PRODIGY
PROPERTIES

INVESTMENT OPPORTUNITY
OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY NEAR LSU CAMPUS | 32 UNITS

4707 TIGERLAND AVENUE / 4728 Y.A. TITTLE AVENUE

BATON ROUGE, LA 70820

<u>THE OFFERING - Listed at $499,900</u>

- Foreclosure Sale
- Submit offers with buyers proof of financial capability at https://foreclosureauctions.com/properties/585

PROPERTY VIEWING: Contact Kurt at kurt@prodigyprop.com to schedule a tour.

KURT POLTER
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PROPERTY OVERVIEW

PARCEL ID: 1330571096

LOT SIZE: 0.93 acres

ZONING: High-Density Residential (HDR)

BUILDING SIZE: 34,946 SF

NUMBER OF FLOORS: Two

YEAR BUILT: 1979

ROOF: Shingle

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4707 Tigerland Avenue / 4728 Y.A. Tittle Avenue

This offering comprises two apartment buildings totaling 32 units across approximately 34,946 square feet on a 1-acre site. The unit mix features 24 two-bedroom/one-bath and 8 one-bedroom/one-bath layouts, complemented by two surface parking areas providing approximately 48 spaces.

Strategically located in close proximity to Louisiana State University (LSU), the property is positioned to capture sustained rental demand from students, faculty, and employees of nearby institutions and businesses. The asset presents a rare opportunity to execute a comprehensive renovation and repositioning strategy without the constraints of in-place tenancy as all the units are vacant or month-to-month tenancy.

With unit-level and property-wide improvements, an investor can bring the asset to market standards and capitalize on the area's proven rental fundamentals. The combination of scale, efficient unit mix, and a clean slate for lease-up makes this an ideal project for value-add investors seeking meaningful upside in one of Baton Rouge's most established rental submarkets.

LOCATION HIGHLIGHTS

- Minutes from Louisiana State University – Strong demand driver from over 30,000 students, faculty, and staff
- Close proximity to LSU Tiger Stadium & campus amenities – Walkable/bikeable access enhances rental appeal
- Near Our Lady of the Lake Regional Medical Center – Major regional healthcare employer
- Convenient access to Interstate 10 – Connectivity to downtown Baton Rouge and regional employment centers
- Located in South Baton Rouge growth corridor – Ongoing development and consistent rental demand

AREA MAP

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FINANCIAL SUMMARY

	Per Unit / Month	Annual	% of GPR
REVENUE			
Gross Potential Rent (GPR)	$800	$307,200	100.0%
Less: Vacancy & Collection Loss (10.0%)	10.0%	$(30,720)	(10.0%)
Other Income (laundry, fees, RUBS, etc.)	$25	$9,600	3.1%
EFFECTIVE GROSS INCOME (EGI)		**$286,080**	**93.1%**
EXPENSE			
Property Taxes	$850	$27,200	9.5%
Property Insurance	$600	$19,200	6.7%
Repairs & Maintenance	$500	$16,000	5.6%
Turnover & Make-Ready	$225	$7,200	2.5%
Utilities (common area)	$300	$9,600	3.4%
Trash & Pest Control	$180	$5,760	2.0%
Landscaping & Grounds	$150	$4,800	1.7%
Property Management Fee (4.0% of EGI)	$358	$11,443	4.0%
Payroll & Administrative	$350	$11,200	3.9%
Marketing & Advertising	$75	$2,400	0.8%
Reserves for Replacement	$250	$8,000	2.8%
TOTAL OPERATING EXPENSES	**$3,838**	**$122,803**	**42.9%**
NET OPERATING INCOME (NOI)		**$163,277**	**57.1%**

OTHER KEY METRICS			
Location	4707 Tigerland Ave / 4728 Y.A. Title Ave, Baton Rouge, LA	**NOI per Unit**	$5,102
Number of Units	32	**Operating Expense Ratio**	42.9%
Average Rent per Unit	$800	**Expense per Unit per Year**	$3,838
Analysis Period	Year 1 Stabilized	**Gross Revenue Multiplier (at 8% cap)**	6.64x

