

For Sale The Rylan

3105 Edenborn Avenue
Metairie, LA 70002



CRES GARDNER, CCIM, SIOR

Vice President - New Orleans
(504) 261-2032
cgardner@beaubox.com

JORDAN JOHNSON

Commercial Advisor
(504) 265-2000
jjohnson@beaubox.com





BANK OWNED CALL FOR OFFERS

Value-Add Multifamily
Opportunity

Table of Contents

Page

4	Offering Summary
5	Unit Mix
6	Property Improvements
7	Exterior Improvements
8	Interior Improvements
9	Aerial Overview
10	The Neighborhood
11	Drive-Time Demographics

Offering Summary

Substantially Renovated & Positioned for Focused Unit Completion and Lease-Up

The Rylan has undergone substantial interior and exterior renovations, with much of the planned work already complete. The next phase is centered on completing the down units, expanding rent-ready inventory and rebuilding occupancy.

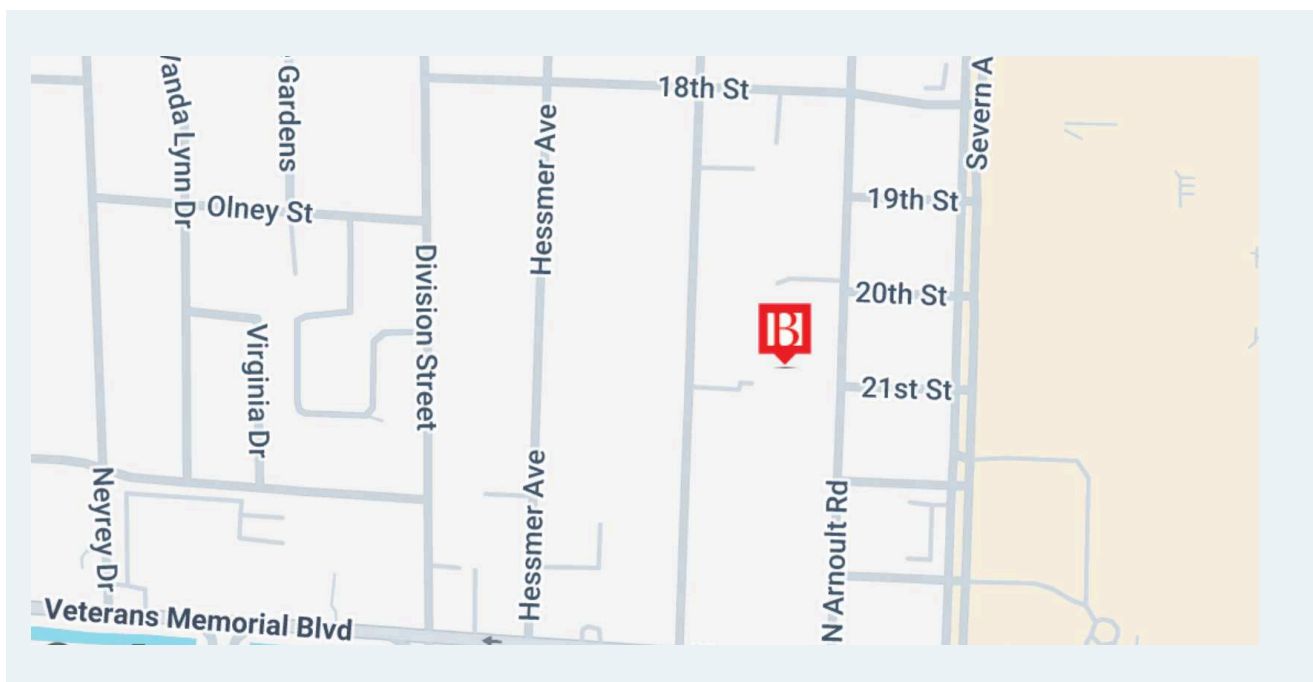
Recent investment has improved the property's exterior, apartment interiors and common areas, including a former pool area prepared for a new community amenity. A buyer can build on this work without undertaking a full-scale renovation program.

