

For Sale The Maxwell

3420 Edenborn Avenue
Metairie, LA 70002



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BANK OWNED CALL FOR OFFERS

Value-Add Multifamily
Opportunity



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Offering Summary

Extensive Renovations with Upside Through Chiller Replacement and Lease-Up

The Maxwell has undergone extensive interior and exterior renovations, including new hard-surface flooring, refreshed kitchens and bathrooms, and an updated brick-and-panel exterior.

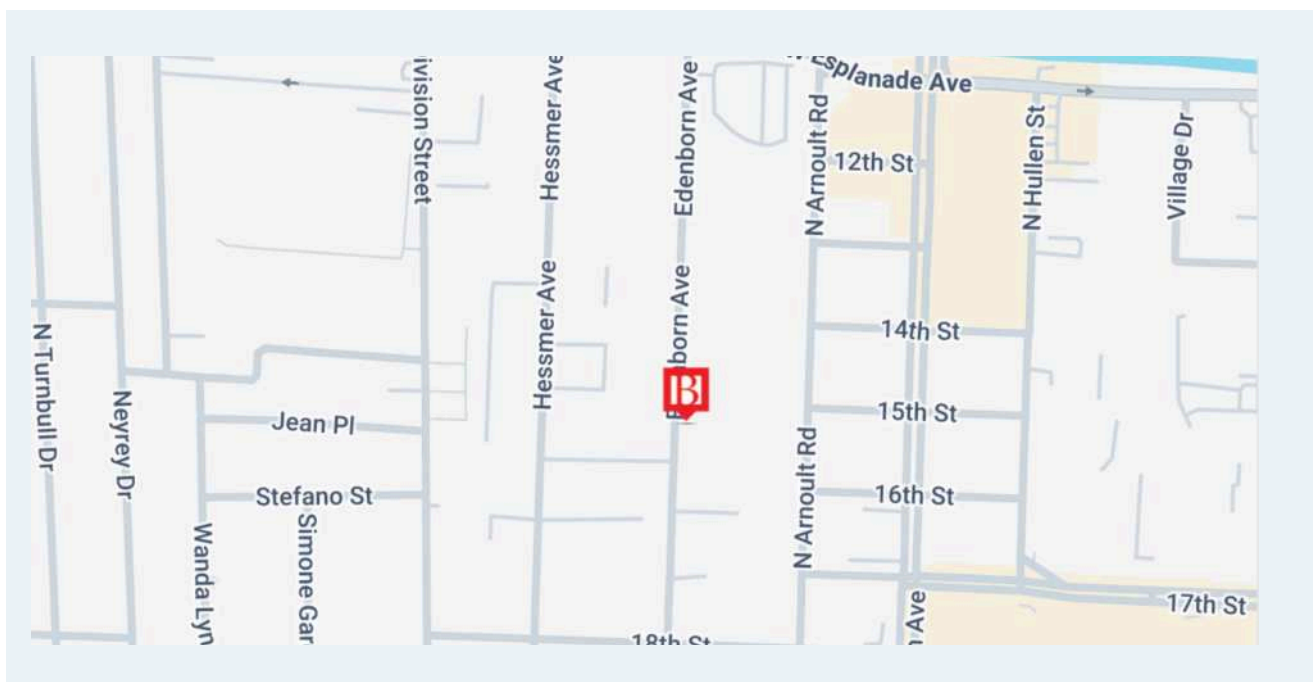
The property is currently unoccupied, creating a clear pathway to complete the remaining work and prepare the community for lease-up.

The offering pairs a substantially renovated 91-unit community with the opportunity to build occupancy in an established Metairie location.

Property Overview

91 Units	1970 / 2026 Built / Updated	86,495 SF Rentable Area
2.02 Acres Property Size	FC2 Zoning	0% Current Occupancy

Map Overview



Unit Mix

Unit Statistics as of September 1, 2026

The Maxwell comprises 91 multifamily units averaging approximately 950 SF, with floor plans ranging from 725 to 1,250 SF. As of September 1, 2026, the property includes 68 vacant units and 23 down units, creating a significant value-add opportunity through renovation, unit restoration, and lease-up. The diverse unit mix provides flexibility to reposition the asset and drive occupancy and rental income as improvements are completed.

