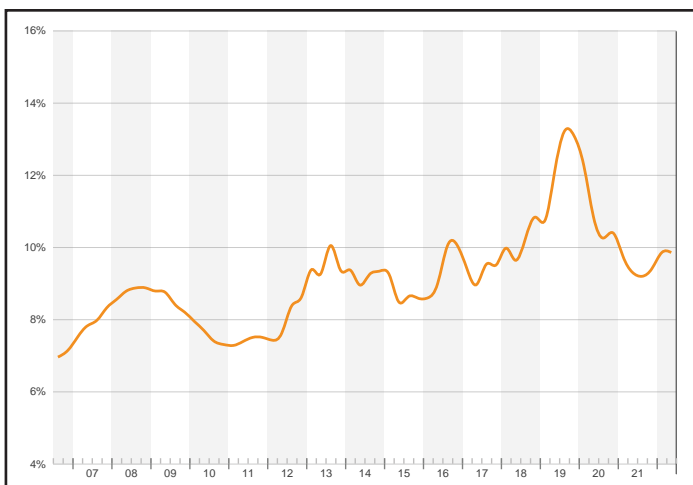
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PROPERTY AND MARKET ANALYSIS

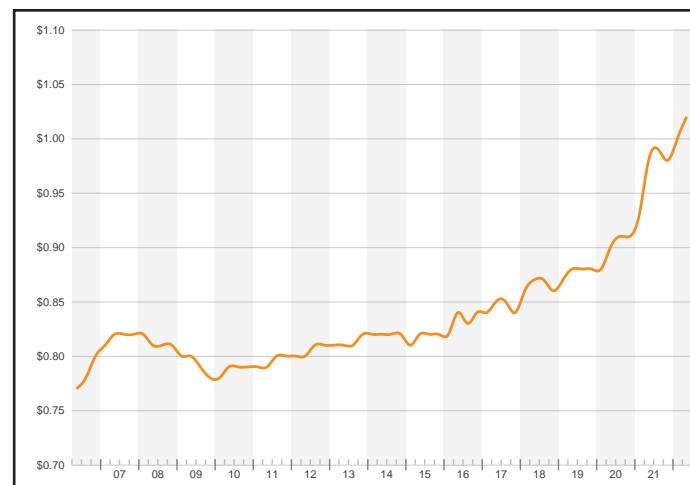
Demand and Rental Analysis – Tiffany Square Apartments is located in the West quadrant of Shreveport, LA, home to the mostly solid middle and working class of Shreveport. Growth in the western quadrant of Shreveport along the I-20 corridor has remained steady in recent years as big box users have moved in to facilitate the demand. Tiffany Square Apartments is currently operating at 91% occupancy. Every unit on the property has washer and dryer connections, which allows this property to perform better than the surrounding competition. Based on the surrounding rental survey, there is a potential upside of 15% and 17% on the 1-bedroom units and 2-bedroom townhomes, respectively.



Market Analysis – With the rising costs of home ownership and nationwide inflation, average rents have continued to grow in the Shreveport rental market. Average occupancy has remained encouraging, holding steady between 91% to 92%. CoStar projects that for the next 2 years, rental growth in the Shreveport market will continue to increase at a rate of 6.5% annually. Across the Shreveport market, average rental rates are above \$.90 per square foot on comparable properties. Properties with strong management teams and well-maintained assets, along major thoroughfares, continue to lead the way in West Shreveport, driving the high end of the occupancy scale.



Market Vacancy Rate



Market Rent

LOCATION HIGHLIGHTS



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 Port of Caddo Bossier, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 8.5 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 2021 was 370,836 with a projected 2026 population of 368,979. Shreveport's strategic location at the intersection of I-49 and I-20 is also being considered for a new railway, adding rail travel as a possible means of transportation in addition to aviation and public transport. 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 AND THEIR DISTANCE FROM SHREVEPORT, LOUISIANA INCLUDE:

» El Dorado, AR	96 miles	» Little Rock, AR	212 miles
» Monroe, LA	98 miles	» Jackson, MS	219 miles
» Alexandria, LA	125 miles	» Houston, TX	240 miles
» Vicksburg, MS	175 miles	» New Orleans, LA	328 miles
» Dallas, TX	186 miles	» Oklahoma City, OK	390 miles



SHREVEPORT, LA PROFILE

MAJOR EMPLOYERS (OVER 1,000 EMPLOYEES)

State of Louisiana (Civil Service)	9,338
Barksdale Air Force Base	8,655
Caddo Parish School Board	6,815
LSU Health Sciences Center	6,295
Wal-Mart	5,848
Willis Knighton Health System	5,825
Bossier Parish School Board	2,831
City of Shreveport	2,691
Harrah's Horseshoe Casino & Hotel	2,000
CHRISTUS Health Shreveport-Bossier	1,900
US Support Company Call Center	1,618
Overton Brooks VA Medical Center	1,588
El Dorado Casino	1,400
Sam's Town Casino	1,265
Brookshire's Grocery	1,220
McDonald's Corp	1,183
International Paper Company	1,074

AREA RANKINGS

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

Shreveport—Bossier MSA ranked #10 for Economic Development
Site Selection, March 2012

Listed in the Top 19 Places Where It May Be Easier To Make Your Mark
Forbes.com, September 2014

Shreveport among Top 20 Fastest Growing Cities in U.S.
NerdWallet.com, June 2013

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

Source: North Louisiana Economic Partnership nlep.org

AREA RANKINGS

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

Ten Oil & Gas Rich Markets that Offer Plenty to Non-Oil Related Companies
Southern Business & Development, April 2013