The offering combines an upgraded physical asset with additional upside through unit completion and lease-up.

Property Overview

52 Units	1969 / 2026 Built / Updated	44,424 SF Rentable Area
1.53 Acres Property Size	FC3 Zoning	60 Surface Parking Spaces

Map Overview



Unit Mix

Rent Roll as of July 20, 2026

The Rylan includes 52 units totaling approximately 44,424 rentable square feet. With 36 vacant and 11 down units, a new owner can add value by returning the offline apartments to service and rebuilding occupancy through active leasing.

Plan	Bed/Bath	Units	SF/Unit	Occupied	Vacant	Down
A1	1/1	30	702	1	25	4
B1	2/1	6	910	1	3	2
B2	2/2	12	980 - 1,400	2	5	5
B3	3/2	2	1,186	0	2	0
C1	3/2	2	1,676	1	1	0
Total	—	52	854 avg.	5	36	11

Property Improvements

Recent renovation progress provides a strong foundation, with remaining work focused on unit completion, lease-up and targeted capital needs.

Recent Improvements

Updated Brick-and-Panel Exterior

Brick and panel upgrades give the property a cleaner, more modern appearance and improved curb appeal.

Updated Flooring and Bedroom Carpet

Hard-surface flooring has been installed throughout the main living areas, complemented by carpet in the bedrooms.

Updated Kitchens and Bathrooms

Updated finishes and fixtures give the kitchens and bathrooms a more current and consistent appearance.

Courtyard Prepared for New Amenity

The former pool has been filled, leaving the courtyard ready for final completion as a shared resident amenity.

Near-Term Capital Program

Return 11 Down Units to Market

Complete the work required to return the 11 down units to rentable condition and expand available inventory.

Roof Repair and Replacement

Address identified roof needs through repair and replacement work to protect the buildings and support ongoing operations.

Exterior Improvements

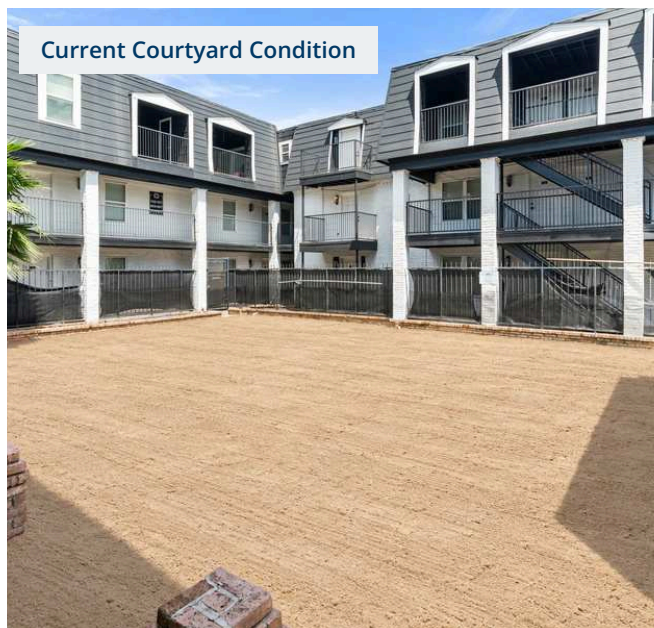
A refreshed exterior presentation enhances curb appeal and strengthens the property's overall positioning.

Exterior improvements include refreshed brick-and-panel finishes and the repositioning of the former pool courtyard. The completed work enhances the property's appearance while preparing the courtyard for a future shared resident amenity.

