

VALUE ADD APARTMENT OPPORTUNITY

6711-6817 TARA LANE | 79 UNITS

PLAZA PARK APARTMENTS | FOR SALE

THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

Address: 6711-6817 Tara Lane, New Orleans, LA 70127

Property Overview: The McEnergy Company is pleased to present a rare opportunity to acquire this excellent value add apartment community. Significant existing cash flow in place with tremendous upside potential achieved through lease-up, managerial improvement and re-positioning of the unit mix. Located in the New Orleans East Sub-Market, the asset consists of Seventy-Nine (79) units currently in place with immediate opportunity to increase an estimated 99 units while maintaining and growing cash flow. The campus consists of eight (8) individual buildings located on separate parcels of record. Current economic trends indicate an urgent and ongoing need for affordable housing units in this market. Market based pro formas are included herein; and additional information and financials available upon request.

Please contact Troy Hagstette or Parke McEnergy for additional information.



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PROPERTY OVERVIEW

PLAZA PARK – CURRENT UNIT MIX – 79 UNITS

ONE BEDROOM	22 UNITS
TWO BEDROOM	20 UNITS
THREE BEDROOM	37 UNITS

ADDRESS: 6711-6817 TARA LANE
NEW ORLEANS, LOUISIANA 70127

TOTAL GBA: 76,600 SF (ESTIMATE)
TOTAL SITE: 120,960 SF / 2.77 AC (PER ASSESSOR)
AVE UNIT SIZE: 969 SQUARE FEET

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CONCEPTUAL VALUE ADD



Plaza Park - VALUE ADD

Unit Mix

<u>CURRENT</u>	Size (sf)	# of Units	Monthly Rent	Total Monthly & Annual
One Bedrooms	600	22	\$600.00	\$13,200
Two Bedrooms	950	20	\$800.00	\$16,000
Three Bedrooms	1,200	37	\$1,010.00	\$37,370
Total		79		<i>Monthly</i> \$66,570 <i>Annual</i> \$798,840
AS IS PGI				

SCOPE: CONVERT 20 THREE BEDROOMS

PROPOSED w/ 10% rent increases

One Bedrooms	600	62	\$660.00	\$491,040
Two Bedrooms	950	20	\$880.00	\$211,200
Three Bedrooms	1,200	17	\$1,111.00	\$226,644
<u>Total</u>		99		

Proposed

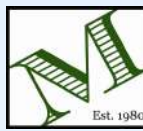
Gross Leasable Area (estimate)

76,600

Total Rent Potential

\$928,884

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CONCEPTUAL VALUE ADD

PLAZA PARK - VALUE ADD

Potential Gross Income	\$928,884
Economic Occupancy Factor	92.00%
Effective Gross Income	\$854,573

Expenses

Line Item	Expense per SF	Annual Expense
Property Management	\$0.89	\$68,365.86
Property Taxes	\$0.76	\$58,115.51
Property Insurance	\$0.65	\$49,790.00
Reserves Allowance	\$0.50	\$38,300.00
General Repairs & Maintenance	\$1.25	\$95,750.00
On-site Maintenance	\$0.39	\$30,000.00
Landscaping	\$0.25	\$19,150.00
Common Area Utilities	\$0.20	\$15,320.00
Waste Removal	\$0.35	\$26,810.00

Total Expenses	\$5.24	\$401,601.38
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CONCEPTUAL VALUE ADD

Summary of Acquisition & Development Costs - PLAZA PARK VALUE ADD

Acquisition

Sale Price

Total

\$3,250,000

Per SF of GBA

\$42.43

Closing Costs

\$35,000

\$0.46

Total Acquisition Costs

\$3,285,000

\$42.89

Direct Construction Costs (Real Estate Only)

Cost to Convert 20 Three Bedrooms into 40 One Bedrooms

\$25,000 per UNIT

\$500,000

\$6.53

Total Direct Costs

\$500,000

\$6.53

Indirect Costs

Design and Engineering

\$15,000

\$0.20

Financing Costs - Appraisal, loan fees, loan closing costs

\$15,000

\$0.20

8% Contingency on Hard Costs

\$40,000

\$0.52

Interim Construction Interest

\$12,500

\$0.16

TOTAL ACQUISITION & DEVELOPMENT COSTS

\$3,867,500

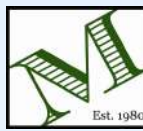
\$50.49

EFFECTIVE TOTAL ACQUISITION & DEVELOPMENT COST

\$3,867,500

\$50.49

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CONCEPTUAL VALUE ADD

PLAZA PARK VALUE ADD

INITIAL CASH CALL

Sale Price	\$3,250,000
Closing Costs	\$35,000

TOTAL CASH INVESTMENT **\$3,285,000**

FINANCED COSTS

Direct Construction Costs	\$500,000
Indirect Costs	\$82,500
Developer Fee	\$0
Project Management	\$0

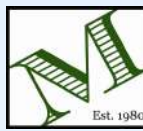
TOTAL FINANCED COSTS **\$3,867,500**

Owner Equity Contribution **(\$966,875)**

ACTUAL LOAN AMOUNT **\$2,900,625**

<u>Projected Loan Terms</u>	<u>Monthly</u>	<u>Annual</u>
Amortization (months)	300	25 years
Rate (Monthly)	0.0042	0.05 interest rate
7 Year Balloon		
Loan Amount	\$2,900,625	
Debt Service	(\$16,957)	(\$203,481.18)