Benteler Steel/Tube among "Top North American Deals of 2012" 2nd largest investment in the U.S. during 2012
Site Selection, May 2013

North Louisiana ranks as the no.1 most cost competitive with a Business Index of 91.3.
KPMG Competitive Alternatives, 2016

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

Shreveport ranks in "Top Ten of Millennial Friendly Cities."
Bloomberg Business, 2015





LOCATION

SHOPPING

- » Bayou Walk Shopping Center
- » Louisiana Boardwalk Outlets
- » Shreve City Shopping Center
- » Regal Court Shopping Center
- » The Shoppes at Madison Park
- » Pierre Bossier Mall
- » Mall St. Vincent
- » Shoppes at Bellemead
- » Pierremont Mall

FOOD & DRINK

- » Walk On's Bistreaux
- » Herby-K's
- » Crawdaddy's Kitchen
- » Strawn's Eat Shop
- » Superior Bar & Grill
- » Sam's Southern Eatery
- » Chimi V's Fajita Factory
- » Imperial Cathay

SCHOOLS

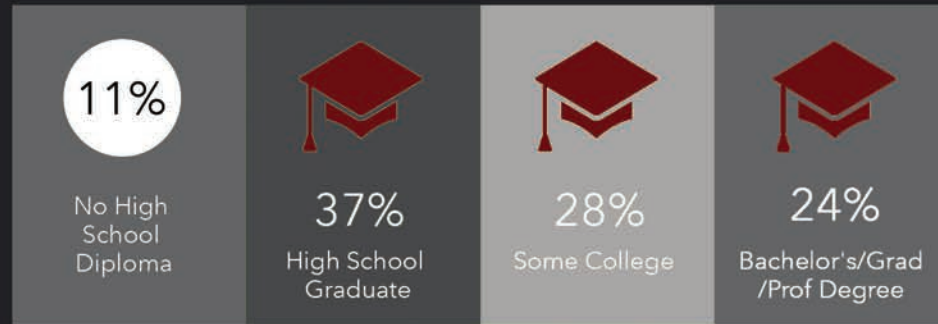
- » Riverside Elementary
- » Bellaire Elementary
- » South Highland Elementary
- » Caddo Middle Magnet
- » Youree Drive Middle School
- » Captain Shreve High School
- » Parkway High School
- » C. E. Byrd High School
- » Louisiana State University Shreveport
- » Bossier Parish Community College

ENTERTAINMENT

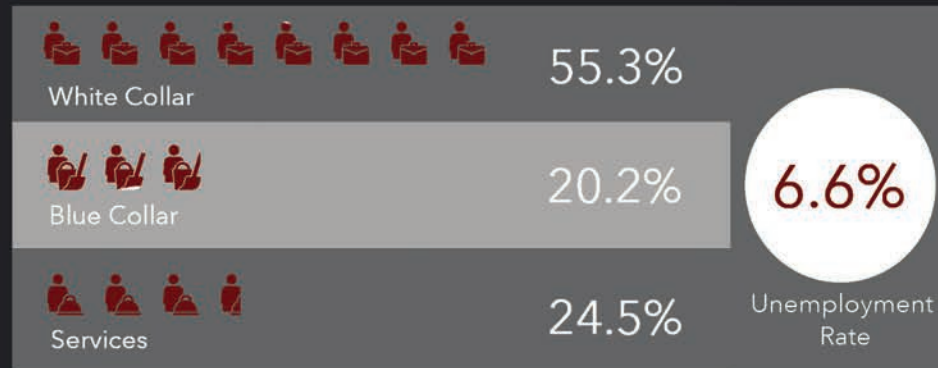
- » Brookshire Grocery Arena
- » Shreveport Aquarium
- » Casino (Sam's Town, Bally's, Margaritaville)
- » Red River District
- » Historic Downtown Shreveport
- » R. W. Norton Art Gallery
- » Sci-Port Discovery Center
- » Querbes Golf Course
- » YMCA of Northwest Shreveport
- » Escape SBC Shreveport