Plan	Units	SF/Unit	Total SF	Occupied	Vacant	Down
A1	18	725	13,050	0	18	0
B1	13	925	12,025	0	10	3
B2	14	936	13,104	0	10	4
B3	20	1,008	20,160	0	12	8
B4	16	1,059	16,944	0	16	0
B5	2	1,250	2,500	0	0	2
C1	8	1,089	8,712	0	2	6
Total	91	950 avg.	86,495	0	68	23

Property Improvements

Extensive renovations have refreshed the community, with remaining capital work centered on the chiller system and down units.

Recent Improvements

Updated Brick-and-Panel Exterior

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

New Hard-Surface Flooring

New flooring throughout the apartments creates a durable, updated finish and a consistent look from unit to unit.

Refreshed Kitchens and Bathrooms

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

Neutral Interior Finish Package

A consistent palette across much of the property broadens renter appeal and supports leasing.

Near-Term Capital Program

Chiller Replacement and Electrical Work

Replace the central chiller and complete the related electrical work needed to restore building-wide cooling.

Return 23 Down Units to Market

Return the down units to the leasing inventory following completion of the required work.

Exterior Improvements

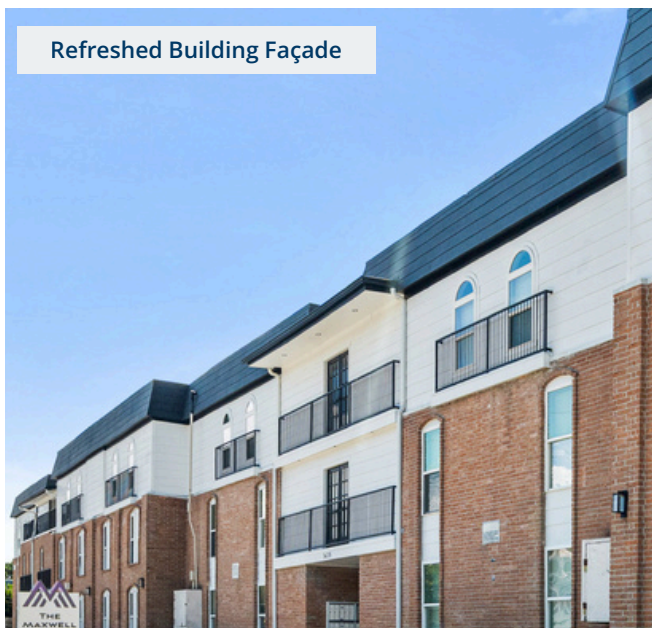
A refreshed exterior presentation enhances curb appeal and strengthens the property's overall positioning.

Recent exterior improvements include updated brick-and-panel finishes, giving The Maxwell a cleaner, more contemporary appearance. These upgrades improve the property's street presence and establish a stronger first impression as the asset moves through its repositioning and lease-up strategy.

Updated Brick + Panel Exterior



Refreshed Building Façade



Community Entrance



Interior Improvements

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

Interior improvements include new hard-surface flooring, refreshed kitchens and bathrooms, and a neutral finish package, creating a clean, cohesive look designed to support renter appeal and future renovations.