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CONCEPTUAL VALUE ADD

Year	0	1	2	3	4	5
Potential Gross Income		\$928,884	\$947,462	\$966,411	\$985,739	\$1,005,454
Occupancy Level		92%	92%	92%	92%	92%
Effective Gross Revenue		\$854,573	\$871,665	\$889,098	\$906,880	\$925,018
Property Management		(\$68,366)	(\$69,733)	(\$71,128)	(\$72,550)	(\$74,001)
Property Taxes		(\$58,116)	(\$59,278)	(\$60,463)	(\$61,673)	(\$62,906)
Property Insurance		(\$49,790)	(\$50,786)	(\$51,802)	(\$52,838)	(\$53,894)
Reserves Allowance		(\$38,300)	(\$38,300)	(\$38,300)	(\$38,300)	(\$38,300)
General Repairs & Maintenance		(\$95,750)	(\$97,665)	(\$99,618)	(\$101,611)	(\$103,643)
On-Site Maintenance		(\$30,000)	(\$30,600)	(\$31,212)	(\$31,836)	(\$32,473)
Landscaping		(\$19,150)	(\$19,533)	(\$19,924)	(\$20,322)	(\$20,729)
Common Area Utilities		(\$15,320)	(\$15,626)	(\$15,939)	(\$16,258)	(\$16,583)
Waste Removal		(\$26,810)	(\$27,346)	(\$27,893)	(\$28,451)	(\$29,020)
Total Operating Expenses		(\$401,601)	(\$408,867)	(\$416,279)	(\$423,838)	(\$431,549)
Total Operating Expense Ratio		-46.99%	-46.91%	-46.82%	-46.74%	-46.65%
Net Annual Cash Flow		\$452,972	\$462,797	\$472,819	\$483,042	\$493,469
Annual Debt Service		(\$203,481)	(\$203,481)	(\$203,481)	(\$203,481)	(\$203,481)
PRE TAX CASH FLOWS	(\$966,875)	\$249,491	\$259,316	\$269,338	\$279,560	\$289,987
DCR		(2.23)	(2.27)	(2.32)	(2.37)	(2.43)