PRODIGY PROPERTIES

EXIT VALUE SENSITIVITY ANALYSIS

Valuation Range by Cap Rate | 32-Unit Multifamily, Baton Rouge LA

BASE NOI FROM PRO FORMA	
Stabilized Net Operating Income	**$163,277**

VALUATION AT VARIOUS CAP RATES

Cap Rate	7.0%	7.3%	7.5%	7.8%	8.0%	8.3%	8.5%
Exit / Valuation	$2,332,526	$2,252,094	$2,177,024	2,106,797	$2,040,960	$1,979,113	$1,920,904
Value per Unit	$72,891	$70,378	$68,032	$65,837	$63,780	$61,847	$60,028
Gross Rent Multiplier	7.59x	7.33x	7.09x	6.86x	6.64x	6.44x	6.25x

VALUATION SUMMARY — KEY SCENARIOS

Scenario	Cap Rate	Exit Value	Value / Unit	NOI / Unit	8.0%
Aggressive Exit	7.0%	$2,332,526	$72,891	$5,102	$2,040,960
Base Case Exit	8.0%	$2,040,960	$63,780	$5,102	$63,780
Conservative Exit	9.0%	$1,814,187	$56,693	$5,102	6.64x

INVESTMENT THESIS:

- Stabilized 32-unit asset with $800/unit monthly rent in the Baton Rouge MSA
- Conservative 10% vacancy and collection loss underwriting
- Operating expenses reflect current market conditions for Louisiana multifamily
- Valuation range reflects current cap rate environment for tertiary/secondary Gulf South markets
- Cap rate compression over hold period could drive meaningful value creation

PROPERTY PHOTOS

PRODIGY PROPERTIES

DEMOGRAPHICS & MARKET OVERVIEW

2025 Summary	1 Mile	3 Miles	5 Miles
Population	11,462	51,793	124,168
Households	6,385	21,337	54,364
Families	1,485	8,057	25,007
Average Household Size	1.73	1.99	2.09
Owner Occupied Housing Units	636	7,837	24,469
Renter Occupied Housing Units	5,749	13,500	29,895
Median Age	24.1	24.9	30.7
Median Household Income	$32,779	$46,453	$56,820
Average Household Income	$51,800	$93,166	$93,183

2030 Summary	1 Mile	3 Miles	5 Miles
Population	11,292	51,242	123,675
Households	6,449	21,594	55,403
Families	1,463	8,022	25,172
Average Household Size	1.69	1.94	2.04
Owner Occupied Housing Units	675	8,065	25,342
Renter Occupied Housing Units	5,774	13,528	30,061
Median Age	24.3	25.1	31.9
Median Household Income	$35,196	$51,869	$63,557
Average Household Income	$54,628	$103,163	$102,612

South Baton Rouge, LA presents a compelling opportunity for residential real estate investors seeking affordability combined with steady market fundamentals. The area offers a diverse housing stock at relatively accessible price points compared to many U.S. metros. In recent years, the market has shown moderate appreciation and improving transaction activity, with homes moving more efficiently, signaling consistent underlying demand and a stable investment environment.

The rental market is a key driver of the area's appeal. Strong tenant demand is supported by nearby employment centers, universities, and healthcare institutions, creating a reliable base of renters. Inventory levels provide investors with opportunities to acquire properties without the intense competition seen in more constrained markets, while still benefiting from steady occupancy and predictable income potential.

South Baton Rouge also benefits from a mix of established neighborhoods and emerging pockets, allowing for multiple investment strategies. Investors can pursue long-term rental holdings or value-add opportunities through property improvements. This flexibility, combined with stable demand and relative affordability, positions the area as an attractive market for investors seeking balanced growth and income.

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