3 MILE DEMOGRAPHIC SNAPSHOT

EDUCATION



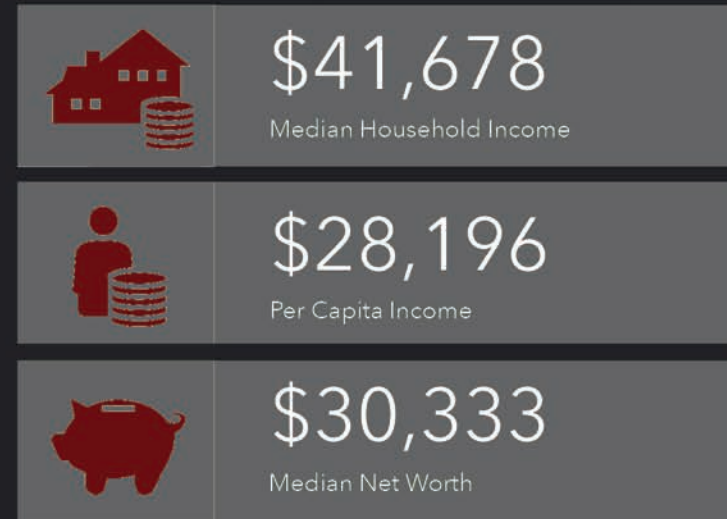
EMPLOYMENT



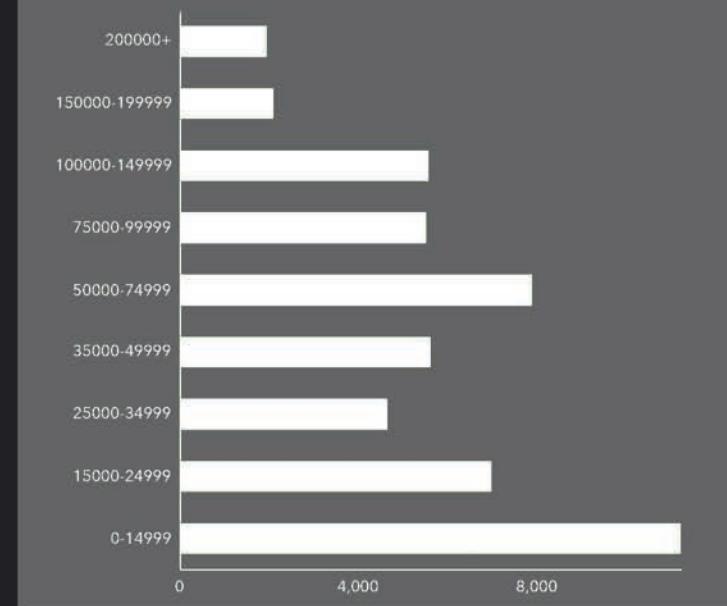
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



SHREVEPORT, LOUISIANA PROFILE



Executive Summary

7200 Jewella Ave, Shreveport, Louisiana, 71108
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.43776
Longitude: -93.79814

	1 mile	3 miles	5 miles
Population			
2010 Population	7,065	58,720	135,853
2020 Population	6,109	52,670	124,291
2022 Population	5,926	51,696	121,493
2027 Population	5,699	49,696	117,009
2010-2020 Annual Rate	-1.44%	-1.08%	-0.89%
2020-2022 Annual Rate	-1.34%	-0.83%	-1.01%
2022-2027 Annual Rate	-0.78%	-0.79%	-0.75%
2022 Male Population	44.4%	45.5%	46.5%
2022 Female Population	55.6%	54.5%	53.5%
2022 Median Age	33.1	34.2	37.7

In the identified area, the current year population is 121,493. In 2020, the Census count in the area was 124,291. The rate of change since 2020 was -1.01% annually. The five-year projection for the population in the area is 117,009 representing a change of -0.75% annually from 2022 to 2027. Currently, the population is 46.5% male and 53.5% female.

Households			
2022 Wealth Index	29	30	56
2010 Households	2,495	22,233	54,595
2020 Households	2,301	20,935	52,085
2022 Households	2,268	20,578	51,280
2027 Households	2,209	19,957	49,805
2010-2020 Annual Rate	-0.81%	-0.60%	-0.47%
2020-2022 Annual Rate	-0.64%	-0.76%	-0.69%
2022-2027 Annual Rate	-0.53%	-0.61%	-0.58%
2022 Average Household Size	2.61	2.49	2.33

The household count in this area has changed from 52,085 in 2020 to 51,280 in the current year, a change of -0.69% annually. The five-year projection of households is 49,805, a change of -0.58% annually from the current year total. Average household size is currently 2.33, compared to 2.35 in the year 2020. The number of families in the current year is 30,945 in the specified area.

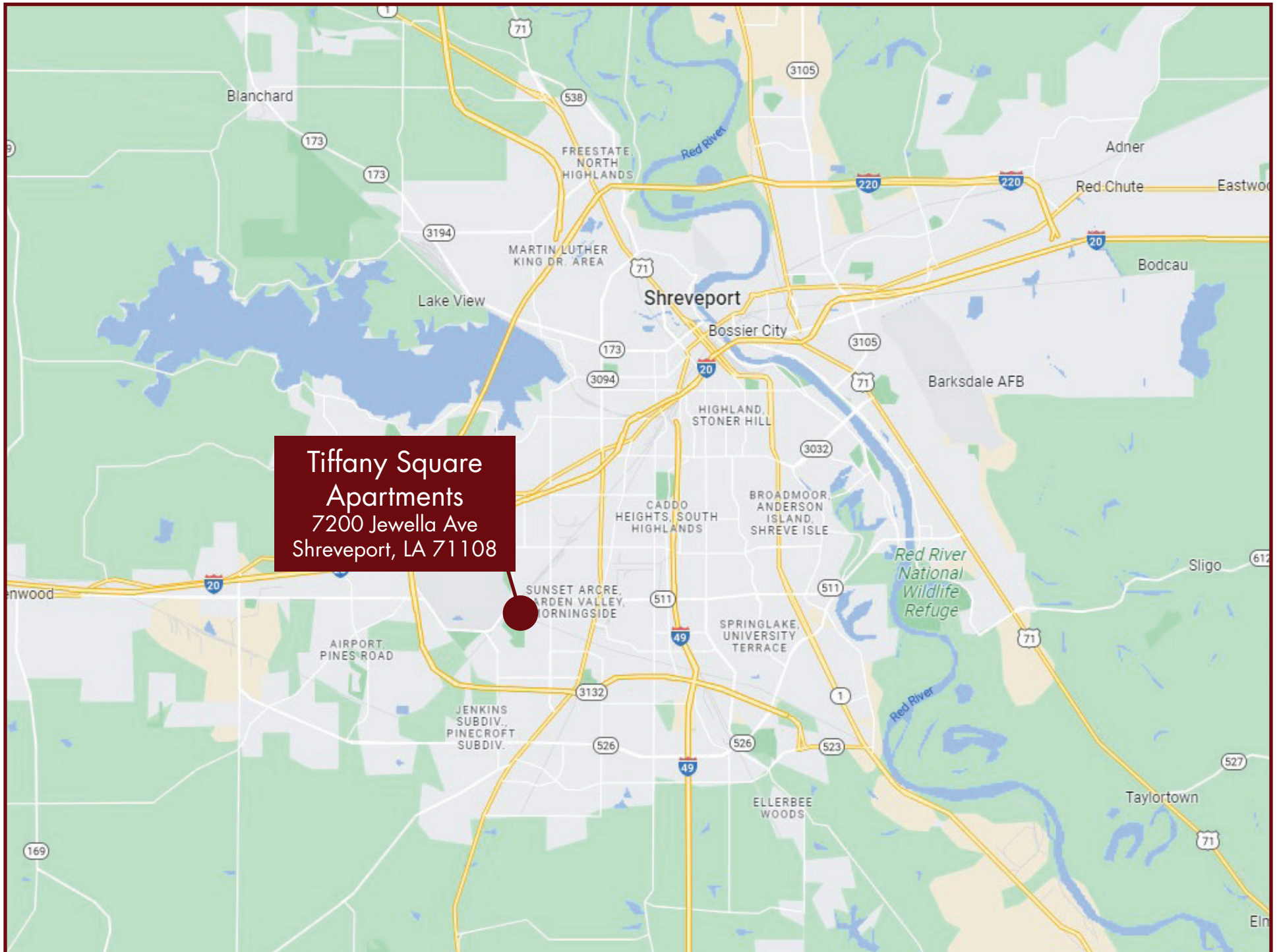
Average Household Income			
2022 Average Household Income	\$48,260	\$47,073	\$66,665
2027 Average Household Income	\$57,779	\$55,649	\$78,077
2022-2027 Annual Rate	3.67%	3.40%	3.21%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