Updated Exterior Finish



Current Courtyard Condition



Rendering to Demonstrate Project at Completion



Interior Improvements

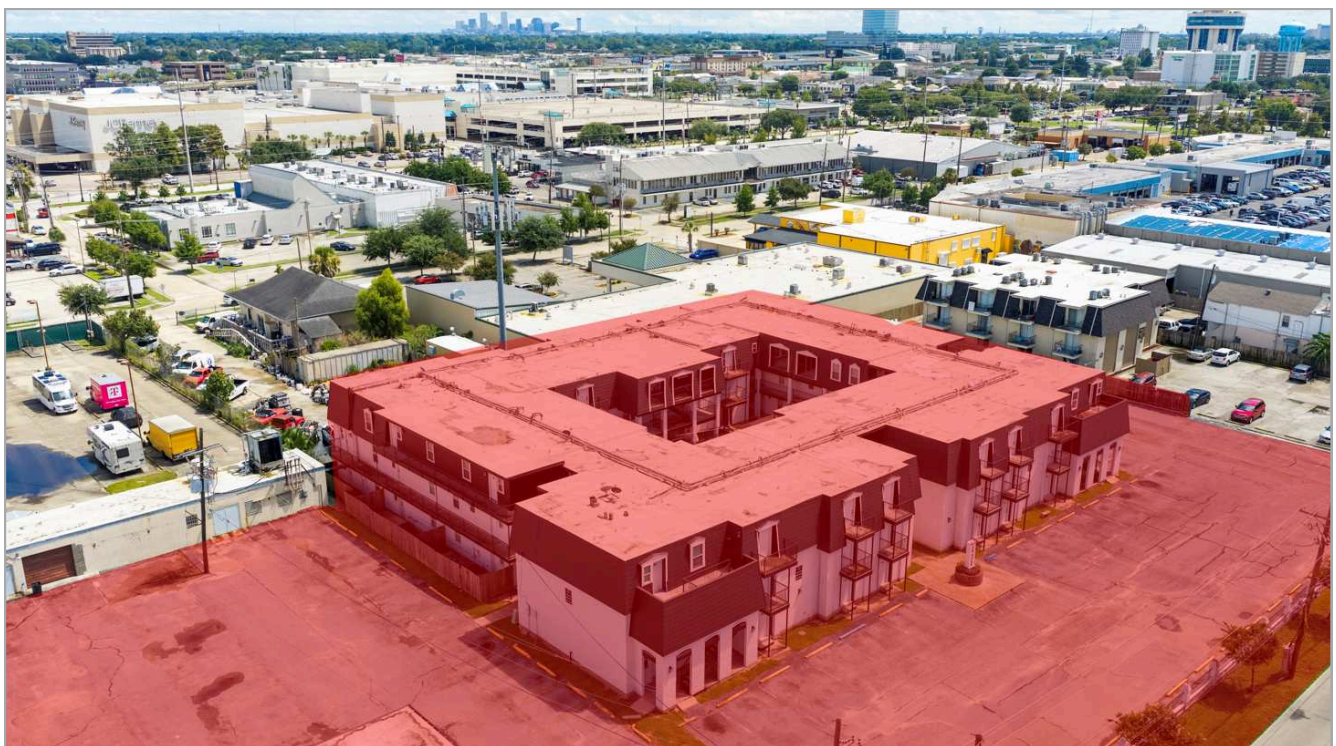
