



INVESTMENT BRIEF

LOUISIANA MULTI-FAMILY PORTFOLIO

56 PROPERTIES TOTALING 1626 UNITS

GP Interests in SECTION 515 Rural Housing located in Shreveport | Monroe | Natchitoches | Alexandria

A full offering memorandum is available for download after signing a Confidentiality Agreement.



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INTRODUCTION:

- 56 USDA Rural Housing Development multi-family properties well situated across North Louisiana, with many of the properties eligible for further rehabilitations
- 1,626 total units provide economies of scale in these North Louisiana markets
- The Rural Development Debt on the portfolio is held by the United States Department of Agriculture. The debt has a 1% interest rate and an amortization period of 50 years
- General Partner can charge up to \$1.4 million in management fees and interface fees annually in 2021 as well as capitalize on maintenance, repairs, and construction
- Rural Development rental assistance program exists on 837 units in this portfolio

DISCLAIMER: ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 12/2020

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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.

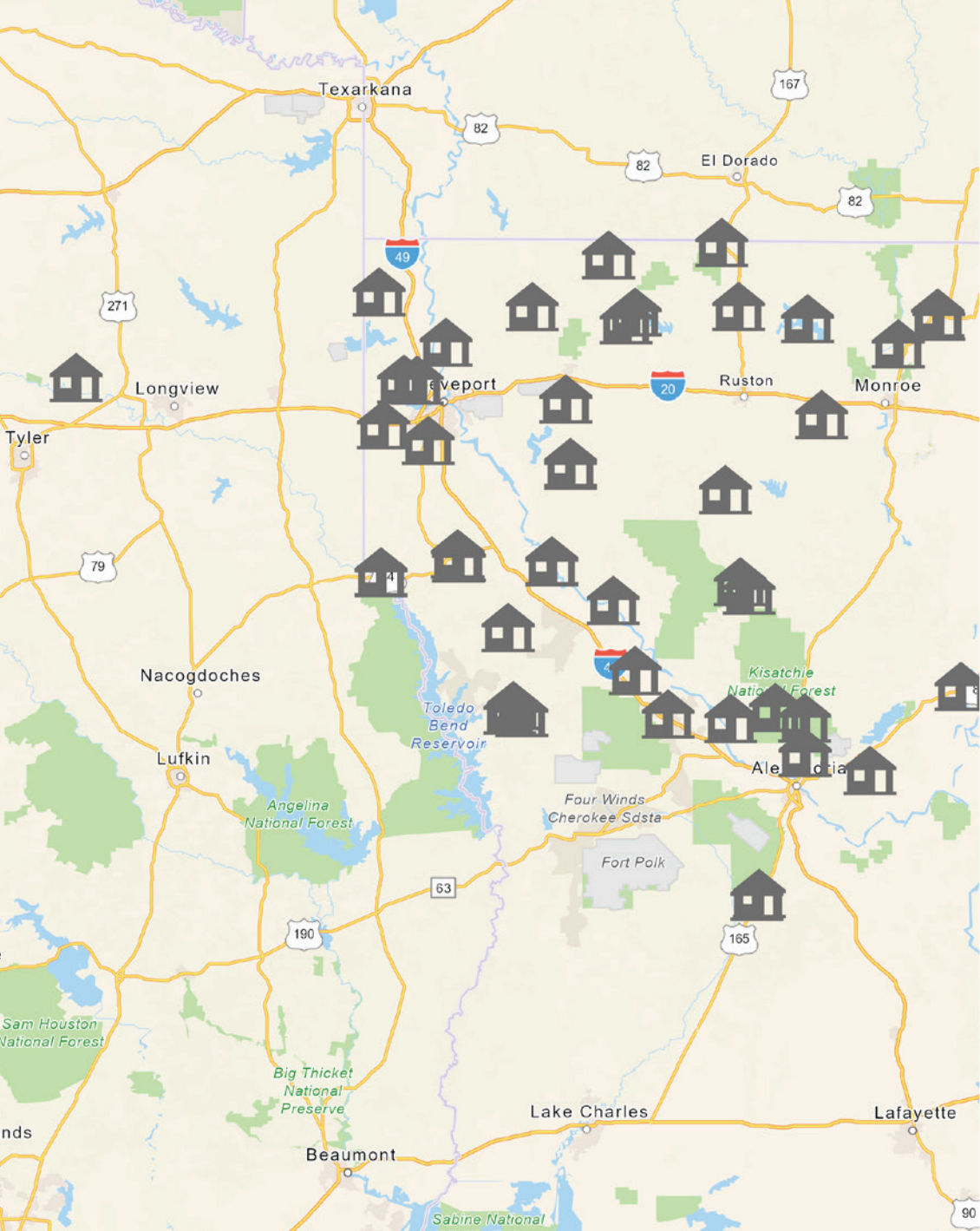
Prospective Purchasers will have the opportunity to visit the property via pre scheduled property tours. These tours will include access to a sampling of available units and limited access to property personnel. **In order to accommodate the ongoing operations, property visitations will take place in the month of January 2021.**