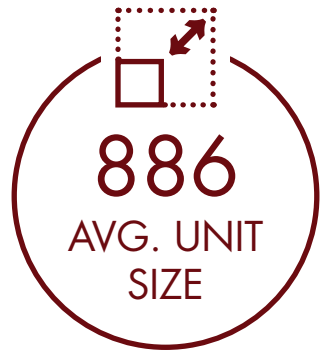
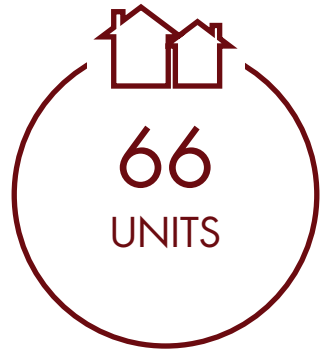


August 09, 2022



Tiffany Square
Apartments
7200 Jewella Ave
Shreveport, LA 71108

TIFFANY SQUARE AT A GLANCE



TIFFANY SQUARE AT A GLANCE



7200 Jewella Avenue, Shreveport, LA 71108

- » Units: 66
- » Year Built: 1969
- » Total Square Feet: 58,500
- » Average Apt. Square Feet: 886
- » Parking Spaces: 136
- » Building Type: Two Story Garden Style
- » Plumbing: PVC
- » Wiring: Copper

This quality community offers residents two (2) floor plans averaging 886 square feet. Tiffany Square offers 1 bedroom/1 bath units and 2 bedroom/2.5 bath townhomes. The 12 two-story garden style buildings are constructed of mostly vinyl and brick siding.

UNIT MIX	
Number	Unit Type
48	1 bed/1 bath
18	2 Bed/2.5 Bath

NEIGHBORHOOD AERIAL



AERIAL

PROPERTY OUTLINE



TIFFANY SQUARE UNIT AMENITIES

Unit Amenities

- » Vinyl Flooring
- » Pet-friendly
- » Refrigerator
- » Electric Range and Stove
- » Built in Dishwasher
- » Garbage Disposal
- » Central Heat and Air
- » Ceiling Fans
- » Wheel Chair accessibility
- » Washer & Dryer Connections



TIFFANY SQUARE COMMUNITY AMENITIES

Community Amenities

- » Picnic Area
- » Plentiful Parking
- » Centrally Located
- » On-site Management



COMPARABLE PROPERTIES - RENTAL



SUBJECT: Tiffany Square
7200 Jewella Ave
Shreveport, LA 71108

Units: 69
Built: 1969
Occupancy: 91%
Avg. SF: 1,049
Avg. Rent: \$716
Avg. Rent/SF: \$0.70



Hillside Apartments
9250 Dean Rd
Shreveport, LA 71118

Units: 216
Built: 1982
Occupancy: 93%
Avg. SF: 864
Avg Rent: \$898
Avg Rent / SF: \$1.01



Seasons Apartments
9100 Walker Rd
Shreveport, LA 71118

Units: 240
Built: 1976
Occupancy: 93%
Avg. SF: 830
Avg Rent: \$907
Avg Rent / SF: \$1.00



SouthWood Village Apartments
9005 Walker Rd
Shreveport, LA 71118

Units: 136
Built: 1986
Occupancy: 90%
Avg. SF: 932
Avg Rent: \$951
Avg Rent / SF: \$0.99



The Encore on Kingston
9045 Kingston Rd
Shreveport, LA 71118

Units: 280
Built: 1984
Occupancy: 90%
Avg. SF: 825
Avg Rent: \$816
Avg Rent / SF: \$0.96



Colony Square
3020 Colquitt Rd
Shreveport, LA 71118

Units: 184
Built: 1973
Occupancy: 96%
Avg. SF: 820
Avg Rent: \$762



Southern Village
3540 W 70th St
Shreveport, LA 71108

Units: 56
Built: 2005
Occupancy: 95%
Avg. SF: 833
Avg Rent: \$740
Avg Rent / SF: \$0.86



South Port Apartments
9371 Mansfield Rd
Shreveport, LA 71108

Units: 112
Built: 1976
Occupancy: 90%
Avg. SF: 815
Avg Rent: \$693
Avg Rent / SF: \$0.86