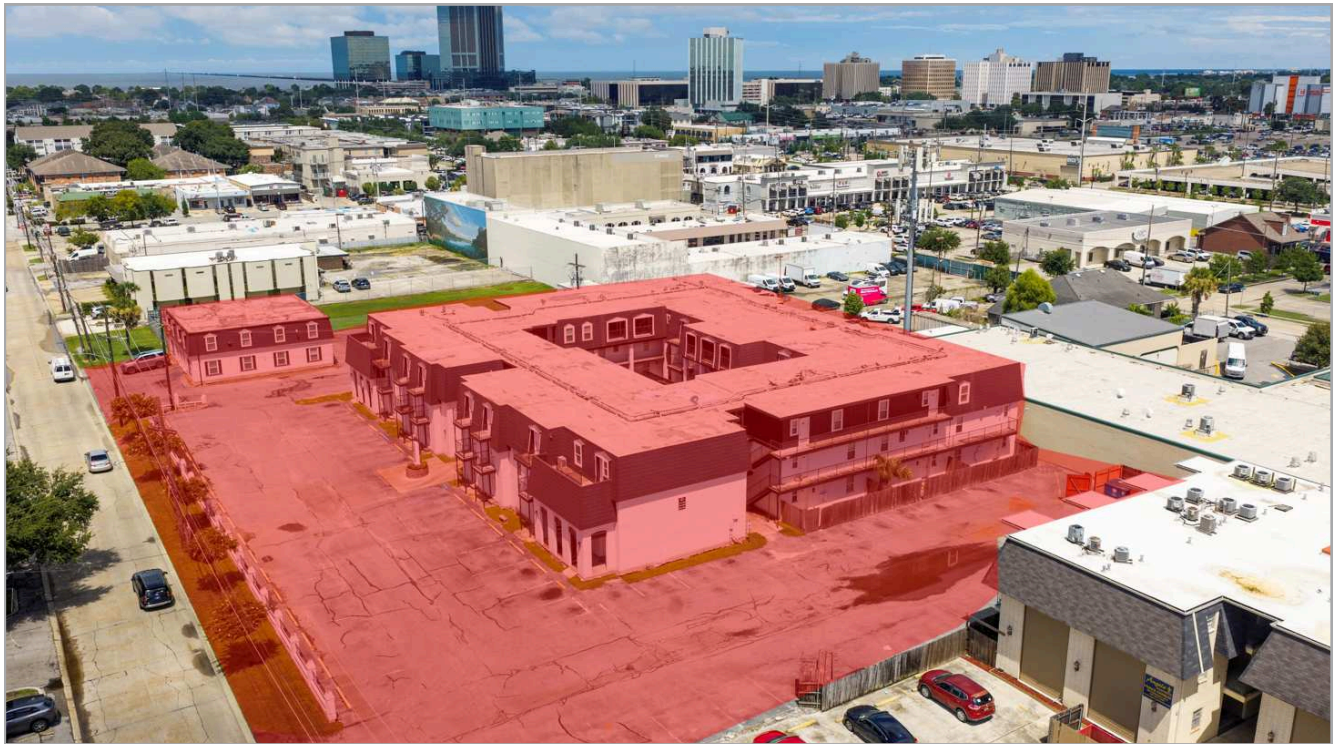
Updated finishes create a clean, consistent residential product designed to support leasing.