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 26, 2021.**

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
- 7) Experience with RD Section 515 projects



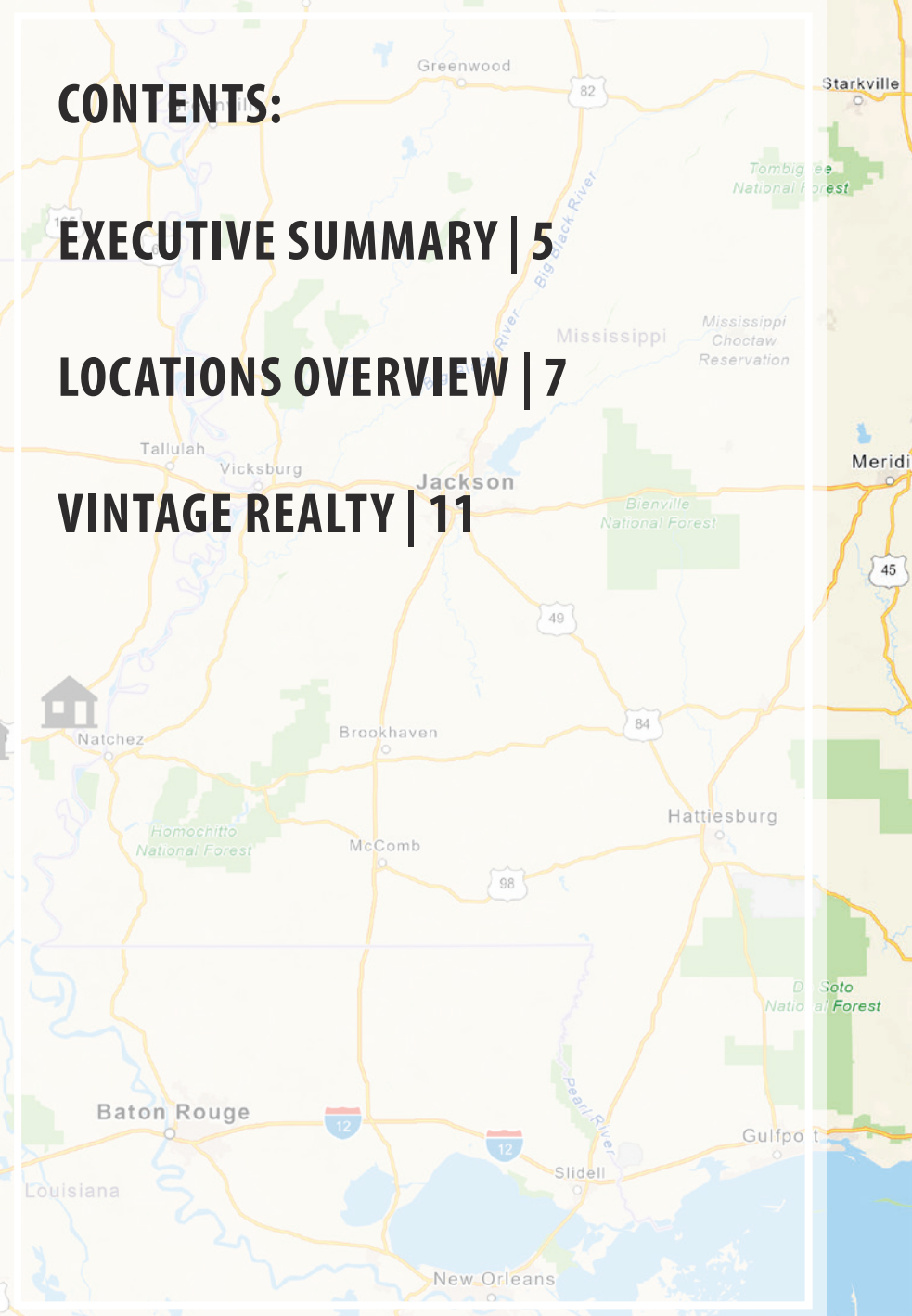


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EXECUTIVE SUMMARY



PORTFOLIO SUMMARY

AVERAGE YEAR BUILT	1986
AVERAGE UNIT COUNT	29 UNITS
AVERAGE RENTABLE SQ FT	23,124
AVERAGE ONE BEDROOM RENT	\$464
AVERAGE TWO BEDROOM RENT	\$504
AVERAGE THREE BEDROOM RENT	\$581
AVERAGE FOUR BEDROOM RENT	\$865
AVERAGE RENT/SQ FT	\$0.62
NUMBER OF SUBSIDIZED UNITS	837
AVERAGE OCCUPANCY	95%

This portfolio consists of stick built buildings with a mixture of brick facade and vinyl siding. All windows in this portfolio are dual pane and the roofs are all pitched. Plumbing is copper and cast iron, and electrical is copper.