South Pointe
2601 Silver Pine Blvd
Shreveport, LA 71108

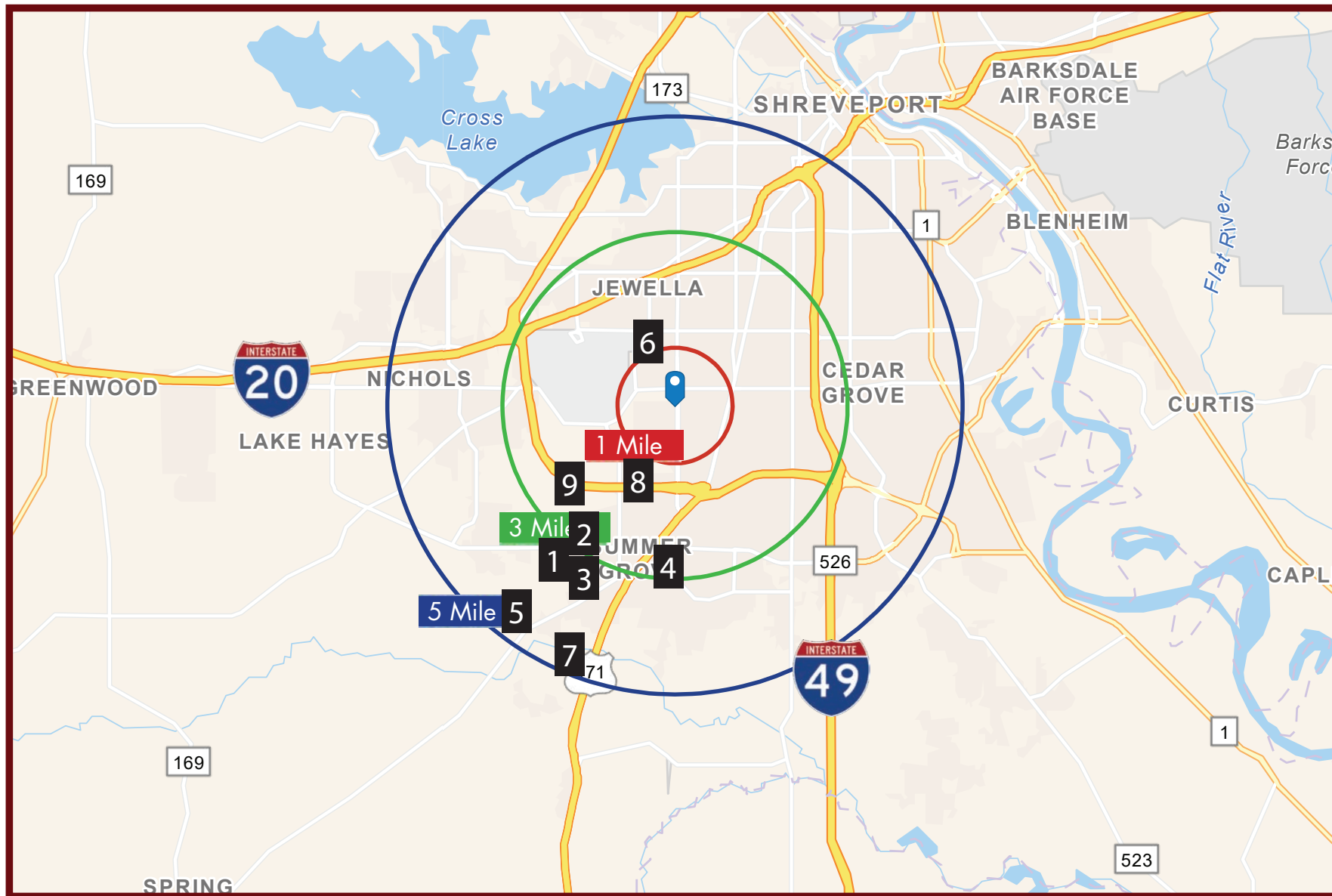
Units: 104
Built: 1972
Occupancy: 94%
Avg. SF: 893
Avg Rent: \$699
Avg Rent / SF: \$0.75



The Sanctuary at Shreveport
3701 Valley View Dr
Shreveport, LA 71108

Units: 135
Built: 1983
Occupancy: 88%
Avg. SF: 890
Avg Rent: \$613
Avg Rent / SF: \$0.75