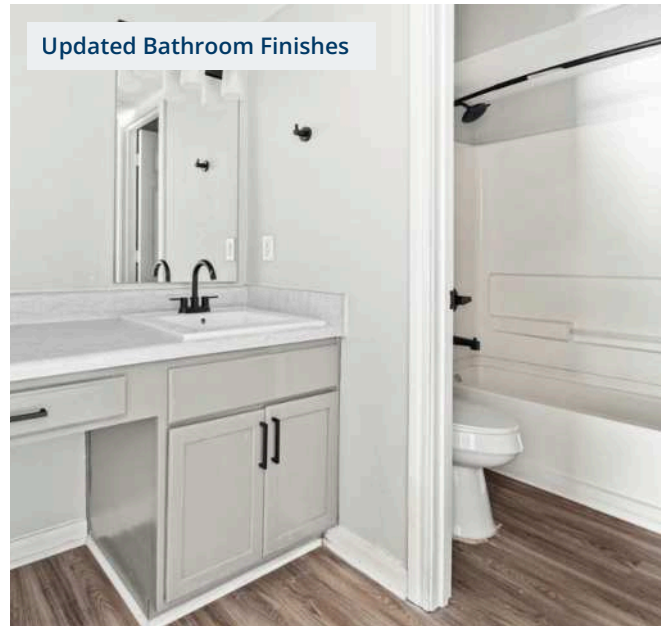
Updated Living Area



Refreshed Kitchen Finishes

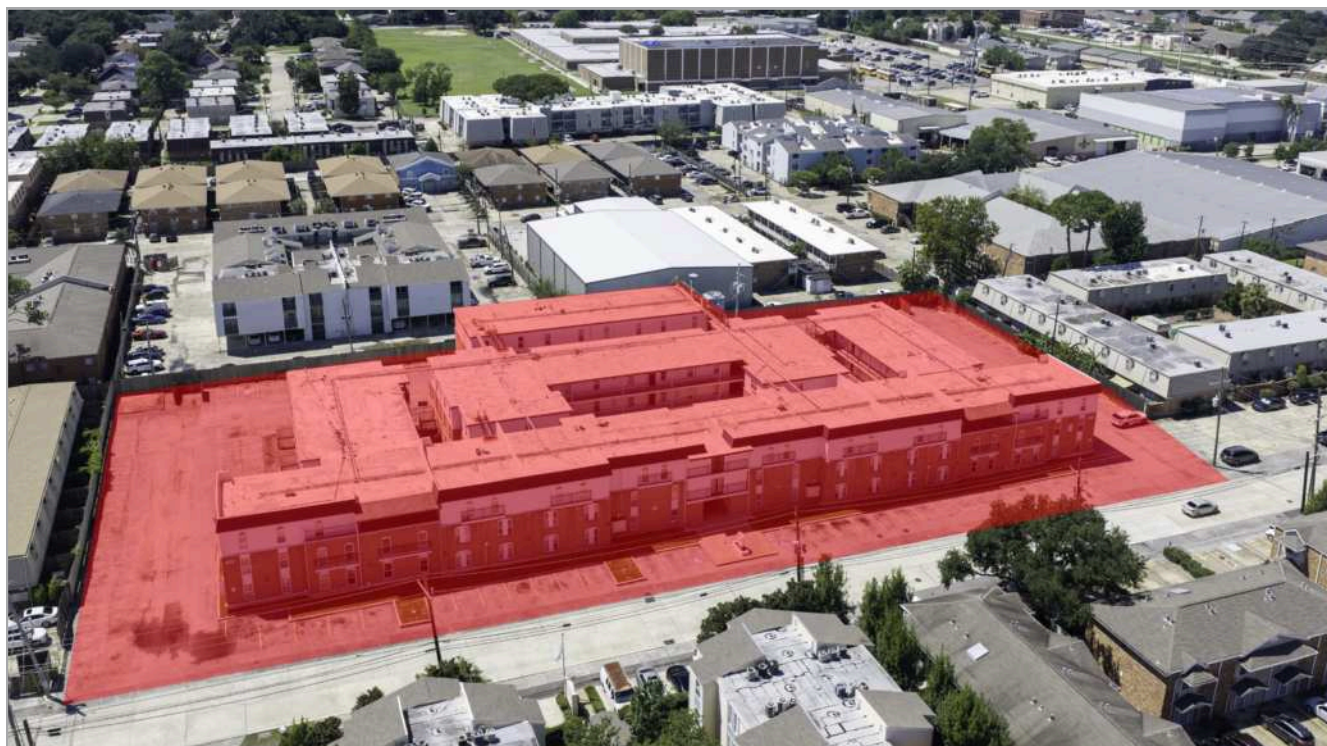


Updated Bathroom Finishes



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 Maxwell is located at 3420 Edenborn Avenue in Metairie, just north of I-10 and minutes from the Veterans Memorial Boulevard retail corridor and Lakeside Shopping Center. Residents benefit from convenient access to nearby shopping, dining, everyday services, and major healthcare employers, including East Jefferson General Hospital. North Causeway Boulevard and the nearby I-10 interchange provide direct connections throughout Metairie and into New Orleans, placing major employment and commercial centers within easy reach. Together, the property's central location and surrounding amenities support its position within the Metairie rental market.