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PROPERTY PHOTOS



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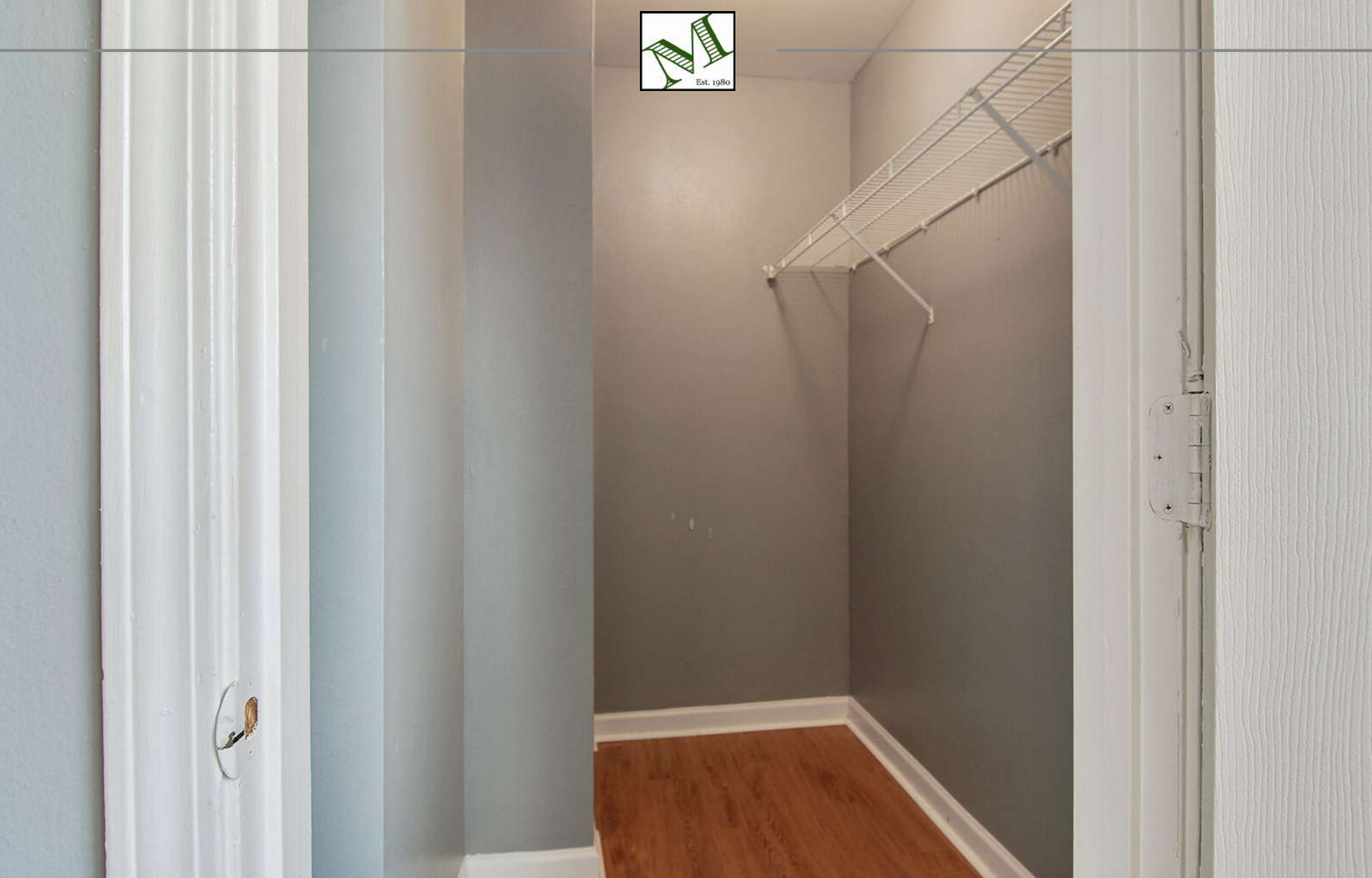
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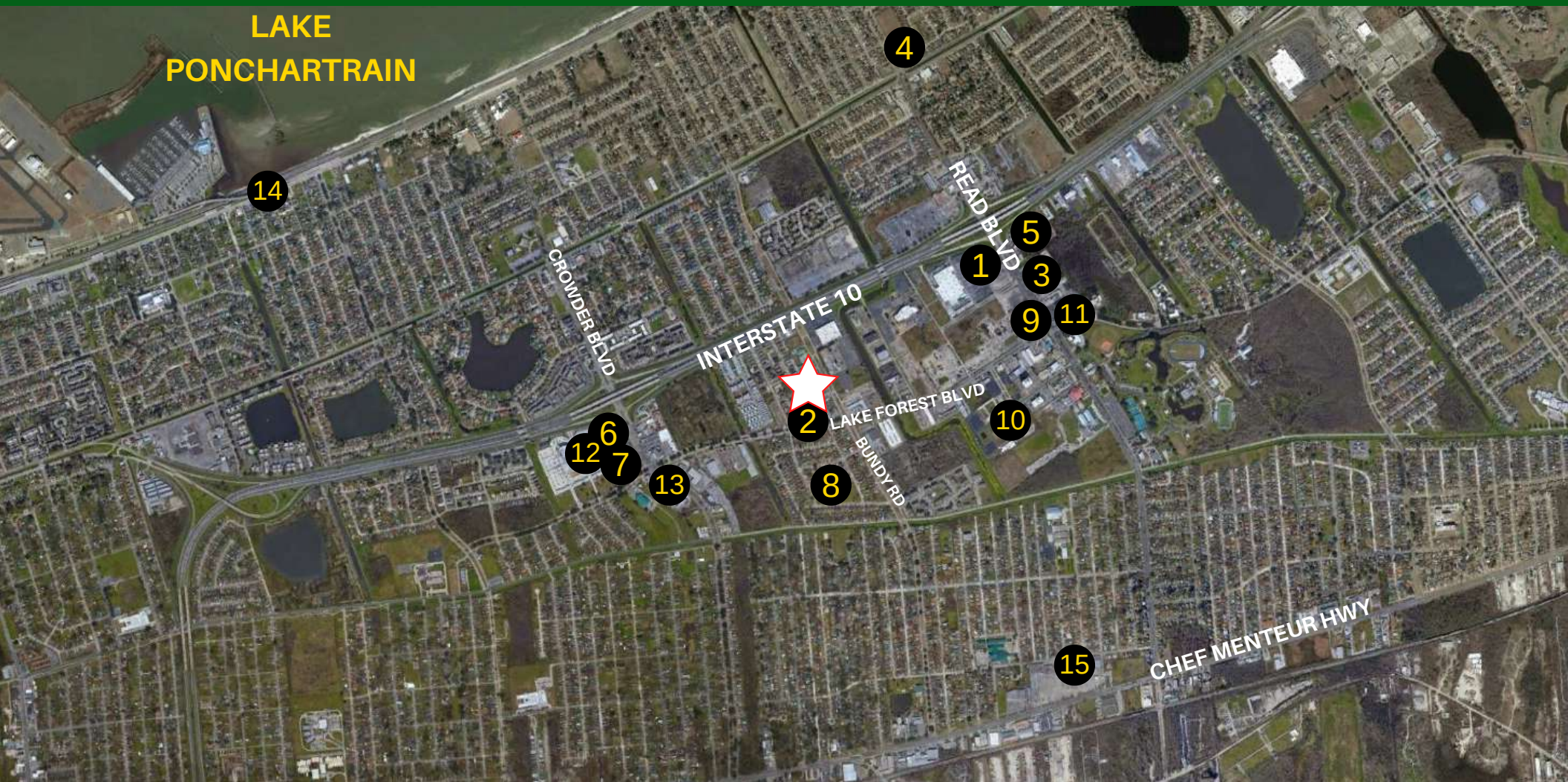
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POINTS OF INTEREST MAP