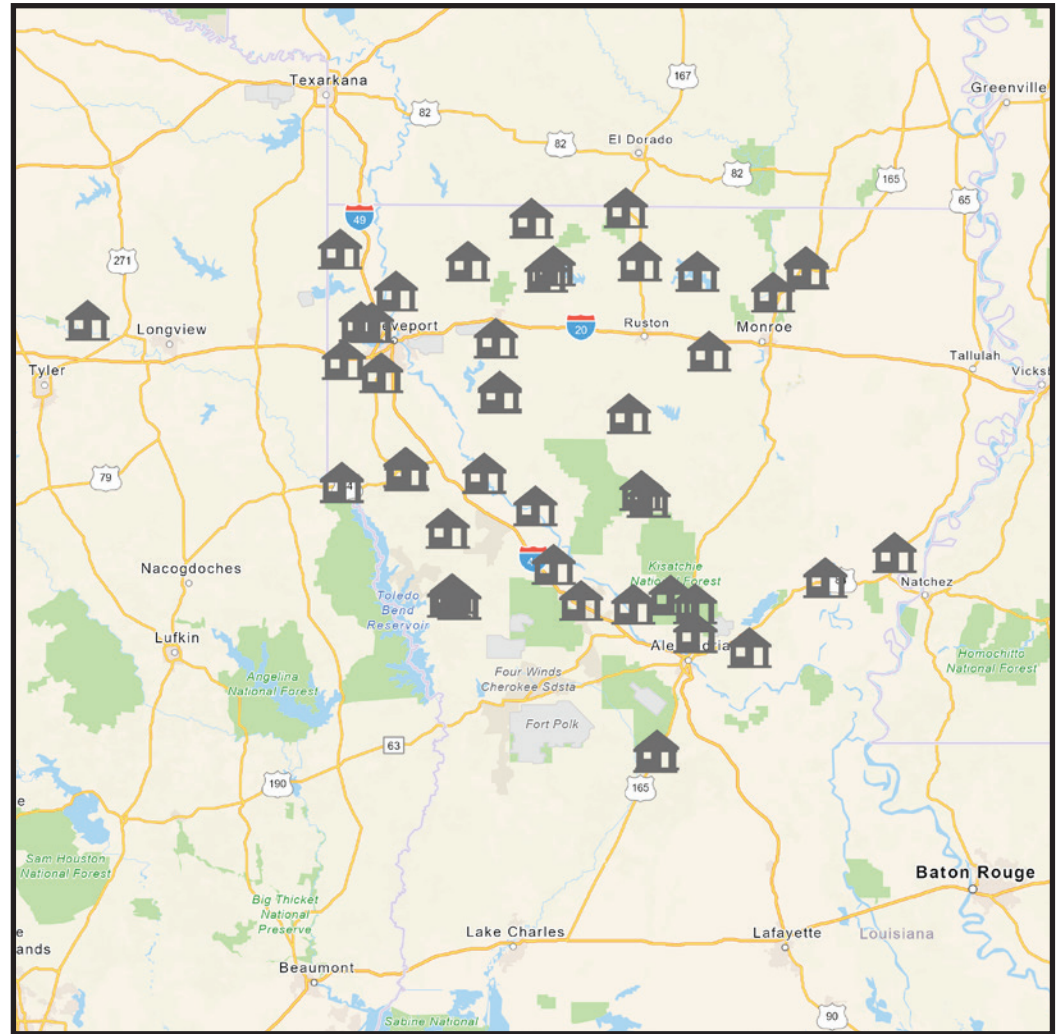


LOCATIONS OVERVIEW

The map displays the state of Louisiana with various locations marked by house icons. Key features include:

- Major Highways:** Interstates 20, 49, 55, 59, 70, 71, 75, 10, 170, 190, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Cities:** Longview, Shreveport, Ruston, Monroe, Natchitoches, Alexandria, Lufkin, Jasper, Minden, Nacogdoches, Toledo Bend, Sam Rayburn, Sabine, Fort Polk, Four Winds, Clifton, Jena, Kisatchie, Grand Cote.
- Natural Features:** Davy Crockett National Forest, Angelina National Forest, Sam Rayburn Reservoir, Sabine National Forest, Toledo Bend Reservoir, Bayou Toro, Joint Readiness Training Center, Fort Polk, Four Winds Cherokee Sdtsa, Clifton Choctaw Sdtsa, Jena Band of Choctaw Reservation, Kisatchie National Forest, Grand Cote National Wildlife Refuge.