COMPARABLE PROPERTIES - RENTALS



1 Hillside Apartments

2 Seasons Apartments

3 South Wood Village Apartments

4 The Encore on Kingston

5 Colony Square

6 Southern Village

7 South Port Apartments

8 South Pointe

9 The Sanctuary at Shreveport

FINANCIALS - PROFORMA

Discounted Cash Flow Variables

	<u>Y1</u>	<u>Y2</u>	<u>Y3</u>	<u>Y4</u>	<u>Y5</u>	<u>Y6</u>	<u>Y7</u>	<u>Y8</u>	<u>Y9</u>	<u>Y10</u>
Rent Bumps/Escalation	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Escalation for Expenses		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Taxes on Property		0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Vacancy Rate	10.00%	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	<u>EOY1</u>	<u>EOY2</u>	<u>EOY3</u>	<u>EOY4</u>	<u>EOY5</u>	<u>EOY6</u>	<u>EOY7</u>	<u>EOY8</u>	<u>EOY9</u>	<u>EOY10</u>
Income										
Scheduled Market Rent	\$537,480	\$581,278	\$624,319	\$636,806	\$649,542	\$662,532	\$675,783	\$689,299	\$703,085	\$717,146
Less: Vacancy Loss	(\$53,748)	(\$58,128)	(\$62,432)	(\$63,681)	(\$64,954)	(\$66,253)	(\$67,578)	(\$68,930)	(\$70,308)	(\$71,715)
Plus: Renovated Interior/Exterior (4 units/month@\$100)	\$32,400	\$30,800								
Projected Scheduled Market Rent	\$569,880	\$612,078	\$624,319	\$636,806	\$649,542	\$662,532	\$675,783	\$689,299	\$703,085	\$717,146
Net Rental Income	\$516,132	\$553,950	\$561,887	\$573,125	\$584,587	\$596,279	\$608,205	\$620,369	\$632,776	\$645,432
Plus: Fee Income	\$5,000	\$5,050	\$5,101	\$5,152	\$5,203	\$5,255	\$5,308	\$5,361	\$5,414	\$5,468
Plus: Other Income*	\$25,000	\$25,250	\$25,503	\$25,758	\$26,015	\$26,275	\$26,538	\$26,803	\$27,071	\$27,342
Total Operating Income	\$546,132	\$584,250	\$592,490	\$604,034	\$615,806	\$627,810	\$640,050	\$652,533	\$665,262	\$678,242
Operating Expenses										
Administrative	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312	\$ 3,378	\$ 3,446	\$ 3,515	\$ 3,585
Advertising & Promotion	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312	\$ 3,378	\$ 3,446	\$ 3,515	\$ 3,585
Payroll	\$ 70,000	\$ 71,400	\$ 72,828	\$ 74,285	\$ 75,770	\$ 77,286	\$ 78,831	\$ 80,408	\$ 82,016	\$ 83,656
Building/Maintenance Expense	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 55,204	\$ 56,308	\$ 57,434	\$ 58,583	\$ 59,755
Management Fee	\$ 22,000	\$ 17,527	\$ 17,775	\$ 18,121	\$ 18,474	\$ 18,834	\$ 19,202	\$ 19,576	\$ 19,958	\$ 20,347
Utilities - Electric/Trash	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495	\$ 6,624	\$ 6,757	\$ 6,892	\$ 7,030	\$ 7,171
Utilities - Water/Sewer/Gas	\$ 45,000	\$ 45,900	\$ 46,818	\$ 47,754	\$ 48,709	\$ 49,684	\$ 50,677	\$ 51,691	\$ 52,725	\$ 53,779
Real Estate Taxes**	\$ 42,000	\$ 42,000	\$ 42,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000
Insurance	\$ 42,000	\$ 42,840	\$ 43,697	\$ 44,571	\$ 45,462	\$ 46,371	\$ 47,299	\$ 48,245	\$ 49,210	\$ 50,194
Replacement Reserve	\$ 26,400	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Total Expenses	\$ 309,400	\$ 312,907	\$ 317,622	\$ 343,526	\$ 348,527	\$ 353,628	\$ 358,831	\$ 364,138	\$ 369,551	\$ 375,073
Net Operating Income (NOI)	\$ 236,732	\$ 271,342	\$ 274,868	\$ 260,508	\$ 267,279	\$ 274,182	\$ 281,219	\$ 288,395	\$ 295,711	\$ 303,170

FINANCIALS - NOTES TO PROFORMAS

Income Assumptions:

SCHEDULED MARKET RENT: GPR of \$537,480 is current as of 2021.

LESS VACANCY LOSS: Property is currently 9% vacant. Projections are 10% going forward for the next 10 years.

UNIT PREMIUMS: Given the exceptional floor plans with washer/dryer connections, a \$100 per unit premium is expected on all renovated units.

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

OTHER INCOME: Includes pet rent, vending income, and other miscellaneous income.

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.

RENTING: Includes advertising, marketing and promotional, concessions, renters insurance.

PAYROLL: Currently, there are no payroll costs on this property. Going forward, manager, leasing, and maintenance salaries are included, as well as payroll, overtime and benefits.

BUILDING/MAINTENANCE EXPENSE/COMMON AREA: A combination of repairs and maintenance, contract services, maintenance supplies, repairs, and grounds upkeep. These estimates are considerably higher than the current expense numbers. We believe that this property will continue to need investment in the repairs, maintenance, and upkeep of this property.

MANAGEMENT FEE: Management Fee is 4% of Total Operating Income.

UTILITIES: Includes electricity costs, water and sewer, trash removal, and vacant apartments. We estimate that the utilities expense will incrementally increase as the property increases in occupancy.

TAXES: 50% projected property tax increase in year 4.

INSURANCE: Equal to \$640 per unit given age, location, and losses accumulated on the property.

RESERVES: \$400 per unit is used for reserves.



COMPARABLE PROPERTIES - SALES



1

The Encore on Kingston

9045 Kingston Rd, Shreveport, LA 71118

Built: 1984
Units: 280
Price/Unit: \$55,357
Sold For: \$15,500,000
Closed: May 2021
Cap Rate: 5.5%



3

South Port

9371 Mansfield Rd, Shreveport, LA 71118

Built: 1976
Units: 112
Price/Unit: \$60,000
Sold For: \$6,720,000
Closed: Under Contract
Cap Rate: 5.5%



2

The Jolie

1017 Quail Creek Rd, Shreveport, LA 71105

Built: 1973
Units: 403
Price/Unit: \$69,000
Sold For: \$27,807,000
Closed: May 2022
Cap Rate: 6.0%