LAKE
PONCHARTRAIN

14

4

5

3

9

11

2

10

8

6

12

7

13

15

1

CVS

4

WALGREENS

7

DOLLAR GENERAL

10

N.O. EAST HOSPITAL

13

FIDELITY BANK

2

THE DOUGHNUT BAKERY

5

POPEYE'S

8

WIMBLEDON PLAYGROUND

11

WHITNEY BANK

14

DEANIE'S RESTAURANT

3

PJ'S COFFEE

6

WALGREENS

9

SAVE-A-LOT

12

PLANET FITNESS

15

WINN DIXIE

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RENT COMP LOCATIONS

NO. OF RENT
COMPS

17

AVG. RENT PER
UNIT

\$820

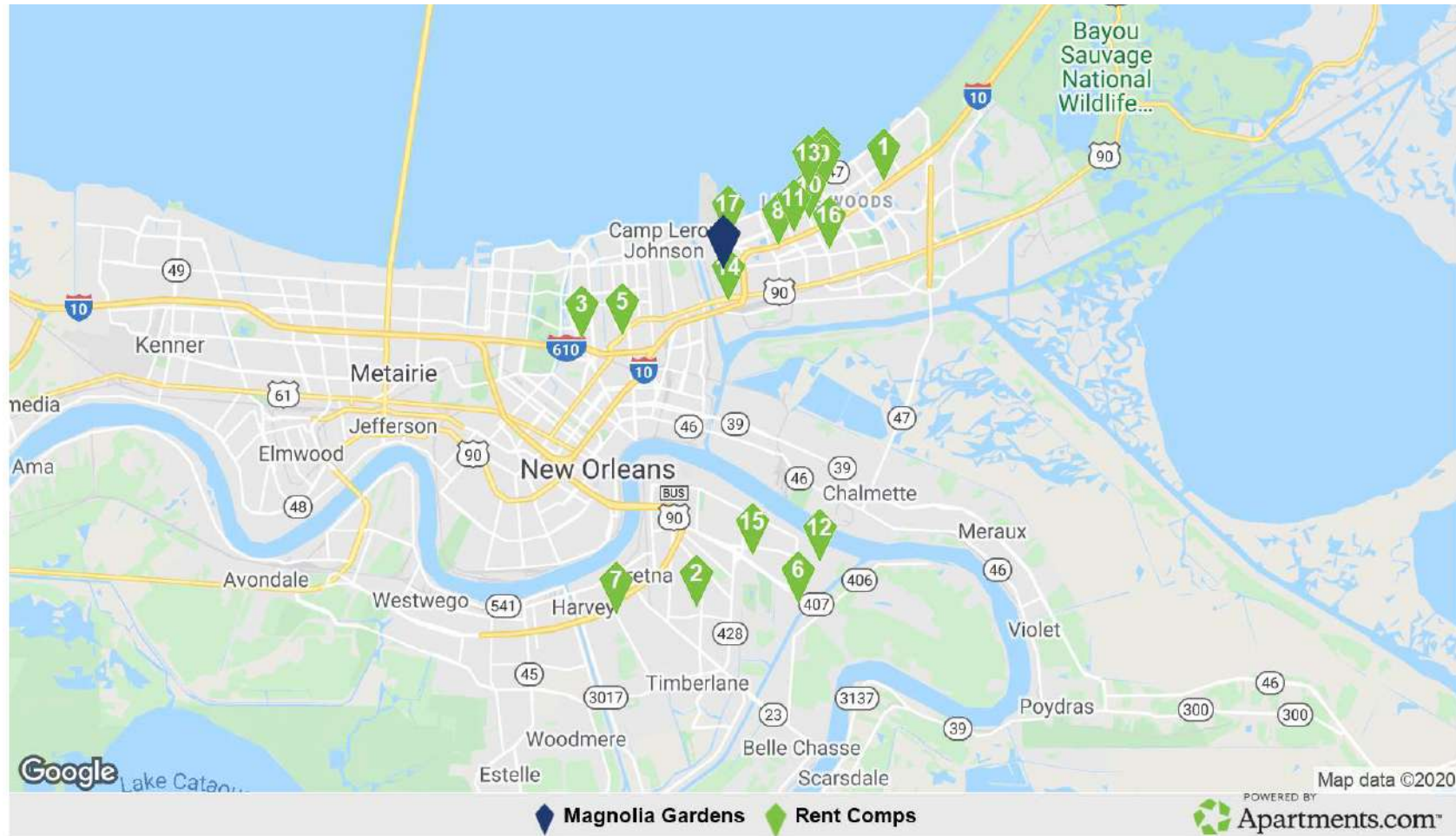
AVG. RENT PER
SF

\$0.94

AVG.
VACANCY

RATE

7.4%



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RENT SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	80	341	304	802
Studio Units	0	15	0	200
One Bedroom Units	16	162	120	556
Two Bedroom Units	48	125	124	217
Three Bedroom Units	0	30	0	194

Property Attributes	Low	Average	Median	High
Year Built	1962	1979	1976	2010
Number of Floors	2	2	3	3
Average Unit Size	640 SF	872 SF	823 SF	1,220 SF
Vacancy Rate	0.0%	7.4%	5.0%	19.9%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.7	★ ★ ★ ★ ★	★ ★ ★ ★ ★