Arcadia East	1226 1st Street, Arcadia, LA 71001
Benton Place	114 N. Sibley St., Benton, LA 71006
Bernice Park	401 Cane Creek Dr., Bernice, LA 71222
Bienville I	2000 Military Rd., Ringgold, LA 71068
Bienville II	1145 Military Road Ringgold, LA 71068
Blanchard Place I	3900 Roy Road Shreveport, LA 71107
Blanchard Place II	3900 Roy Road Shreveport, LA 71107
Blanchard Seniors I	223 Main Street Shreveport, LA 71107
Blanchard Seniors II	246 Phelps Street Shreveport, LA 71107
Brookhaven Elderly II	2705 Stanberry Drive Shreveport, LA 71118
Buckeye	1 Sherry Lane Deville, LA 71328
Cane River	130 Schoolhouse Rd. Cloutierville, LA 71416
Catahoula	405 Fritz St. Jonesville, LA 71343
Central 151	142 Lubenia Calhoun, LA 71225
Claiborne Place	100 Circle Dr. Homer, LA 71040
Claiborne Seniors	100 Seniors Dr. Homer, LA 71040
Claiborne 1992 (Rutland Oaks)	3487 Hwy 65 Clayton, LA 71326
Clear Lake	1195 Pegues St. Mansfield, LA 71052
Coushatta Seniors I	1800 Jones Street Coushatta, LA 71019
Coushatta Seniors II	1800 Jones Street Coushatta, LA 71019
Dry Prong	17921 US-167 Dry Prong, LA 71423
Glenmora	600 Ashmore Rd. Glenmora, LA 71433
Glenmora Seniors	12550 Hwy 165 South Glenmore, LA 71433
Greenwood	9224 Greenwood St. Greenwood, LA 71033
Hillcrest Manor	300 E. McDonald Big Sandy, TX 75755
Jackson Square	305 South Cedar Jonesboro, LA 71251
Jonesville Seniors	403 Fritz Street Jonesville, LA 71343
Logansport	201 N. Bogle Rd. Logansport, LA 71043
Mansfield Elderly	200 Century Circle Mansfield, LA 71052
Mansfield Seniors	1450 Senior Dr. Mansfield, LA 71052
Many	1200 Fisher Road, Many, LA 71449
Many Seniors	450 Sycamore Street Many, LA
Mill Street	1988 Mill Street, Haynesville, LA 71038
Natchez Place	191 LA-119, Natchez, LA 71456
New Land Village	0 Clark Street, Bastrop, LA 71220
Pecan Grove	550 Farenzie Road, Colfax, LA 71417
Pines	205 Lake Road, Mansfield, LA 71052
Pitkin	130 Bo Loop, Pitkin, LA 70656
Pleasant Hill Seniors	83 Rains Street, Pleasant Hill, LA 71065
Pollock	1451 Hickory Street, Pollock, LA 71467
Rebel Road	106 Rebel Heights Road, Vivian, LA 71082
Red Hill I	1121 Marion Hwy, Farmerville, 71241
Red Hill II	1121 Marlon Hwy, Farmeville, LA 71241
Riverwood	1910 Jones Street, Coushatta, LA 71483
Rockwood	5907 US Hwy 167, Winnfield, LA 71483
Seasons	501 N Bogle Road, Logansport, LA 71049
Shady Lane Senior	1910 Shady Lane, Winnfield, LA 71483



Southwood	214 Nursery Road, Sibley, LA 71073
Sterlington Manor I	605 Harvey Avenue, Sterlington, LA 71280
Sterlington Manor II	605 Harvey Avenue, Sterlington, LA 71280
Tally Ho	133 Roubieu Street, Campti, LA 71411
Timbers	150 Airport Road, Many, LA 71449
Timber Trails I	700 Timber Trail, Ball, LA 71405
Timber Trails II	700 Timber Trail, Ball, LA 71405
Union Square	601 South Plum Street, Junction City, LA 71256
Webster Place	21236 Highway 371, Cotton Valley, LA 71018

SAMPLE AMENITIES:

W/D Connections

Large Closets

Patio/Balcony

Microwave

Dishwasher

Playgrounds

Recreation Areas

Separate Dining Area





VINTAGE REALTY MULTIFAMILY BROKERAGE



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:

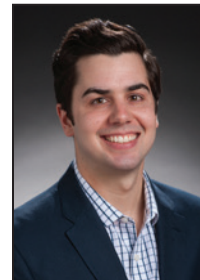
- Ashton Pines Apartments
- Live Oaks Apartments
- Towne Oaks Apartments
- Chimney Hill Apartments
- Hampton House Apartments
- Grimmett Drive Apartments
- Park Place Apartments
- Briarwood Apartments
- Camellia Trace Apartments
- Cinnamon Court Apartments
- Hudson Place Apartments
- Guthrie Creek Apartments
- 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.





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

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