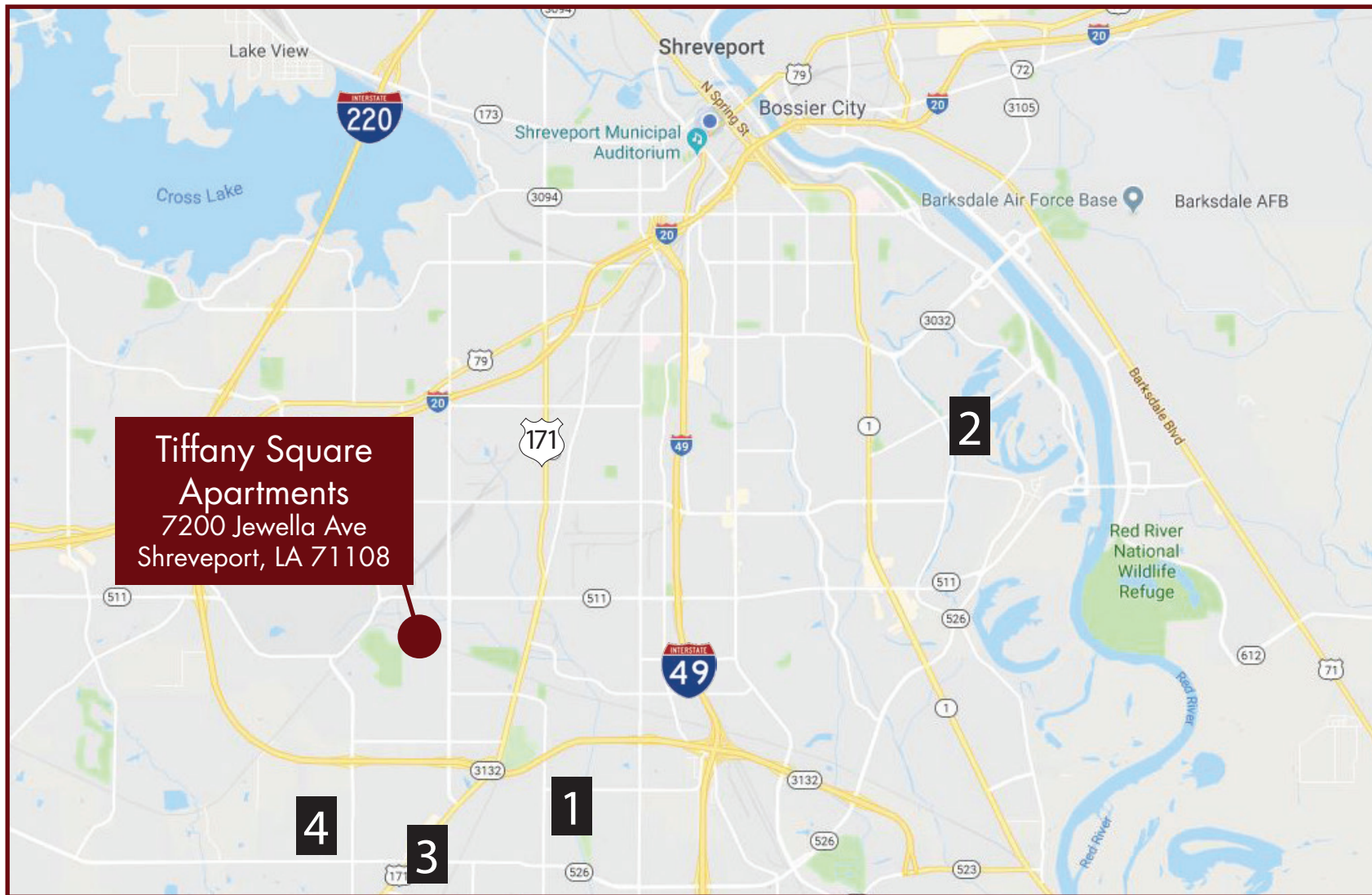
4

Summer Tree

3126 Bert Kouns Industrial Loop, Shreveport, LA 71118

Built: 1984
Units: 202
Price/Unit: \$60,000
Sold For: \$12,120,000
Closed: Under Contract
Cap Rate: 5.5%

