



THE REGENT

APARTMENT HOMES

BATON ROUGE, LOUISIANA



INVESTMENT OVERVIEW

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in The Regent (the "Property"), a very well-positioned Class A asset with a value-add opportunity located in Baton Rouge, Louisiana. The 318-unit community enjoys an outstanding location in Baton Rouge nearby Ochsner Medical Center and Interstate-12 allowing residents to quickly move about the city and ease access to other economic drivers such as Louisiana State University, the headquarters of Turner Industries with 11,000 Baton Rouge employees, as well as other medical centers such as Lady of the Lake Medical Center and Woman's Hospital. The Property was built by the current owner and is exceptionally well-maintained having received all new roofs and paint within the last few years. Completed in 2007, The Regent is a strong value-add opportunity through implementing interior improvements.



INVESTMENT HIGHLIGHTS

Exceptionally Maintained, Best-in-Class Asset – The Regent presents the opportunity to acquire an exceptionally maintained, best-in-class property in the east Baton Rouge submarket. Spanning over 16 acres, the gated community offers residents low-density living, ample green space, spacious interiors, a one-of-a-kind 5,000 SF fitness center, large clubhouse, swimming pool, business center, nature trail, as well as attached and detached garages. Interiors include 9 ft ceilings, crown molding, wainscoting in dining areas, granite counter tops, walk-in closets, and full-size washer/dryer sets in every unit.

Value Enhancement Opportunities – New ownership is afforded the opportunity to increase rental rates through an interior renovation program, which could include the following:

- New appliances
- Painted cabinets with pulls
- Tile backsplash
- Update countertops
- New hardware and fixtures
- Modern lighting package
- Faux wood flooring
- Lighting package in living room (wiring in place)
- Framed mirrors in bathroom

Significant Surrounding Medical Presence – The Regent is surrounded by several major Healthcare centers including:

- **Ochsner Medical Center:** an award-winning 151-bed hospital with more than 300 physicians, and a recently opened 36,300 SF Emergency Department facility.
- **Our Lady of the Lake:** an 800-bed, nationally recognized hospital with a 450-provider care network and recently opened a \$230 million freestanding Children's Hospital.
- **Baton Rouge General:** a 588-bed hospital that has been ranked #1 in the state of Louisiana for overall medical care and recently completed an expansion at the Bluebonnet Blvd. campus.
- **Baton Rouge Health District:** a collaboration among healthcare providers to implement a master planned area further enhancing healthcare and economic development. The first phase of a \$21 million connector project recently opened, and the \$18 million, 124-room Element Hotel is under construction in the Health District.

Great High Visibility Location with Superior Ingress/Egress –

The Property is located on Millerville Road with frontage along Interstate-12. This ideal location affords excellent visibility as over 115,000 cars pass daily and provides residents convenient access to virtually every significant employment area and amenity base in the Baton Rouge MSA including:

- **Louisiana State University** – One of the largest economic drivers in the region with an enrollment of approximately 25,900 undergraduate students, generating a \$5.1 billion annual economic impact for the State and directly responsible for over 41,000 jobs
- **Turner Industries** – One of the largest private industrial construction, maintenance, and management services companies in the US employing more than 23,000 nationwide and 11,000 in Baton Rouge
- **Premier Entertainment Areas** – The Regent is about 6 miles from the City's premier entertainment such as Perkins Row, Mall of Louisiana, and Juban Crossing

Assumable Financing – The Regent is being offered on a free and clear or cash to note basis.

DEBT SUMMARY

		Prepayment Penalty	
Original Loan Amount	\$29,000,000	Year 1-2	5%
Outstanding Loan Balance	\$29,000,000	Year 3-4	4%
Start Date	Jul-20	Year 5-6	3%
Maturity Date	Jun-30	Year 7-8	2%
Original Term	10 Years	Year 9-10	1%
Rate	3.655%	<i>*Open last 3 months</i>	
Interest Only Period	10 Year		
Amortization	30 Years		



PROPERTY DESCRIPTION

Address:	2750 Millerville Road Baton Rouge, LA 70301
Year Built:	2007
Current Occupancy:	98.4% as of (7/14/20)
Total Units:	318
Average Unit Size:	990 square feet
Number of Buildings:	15
Land Area:	16.74 acres
Density:	19 units per acre
Parking:	537 surface lot spaces 24 detached garages (\$75/month) 48 attached garages (\$30/month) 609 total parking spaces or 1.92 spaces per unit

Community Features:

- Swimming pool with sun deck
- 5,000 SF, 24-hour fitness center
- Playground
- Business center
- Resident lounge
- Nature trail surrounding property
- Internet café
- Outdoor living space
- Car care center
- Covered parking
- Garages

Unit Features:

- Stainless steel appliances
- Granite countertops
- Custom cabinetry
- Wainscoting in dining room
- 9' ceilings
- Washer/dryer sets included in all units
- Brushed nickel finishes



UNIT MIX:

Units	% of Total	Unit Description	Type	SF	Market Rent	Rent per SF	Effective Rent	Effective Rent PSF
150	47%	One Bedroom	803	120,340	\$1,055	\$1.31	\$928	\$1.16
168	53%	Two Bedroom	1,156	194,256	\$1,260	\$1.09	\$1,096	\$0.9
318	100%		990	314,596	\$1,163	\$1.18	\$1,017	\$1.03



Additional Information

If you have any questions or require additional information, please contact any of the individuals below.

- Steven Hahn Jr.**, Senior Director, steven.hahn@am.jll.com (214) 692.4715
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For questions regarding debt structures on this property, please contact:


- Brian Carlton**, Senior Managing Director, brian.carlton@am.jll.com (469) 232.1943

Louisiana License

Andrew Levy, LIC #: BROK.0995686164-ACT

Offer Date: TBD

Timing: All submissions must include specific terms relating to Due Diligence and Closing time periods.



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