Renovated units feature updated flooring, refreshed kitchens and bathrooms, and a neutral finish package, creating a clean and consistent residential product positioned for continued lease-up.



Aerial Overview

Strategic Metairie location with convenient access to major corridors, employment centers, retail, and surrounding amenities.



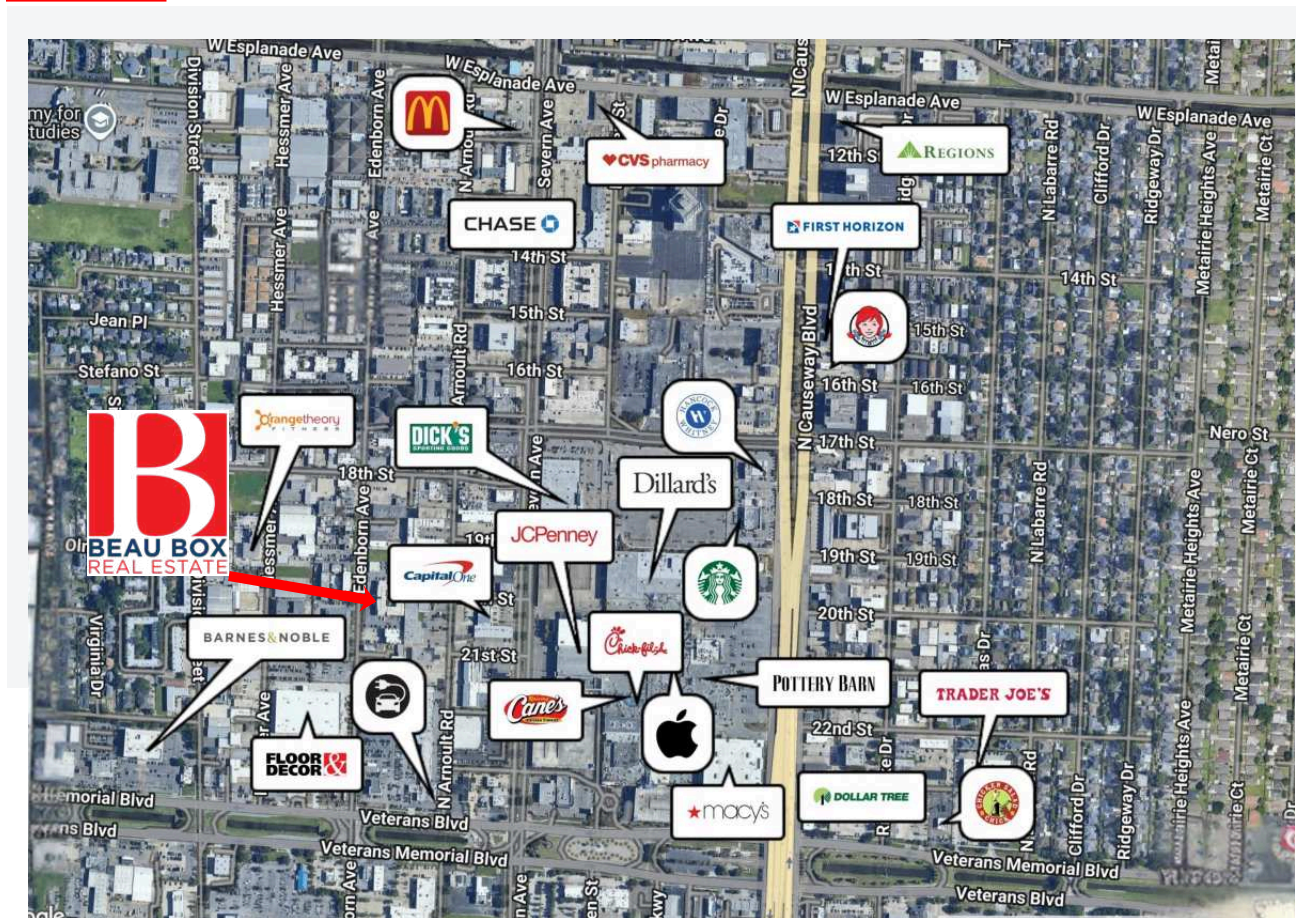
The Neighborhood

Well-Connected Metairie Location Surrounded by Retail, Dining & Everyday Conveniences.

Location

The Rylan is located in Metairie's Fat City district, minutes from Lakeside Shopping Center and the broader Veterans Memorial Boulevard retail corridor. Residents have convenient access to many of the area's leading retailers, restaurants and everyday services, along with nearby healthcare facilities. Additional office and healthcare employers are concentrated throughout the Causeway corridor. The I-10 interchange and North Causeway Boulevard provide direct connections throughout Metairie and into New Orleans, placing major employment centers across both markets within easy reach. Together, these amenities and connections strengthen The Rylan's position within the Metairie rental market.