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RENT COMPARABLES SUMMARY

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 Carmel Brook 12345 N I-10 Service Rd	★★★★★	-	554	722	-	\$779	\$978	-	\$1.16
Magnolia Gardens 6001 Downman Rd	★★★★★	1960	117	658	-	\$667	\$911	-	\$1.15
2 Louisburg Square Apartm... 608 Farmington Pl	★★★★★	1962	304	640	-	\$600	\$785	\$1,050	\$1.07
3 Columbia Parc at the Bay... 1400 Milton St	★★★★★	2010	565	1,074	-	\$931	\$1,120	\$1,370	\$1.06
4 Arbors On The Lake 10500 Hayne Blvd	★★★★★	1983	132	868	-	\$825	\$955	-	\$1.05
5 Elysian Courtyards Of Ge... 3000 Gentilly Blvd	★★★★★	1976	150	817	-	\$798	\$893	-	\$1.04
6 Forest Isle 5000 Woodland Dr	★★★★★	1974	707	798	\$690	\$726	\$1,073	-	\$1.03
7 Westchase Apartments 1013 Manhattan Blvd	★★★★★	1975	380	775	\$680	\$742	\$864	-	\$1.00
8 Laguna Creek 6881 Parc Brittany Blvd	★★★★★	1981	216	750	-	\$652	\$804	-	\$0.98
9 Orwood Creek 10151 Curran Blvd	★★★★★	-	216	776	-	\$670	\$809	-	\$0.95
10 Willowbrook Apartments 7001 Bundy Rd	★★★★★	1984	408	799	-	\$700	\$820	-	\$0.95

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RENT COMPARABLES SUMMARY

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
11 Walnut Square 8501 I 10 Service Rd	★★★★★	2009	209	1,041	-	\$770	\$895	\$995	\$0.90
12 St James at Preston Place 3300 Preston Pl	★★★★★	1973	80	836	-	\$625	\$750	\$850	\$0.89
13 Pontchartrain Oaks 9696 Hayne Blvd	★★★★★	1986	302	823	-	\$651	\$801	-	\$0.88
14 6000 CHEF MENTEUR H... 6000 Chef Menteur High...	★★★★★	1970	100	871	-	\$675	\$775	\$875	\$0.87
15 Parc Fontaine 3101 Rue Parc Fontaine	★★★★★	1969	802	930	-	\$632	\$899	\$1,129	\$0.79
16 Laguna Reserve 5131 Bundy Rd	★★★★★	1978	348	974	-	\$685	\$758	\$919	\$0.77
17 Georgetown of New Orlea... 6419 Derbyshire Dr	★★★★★	1968	321	1,219	-	\$690	\$825	\$940	\$0.73

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RENT COMPARABLES – PHOTOS



1 Carmel Brook ∞
12345 N I-10 Service Rd
554 Units / 3 Stories
Rent/SF \$1.16, Vacancy 19.0%
Owner: Rhodium Capital Advisors
★★★★★



Subject Property
4 Magnolia Gardens ∞
6001 Downman Rd
117 Units / 2 Stories
Rent/SF \$1.15, Vacancy 19.7%
Owner: Amnon Hadash
★★★★★



2 Louisburg Square Apartments ∞
608 Farmington Pl
304 Units / 2 Stories
Rent/SF \$1.07, Vacancy 5.9%
Owner: Samia Companies LLC
★★★★★



3 Columbia Parc at the Bayou... ∞
1400 Milton St
565 Units / 2 Stories
Rent/SF \$1.06, Vacancy 0%
Owner: Columbia Residential, LLC
★★★★★



4 Arbors On The Lake ∞
10500 Hayne Blvd
132 Units / 3 Stories
Rent/SF \$1.05, Vacancy 0.8%
Owner: Providence Investments
★★★★★



5 Elysian Courtyards Of Genti... ∞
3000 Gentilly Blvd
150 Units / 3 Stories
Rent/SF \$1.04, Vacancy 0%
Owner: Renaissance Neighborhood...
★★★★★

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RENT COMPARABLES – PHOTOS



6 Forest Isle

5000 Woodland Dr
707 Units / 2 Stories
Rent/SF \$1.03, Vacancy 4.8%
Owner: Manhattan Management Co...



7 Westchase Apartments

1013 Manhattan Blvd
380 Units / 3 Stories
Rent/SF \$1.00, Vacancy 5.0%
Owner: Moriah Real Estate Company



8 Laguna Creek

6881 Parc Brittany Blvd
216 Units / 3 Stories
Rent/SF \$0.98, Vacancy 19.9%
Owner: Rhodium Capital Advisors



9 Orwood Creek

10151 Curran Blvd
216 Units / 3 Stories
Rent/SF \$0.95, Vacancy 13.0%
Owner: Rhodium Capital Advisors



10 Willowbrook Apartments

7001 Bundy Rd
408 Units / 3 Stories
Rent/SF \$0.95, Vacancy 2.9%
Owner: Louisiana Housing Authority;...



11 Walnut Square

8501 I 10 Service Rd
209 Units / 2 Stories
Rent/SF \$0.90, Vacancy 6.2%
Owner: The NHP Foundation



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RENT COMPARABLES – PHOTOS



12 St James at Preston Place

3300 Preston Pl
80 Units / 2 Stories
Rent/SF \$0.89, Vacancy 2.5%
Owner: Keith Crawford



13 Pontchartrain Oaks

9696 Hayne Blvd
302 Units / 3 Stories
Rent/SF \$0.88, Vacancy 0%
Owner: Pop Hayne, A Louisiana Limit...



14 6000 CHEF MENTEUR HWY...