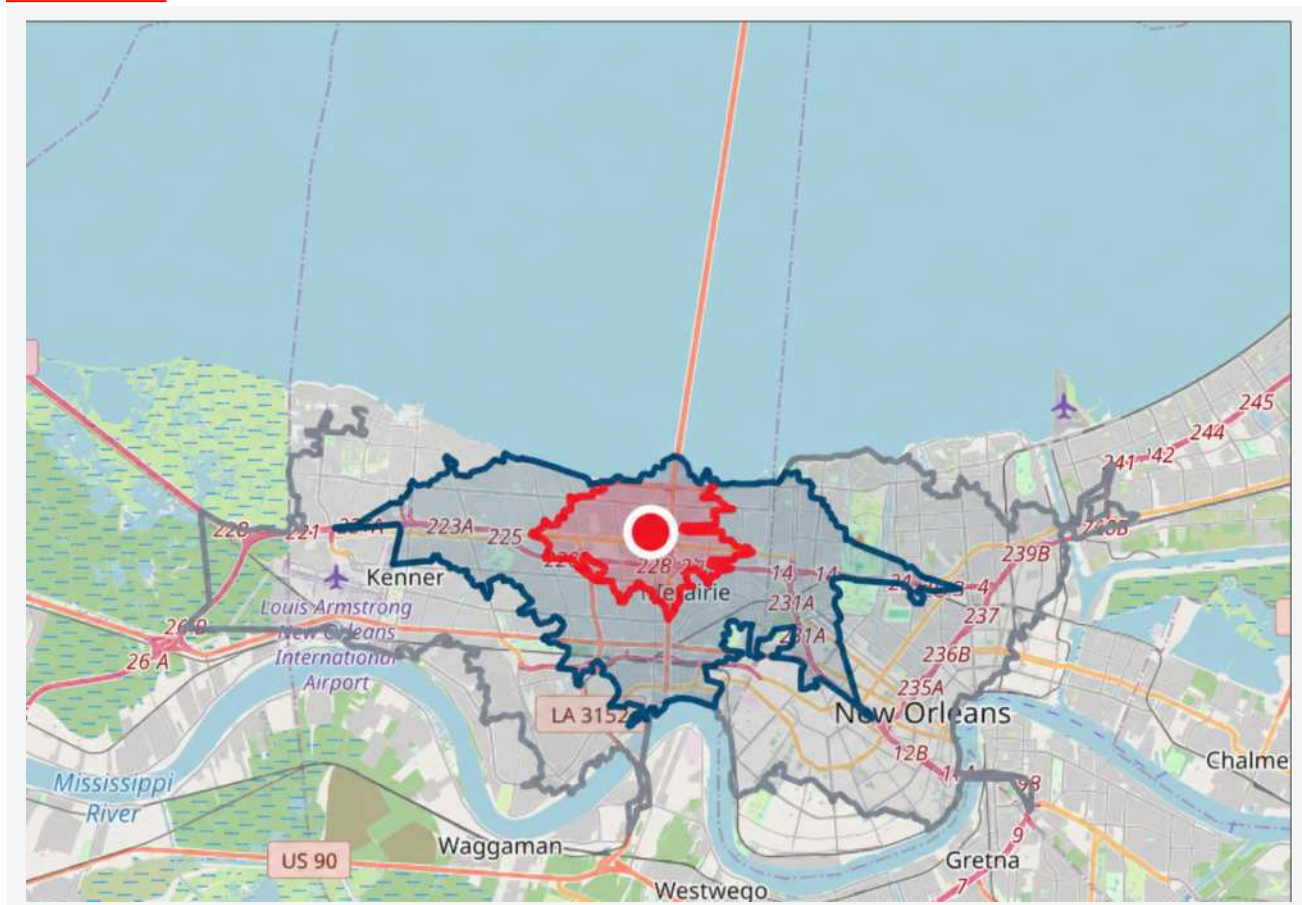
Retailers



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%



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