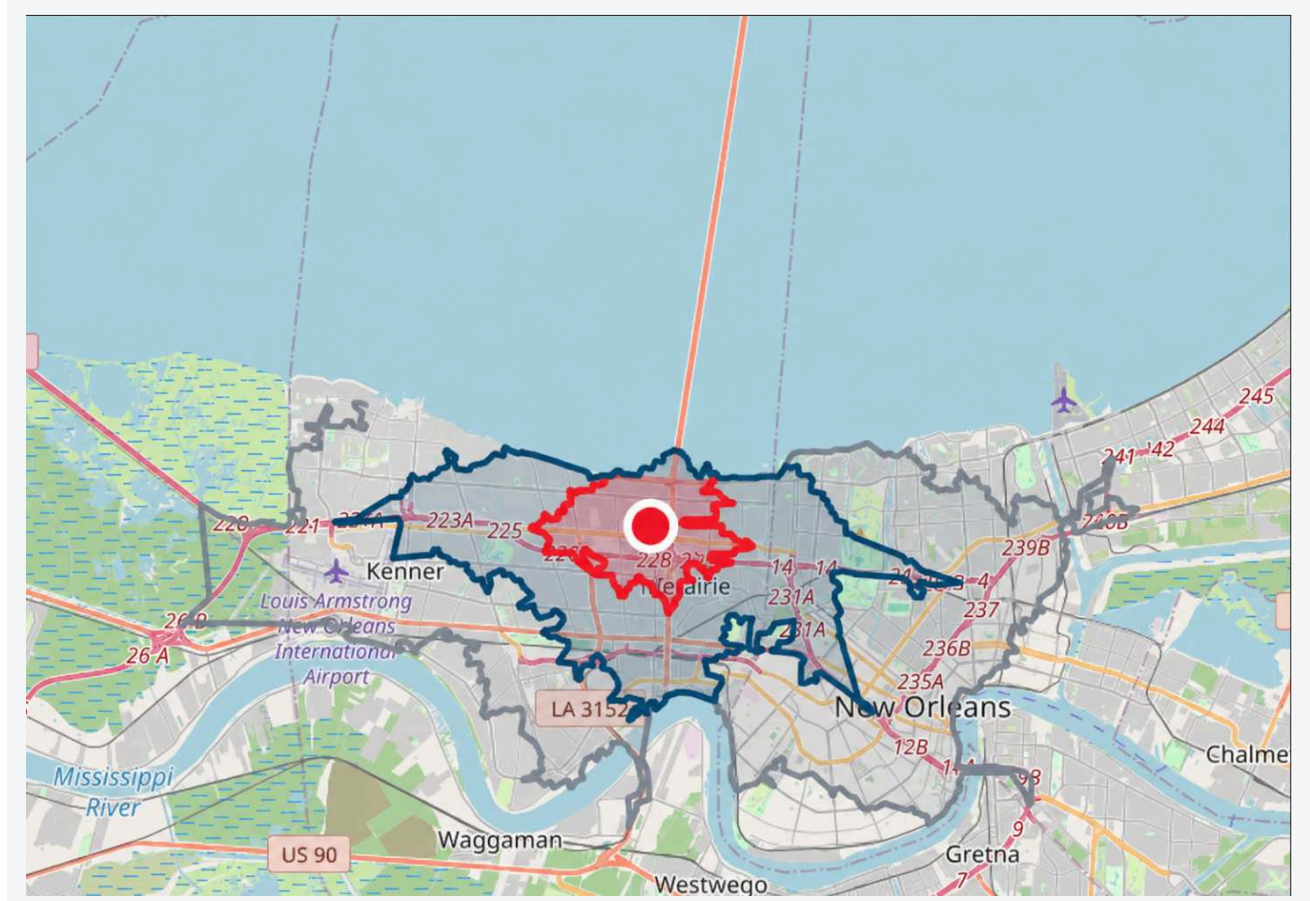
Retailers



Drive-Time Demographics

The surrounding drive-time areas capture a substantial population and renter base across Metairie and the broader market.

5 / 10 / 15 Minute Drive Times



	5 Min. Drive-Time	10 Min. Drive-Time	15 Min. Drive-Time
Population	38,297	164,705	407,289
Households	17,531	72,540	178,373
Median HH Income	\$73,400	\$84,900	\$77,700
Median Age	40.2	41.8	40.7
Renter HH Share	55.7%	41.50%	46.5%



Contact:

Cres Gardner, CCIM, SIOR

Vice President - New
Orleans
(504) 261-2032
cgardner@beaubox.com

Jordan Johnson

Commercial Advisor
(504) 265-2000
jjohnson@beaubox.com