6000 Chef Menteur Highway
100 Units / 2 Stories
Rent/SF \$0.87, Vacancy 10.0%
Owner: T B & F LLC



15 Parc Fontaine

3101 Rue Parc Fontaine
802 Units / 3 Stories
Rent/SF \$0.79, Vacancy 9.9%
Owner: Global Ministries Foundation



16 Laguna Reserve

5131 Bundy Rd
348 Units / 3 Stories
Rent/SF \$0.77, Vacancy 13.8%
Owner: Rhodium Capital Advisors



17 Georgetown of New Orleans

6419 Derbyshire Dr
321 Units / 2 Stories
Rent/SF \$0.73, Vacancy 5.0%
Owner: Multi-Family Mission Ministries



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RENT COMPARABLES BY BEDROOM

STUDIO COMPS

\$688

1BR COMPS

\$710

TWO BR COMPS

\$889

THREE BR COMPS

\$1,136

Current Conditions in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Number of Units	250	2,755	2,129	504
Vacancy Rate	4.9%	8.3%	7.2%	5.3%
Asking Rent Per Unit	\$688	\$710	\$889	\$1,136
Asking Rent Per SF	\$1.30	\$1.05	\$0.87	\$0.85
Effective Rents Per Unit	\$684	\$706	\$883	\$1,131
Effective Rents Per SF	\$1.29	\$1.04	\$0.87	\$0.85
Concessions	0.6%	0.7%	0.6%	0.5%
Changes Past Year in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Year-Over-Year Effective Rent Growth	1.2%	3.4%	4.4%	1.9%
Year-Over-Year Vacancy Rate Change	-0.1%	-0.9%	-2.2%	-1.1%
12 Month Net Absorption in Units	1	-8	45	19

