

The District

FLYER



5500 Perkins Rd Baton Rouge, LA 70808

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EXTERIOR PHOTO



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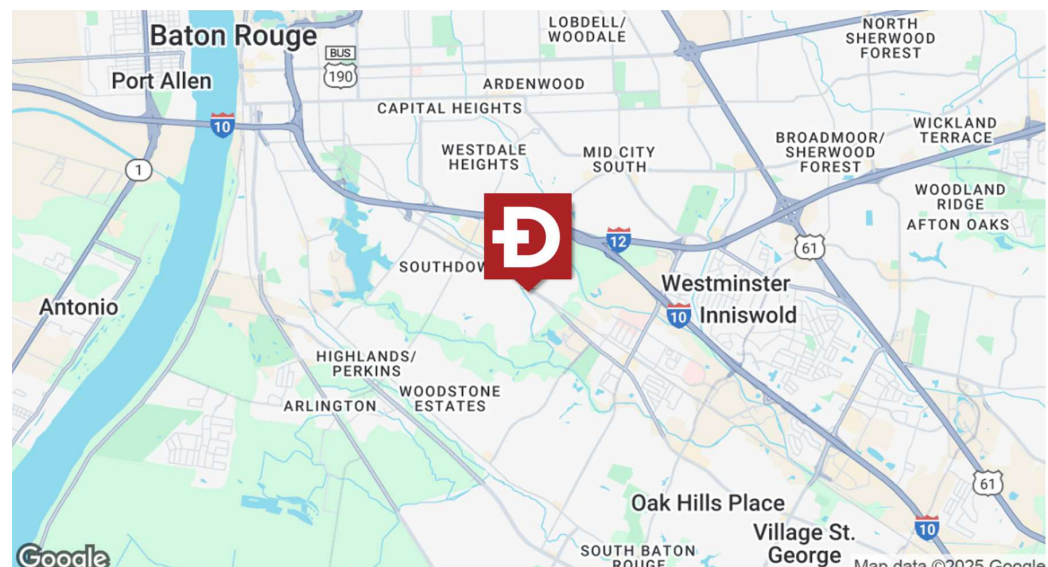
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PROPERTY SUMMARY



Offering Summary

Purchase Price	Subject to Offer
Number Of Units:	312
Lot Size:	10.654 Acres
Building Size:	283,608 SF
T12 / Year 1 Underwriting NOI:	\$3,542,288 / \$3,629,668
Loan Sizing (Walker & Dunlop):	\$43,000,000 to \$45,000,000
Debt Terms:	Agency, 5, 7 10 year term; 70% max LTV 1.25 Min DSCR, 30 Year Amortization 5.00% to 5.40% note rate with Buy Down



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PROPERTY DESCRIPTION

Investment Opportunity Summary

The District Apartments presents a rare opportunity to acquire a Class A, institutional-quality multifamily asset in Baton Rouge's most desirable submarkets. Constructed less than 10 years ago, this 312-unit community is located in one of the highest-income submarkets of Baton Rouge, surrounded by top-tier retail, dining, healthcare, and recreational amenities, minutes from LSU and the Baton Rouge Health District.

A mix of **1-bedroom** and **2-bedroom** units in a gated community with resort amenities, this asset provides the opportunity for a buyer to continue to target the most desirable tenants in the market.

Current-in-place rents are at \$1.55 PSF, representing a **10.4% discount to market** based on an average of seven comparable Class A properties, which are achieving \$1.73 PSF. (Range: \$1.55 PSF to \$2.31 PSF). This delta offers a clear path to **organic rent growth** without requiring physical upgrades, positioning this asset for **immediate mark-to-market upside upon lease rollover**.

Investment Highlights

- Strong, reliable, historic cash flow from a stabilized and high-occupancy property with room for increasing rents.
- Exceptional infill location in the heart of Baton Rouge, LA near LSU, top medical centers, City Park, and high-end retail, with an 1-mile Average Household income of **\$176,440** and Home value of **\$607,983**
- Gated property with secured 3.5 story parking structure, allowing for easy vehicular access to all three stories.
- Highly amenitized property to attract the most desirable tenants and drive revenue.



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COMPLETE HIGHLIGHTS



Property Highlights

- Institutional-quality, 312-unit Class A asset developed in 2015, featuring structured parking and best-in-class amenities
- Located in Baton Rouge's premier, high-barrier-to-entry submarket, near LSU, Our Lady of the Lake, the Mall of Louisiana, and the Baton Rouge Medical District
- 96% occupancy as of marketing, indicating strong resident demand and asset performance
- Resort-style community amenities include a central parking garage with direct access, a pool with sun pavilion, a 24/7 fitness center, a co-working lounge and conference room, and multiple pet parks
- Luxurious unit interiors with stainless steel energy-efficient appliances, granite countertops, espresso-finished cabinetry, custom concrete or wood plank floors, soaking tubs, and walk-in closets
- 12 unique floor plans, offering design diversity to meet a variety of tenant needs
- Positioned along high-traffic Perkins Road, providing excellent visibility and accessibility to I-10, I-12, and I-110
- Surrounded by major employment drivers, including LSU (6,250 employees), ExxonMobil (4,215), and Our Lady of the Lake (4,500)
- Average household income within 1 mile exceeds \$176,000, highlighting strong rental affordability
- Easy drive to retail and restaurants, with Perkins Rowe, Towne Center, Acadian Village, and City Park nearby
- Dynamic tenant base skewed toward white-collar professionals in medical, education, engineering, and tech industries
- Located within a vibrant health and wellness corridor, adjacent to Pennington Biomedical Research Center, Mary Bird Perkins Cancer Center, and multiple new hospital facilities
- Modern construction with low maintenance costs: slab foundation, pitched roofs, Hardi and brick exterior, and individual 40-gallon hot water heaters
- Zone X flood designation, minimizing insurance costs and risk exposure
- Exceptional design and livability—units feature 10' ceilings on the first floor, private balconies, patios with storage, and brushed nickel hardware throughout

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OBLIQUE PHOTO



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OBLIQUE PHOTOS



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS - LOBBY



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SITE MAP



LEGEND

- Office
- Pool
- Fitness Center
- Amazon Hub
- Business Center
- Pet Park
- Mail Center
- Dumpster Area

COLOR KEY

E1	A3	A6	B1
A1	A4	A7	B2
A2	A5	A8	B3

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OBLIQUE AERIAL



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