COMPARABLE PROPERTIES - SALES



1 *The Encore on Kingston*
9045 Kingston Rd,
Shreveport, LA 71118

2 *The Jolie*
1017 Quail Creek Rd,
Shreveport, LA 71105

3 *South Port*
9371 Mansfield Rd
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4 *Summer Tree*
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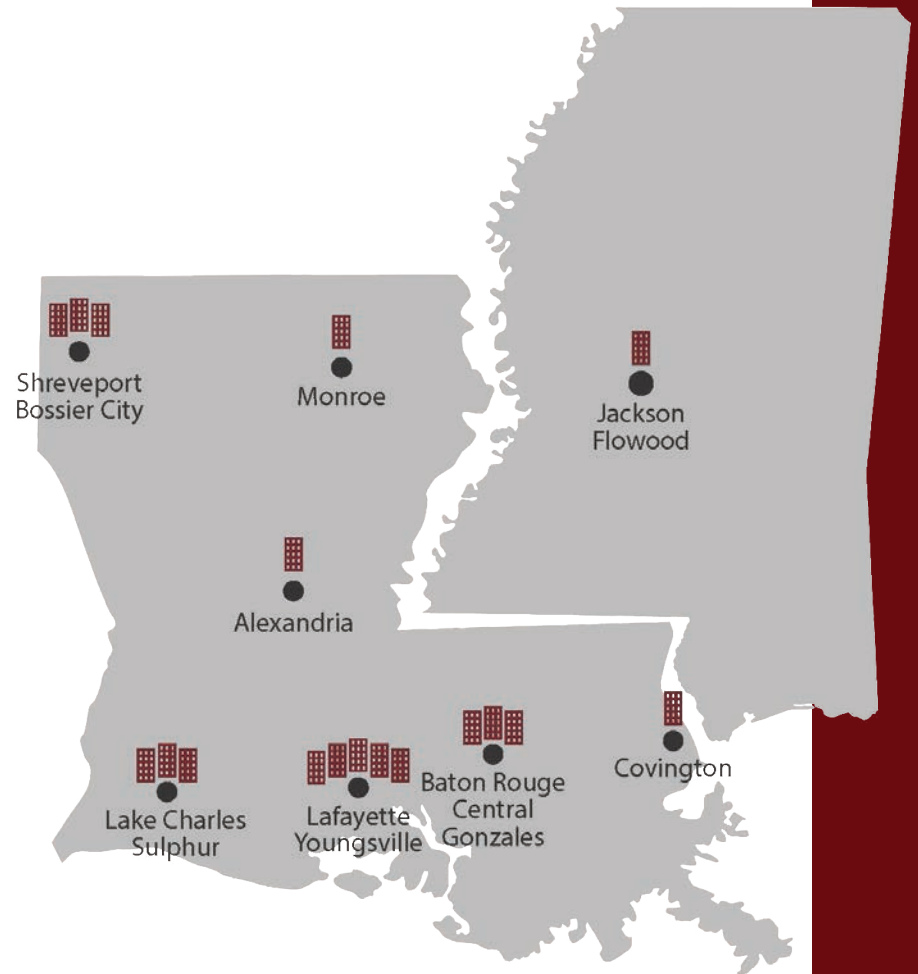
VINTAGE REALTY COMPANY - FULL SERVICE COMMERCIAL REAL ESTATE PROVIDER

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 numerous projects totaling 4,048 units throughout Louisiana and Arkansas with another 830 units in the development phase. The current Vintage multi-family portfolio represents a total market value of approximately \$800,000,000. (August 2022) 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.



VINTAGE REALTY COMPANY - NOTABLE CLIENTS & MANAGED PROPERTIES

C-III Capital Partners	Bossier Corners Shopping Center	173,614 sq. ft.
Hudson Advisors	Mid-City Plaza South	45,800 sq. ft.
AVR Realty Company	Champion Lake Apartment Homes River Walk Apartment Homes Stockwell Landing Apartment Homes	TOTAL: 705 Units 672,520 sq. ft.
Kennedy Wilson	Village Square Apartment Homes Southern Oaks Apartment Homes RiverScape Apartment Homes	TOTAL: 414 Units 312,000 sq. ft.
Windrush Village Marketplace	Shreveport, Louisiana	17,057 sq. ft.
Shoppes at Bellemead	Shreveport, Louisiana	79,300 sq. ft. (22 Retailers)
The Brookhill Group	Huntington Park Shopping Center Plantation Plaza Shopping Center	59,265 sq. ft. 59,479 sq. ft.
F & A Buckner Square, Ltd.	1800 Buckner Square	53,459 sq. ft.
Anderson Oil & Gas, Inc & Provenance Developing Company	Provenance - A Traditional Neighborhood Development	350+ acres
Beaird Operating Companies, L.L.C. Beaird Properties, L.L.C. Beaird Properties, L.L.C.	Beaird Tower One Texas Center Southpointe Center	182,987 sq. ft. 41,185 sq. ft. 42,951 sq. ft.
Franks Management Company, L.L.C.	Petroleum Square I Petroleum Square II	20,421 sq. ft. 41,205 sq. ft.

Client sample featured. For a comprehensive list, please contact us.



AGENT INFORMATION - JOHN A. HAMILTON



John A. Hamilton is a graduate of Louisiana State University in Shreveport in Business and Administration. After spending his first three years after graduation with a local Shreveport firm, he started Hamilton & Associates Real Estate Companies that specialized in the brokerage and development of all classifications of Multi-Family. John now brings his expertise to Vintage Realty Company to offer the full complement of consulting, development, brokerage, and management to all his Multi-Family clients. John A. Hamilton and Vintage Realty Company are licensed in and operate in Arkansas, Mississippi and Louisiana.

To contact John, call 318-222-2244 or email him at jhamilton@vintagemultifamily.com.

Below are some of the Multi-Family Properties sold by John A. Hamilton in recent years:

- Live Oaks Apartments
- Towne Oaks Apartments
- Chimney Hill Apartments
- Hampton House Apartments
- Grimmer Drive Apartments
- Park Place Apartments
- Briarwood Apartments
- Camellia Trace Apartments
- Hudson Place Apartments
- Guthrie Creek Apartments
- Kings Manor I Apartments
- Chateau Normandy
- 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



AGENT INFORMATION - LUKE NICHOLLS



Luke is licensed Commercial Real Estate Agent focusing on Multi-Family Brokerage and Development at Vintage Realty Company in Shreveport, Louisiana. He partners with John Hamilton to form a multi-family brokerage team that can provide a wide range of services to multi-family clients in Louisiana, Mississippi, Texas, and Arkansas.

Luke has been working in the commercial real estate market since 2014, and has experience in asset management, budgeting, real estate valuations, and brokerage.

Luke holds a Bachelor's of Science in Accounting from Louisiana State University-Shreveport. In addition, Luke studied International economics, business relations, and business law in Luneburg, Germany at Leuphana Universitat.

To contact Luke, email lnicholls@vintagemultifamily.com or call 318-222-2244 x 686.



For additional information, please contact the agent at this toll free number: 1-877-806-4791



John A. Hamilton

jhamilton@vintagemultifamily.com

Luke Nicholls

lnicholls@vintagemultifamily.com

For additional information, please contact the agents at this toll free number: 1-877-806-4791
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