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RENT COMPARABLES BY BEDROOM

STUDIO COMPS

\$688

1BR COMPS

\$710

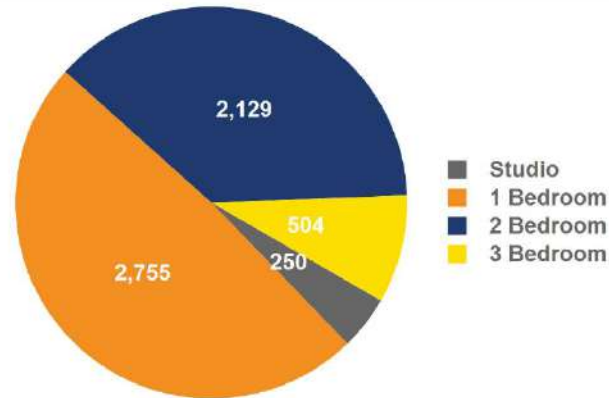
TWO BR COMPS

\$889

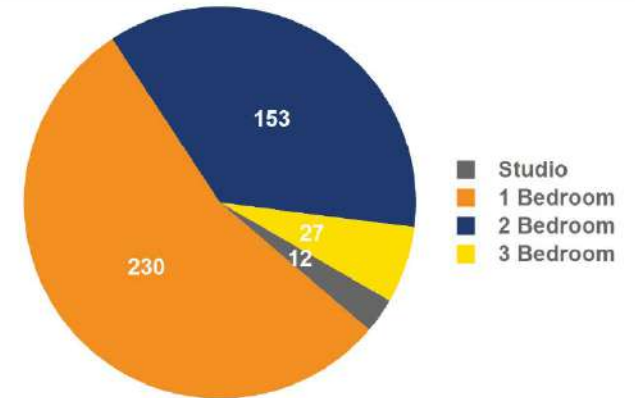
THREE BR COMPS

\$1,136

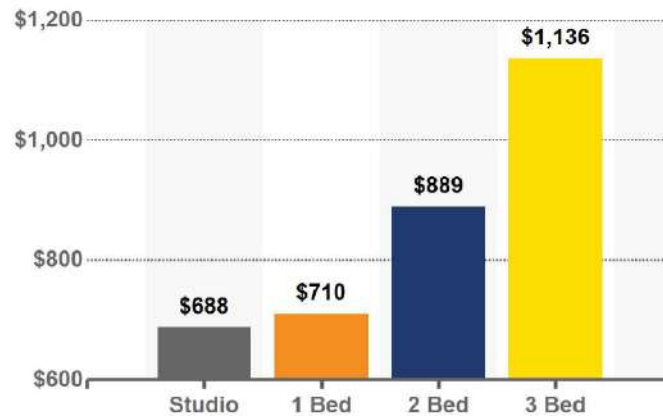
EXISTING UNITS



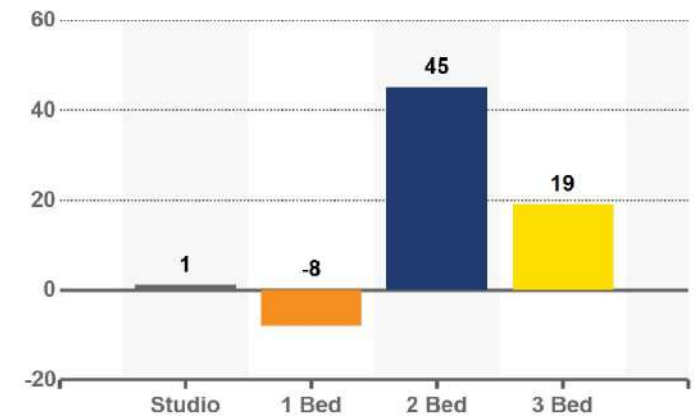
VACANT UNITS



ASKING RENT PER UNIT PER MONTH



12 MONTH NET ABSORPTION IN UNITS



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ONE BR RENT COMPARABLES

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Columbia Parc at the Bayou Di... 1400 Milton St	★★★★☆	\$931 \$913 \$946	\$1.19	0.0%	1.7%
Arbors On The Lake 10500 Hayne Blvd	★★★★☆	\$825 \$825	\$1.23	0.0%	2.7%
Elysian Courtyards Of Gentilly 3000 Gentilly Blvd	★★★★☆	\$798 \$797	\$1.11	0.1%	1.9%
Carmel Brook 12345 N I-10 Service Rd	★★★★☆	\$779 \$734 \$848	\$1.23	0.0%	11.2%
Walnut Square 8501 I 10 Service Rd	★★★★☆	\$770 \$770	\$1.26	0.0%	0.0%
Westchase Apartments 1013 Manhattan Blvd	★★★★☆	\$742 \$615 \$775	\$1.06	0.0%	2.0%
Forest Isle 5000 Woodland Dr	★★★★☆	\$726 \$695 \$765	\$1.09	0.0%	0.6%
Willowbrook Apartments 7001 Bundy Rd	★★★★☆	\$700 	\$1.06	0.0%	0.0%

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ONE BR RENT COMPARABLES

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Georgetown of New Orleans 6419 Derbyshire Dr	★★★★★	\$690 	\$0.96	0.0%	3.0%
Laguna Reserve 5131 Bundy Rd	★★★★★	\$685 	\$0.91	0.0%	0.9%
6000 CHEF MENTEUR HWY... 6000 Chef Menteur Highway	★★★★★	\$675 	\$0.96	0.0%	6.3%
Orwood Creek 10151 Curran Blvd	★★★★★	\$670 	\$1.03	0.0%	8.1%
Magnolia Gardens 6001 Downman Rd	★★★★★	\$667 \$650 \$675	\$1.18	0.0%	2.6%
Laguna Creek 6881 Parc Brittany Blvd	★★★★★	\$652 	\$1.06	0.0%	-18.8%
Pontchartrain Oaks 9696 Hayne Blvd	★★★★★	\$651 \$651	\$1.16	0.2%	1.9%
Parc Fontaine 3101 Rue Parc Fontaine	★★★★★	\$632 \$610 \$655	\$0.84	0.0%	2.7%

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ONE BR RENT COMPARABLES

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
St James at Preston Place 3300 Preston Pl	★★★★★	\$625	\$0.93	0.3%	3.1%
Louisburg Square Apartments 608 Farmington Pl	★★★★★	\$600	\$1.09	0.0%	0.0%

\$200 \$600 \$1,000 \$1,400 \$1,800

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TWO BR RENT COMPARABLES

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Columbia Parc at the Bayou Di... 1400 Milton St	★★★★★	\$1,120 \$1,065 \$1,165	\$1.03	0.0%	2.4%
Forest Isle 5000 Woodland Dr	★★★★★	\$1,073 \$855 \$1,195	\$0.88	0.0%	0.2%
Carmel Brook 12345 N I-10 Service Rd	★★★★★	\$978 	\$1.03	0.0%	10.3%
Arbors On The Lake 10500 Hayne Blvd	★★★★★	\$955 \$955	\$0.97	0.0%	2.8%
Magnolia Gardens 6001 Downman Rd	★★★☆☆	\$911 \$850 \$1,000	\$1.11	0.0%	13.9%
Parc Fontaine 3101 Rue Parc Fontaine	★★★★★	\$899 \$860 \$920	\$0.75	0.0%	13.5%
Walnut Square 8501 I 10 Service Rd	★★★★★	\$895 \$895	\$0.98	0.0%	0.0%
Elysian Courtyards Of Gentilly 3000 Gentilly Blvd	★★★★★	\$893 \$878 \$898	\$0.98	0.0%	1.3%

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TWO BR RENT COMPARABLES

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Westchase Apartments 1013 Manhattan Blvd	★★★★★	\$864 \$808 \$955	\$0.89	0.0%	0.9%
Georgetown of New Orleans 6419 Derbyshire Dr	★★★★★	\$825 	\$0.77	0.0%	-2.5%
Willowbrook Apartments 7001 Bundy Rd	★★★★★	\$820 	\$0.86	0.0%	0.0%
Orwood Creek 10151 Curran Blvd	★★★★★	\$809 \$795 \$839	\$0.89	0.0%	7.7%
Laguna Creek 6881 Parc Brittany Blvd	★★★★★	\$804 	\$0.93	0.0%	-8.6%
Pontchartrain Oaks 9696 Hayne Blvd	★★★★★	\$801 \$801	\$0.72	0.2%	3.9%
Louisburg Square Apartments 608 Farmington Pl	★★★★★	\$785 \$710 \$850	\$1.06	0.0%	0.3%
6000 CHEF MENTEUR HWY... 6000 Chef Menteur Highway	★★★★★	\$775 	\$0.86	0.0%	5.4%

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TWO BR RENT COMPARABLES

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Laguna Reserve 5131 Bundy Rd	★★★★★	\$758	\$0.72	0.0%	-0.5%
St James at Preston Place 3300 Preston Pl	★★★★★	\$750	\$0.89	0.0%	15.4%

\$0 \$500 \$1,000 \$1,500 \$2,000

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UNDER CONSTRUCTION PROPERTIES

PROPERTIES

5

UNITS

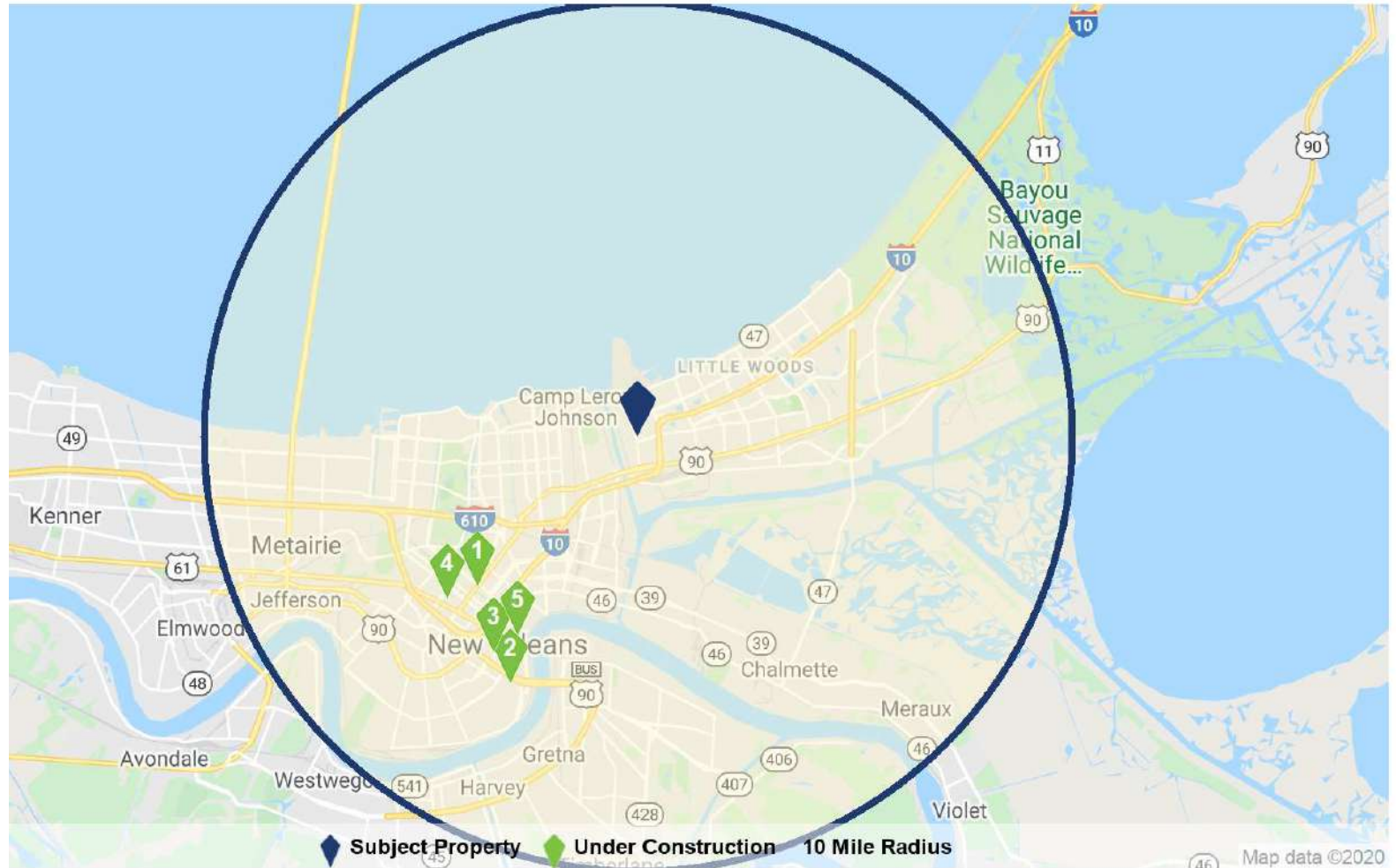
290

PERCENT OF
INVENTORY

0.5%

AVG. # OF
UNITS

58



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THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Property Size in Units	13	72	33	210
Number of Stories	3	9	4	29
Average Unit Size	686 SF	743 SF	743 SF	800 SF
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★	★ ★ ★ ★ ★
Estimated Delivery Date	May 2020	Oct 2020	Nov 2020	Mar 2021
Months to Delivery	1	6	7	11
Construction Period in Months	11	17	16	24

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UNDER CONSTRUCTION COMPLETION SCHEDULE




COMPLETIONS WITHIN NEXT 3 MONTHS

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 St. Peter Residential 2630 St Peter St	★ ★ ★ ★ ★	50	3	Jan-2019	May-2020	Broadmoor, L.L.C. -

COMPLETIONS 3-6 MONTHS AWAY

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 Delaneaux 1325 Annunciation St	★ ★ ★ ★ ★	210	4	Sep-2018	Sep-2020	Edward Communities Mark C Rodriguez

COMPLETIONS MORE THAN 6 MONTHS AWAY

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 The Odeon at South Mar... 745 S Rampart St	★ ★ ★ ★ ★	-	29	Jan-2019	Nov-2020	The Domain Companies The Domain Companies
 3100 Banks St	★ ★ ★ ★ ★	13	3	Jan-2020	Dec-2020	Green Coast Enterprises NORF 2 GCE Green 3100 Banks...
 535-537 Iberville St	★ ★ ★ ★ ★	17	6	Jan-2020	Mar-2021	- -

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