

50 UNIT RESIDENTIAL PORTFOLIO

FOR SALE | SHREVEPORT
& BOSSIER CITY, LA 71106

LISTING PRICE: \$2,900,000 | CAP RATE: 8.90%

*CAP RATE SUBJECT TO CHANGE AS LANDLORD
WILL CONTINUE LEASE-UP WHILE LISTED.

PRESENTED BY:

LUKE MELLO

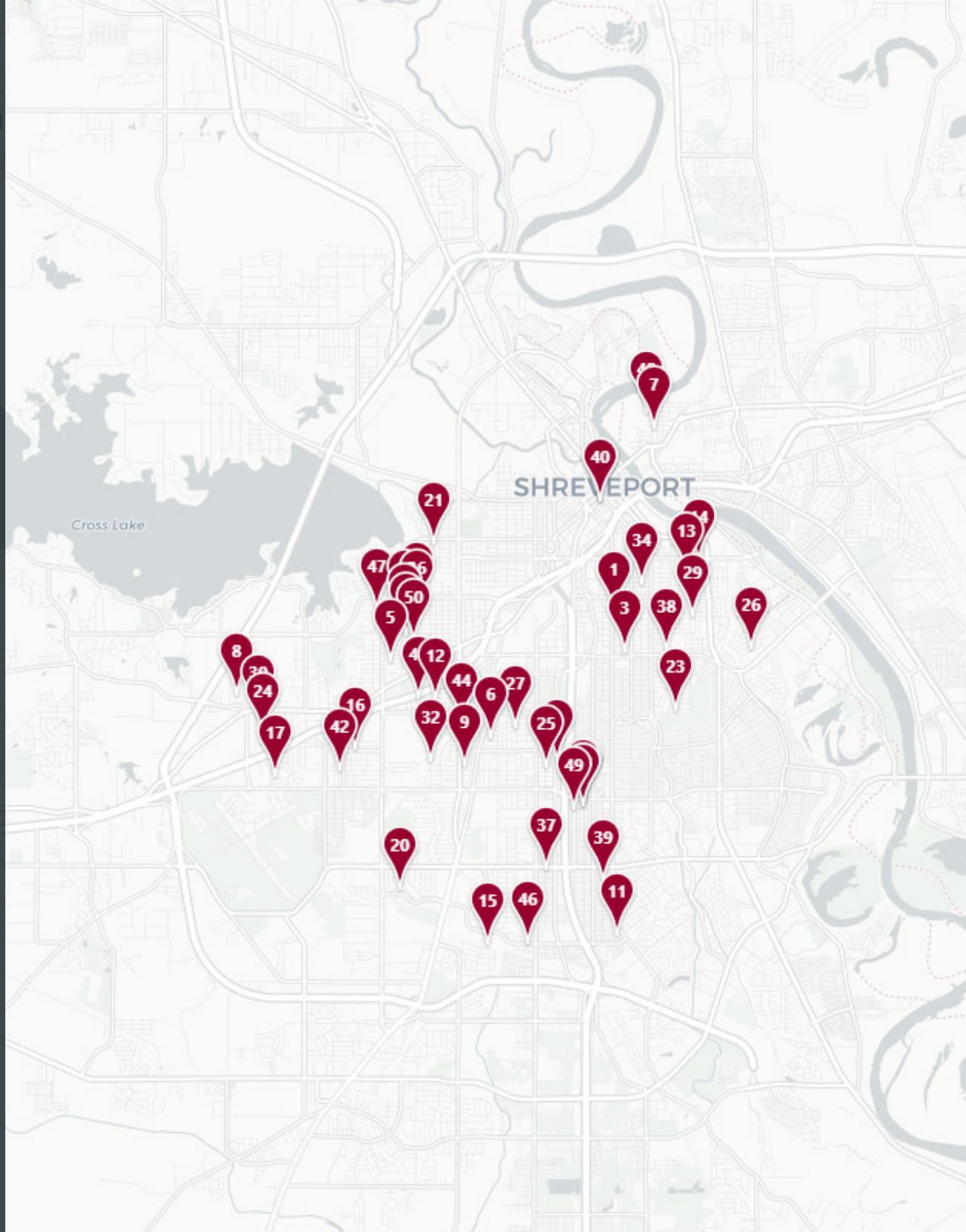
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PORTFOLIO SALE OVERVIEW

49 Property | 50 Unit Residential Rental Portfolio -
Shreveport & Bossier City, Louisiana

Seller is offering the portfolio only as a complete package. Properties will not be sold individually. No creative financing, seller financing, subject-to, wraps, lease options, or owner financing. Cash, DSCR, portfolio loans, or verifiable third-party financing only.

This portfolio provides immediate cash flow with upside through lease renewals, vacant unit stabilization, and rent growth toward market rates. The package consists primarily of single-family rental homes with a mix of occupied, Section 8, renewed, and value-add vacant units. Units range from 2 to 4 bedrooms, with many leases extending into 2026 and 2027.

According to the current rent roll, rental income is approximately \$34,905 per month (\$418,860 annualized). Projected stabilized rent is approximately \$50,056 per month (\$600,672 annualized) once vacant units are leased and rents are adjusted closer to market levels. Estimated 2025 insurance is \$24,102.92, and estimated 2025 city and parish taxes are \$26,500.16. Rental income is subject to change while the portfolio remains actively marketed.

Value-add opportunities include leasing vacant units, completing remaining turns and inspections, renewing tenants at market-supported rents, and improving operations across this geographically concentrated Northwest Louisiana portfolio.

Financials, rent roll, property-level details, and due diligence materials are available to qualified buyers. Proof of funds or lender pre-approval is required before receiving documentation or scheduling property access. Please do not disturb tenants.

PROPERTY DETAILS:

49 properties totaling 50 residential rental units. (Seller will not separate assets - portfolio must be purchased as one package).

LOCATION:

Shreveport & Bossier City, Louisiana

UNIT SIZES:

Range from 2-bedroom to 4-bedroom homes

CURRENT UNIT STATUS:

Combination of occupied, renewed, Section 8, and vacant value-add units.

CURRENT RENTAL INCOME:

Approximately \$34,905/month (\$418,860 annualized)

PROJECTED STABILIZED RENTAL INCOME:

Approximately \$50,056/month (\$600,672 annualized)

HIGHLIGHTS:

- » No seller financing or creative financing (no subject-to, wraps, lease options, or owner financing) Cash, DSCR, portfolio loan, or verifiable third-party financing only.
- » Significant value-add opportunity through leasing vacant units and increasing rents toward market levels.
- » Primarily single-family rental homes with a diversified unit mix.
- » Many existing leases extend into 2026 and 2027, providing income stability.
- » Opportunity to increase NOI through: Leasing vacant inventory, Completing remaining turns and inspections, Renewing tenants at market-supported rents.

FINANCIAL ANALYSIS

METRIC	CURRENT	PRO FORMA
Units	50	50
Occupied Units	38	50
Vacancy	24.0%	5.0% Economic Vacancy
Annual Gross Rent	\$418,860	\$600,672
Net Operating Income (NOI)	\$257,139	\$393,498
NOI Increase	-	+\$136,359
Gross Revenue Growth	-	+\$181,812

*Full Details Can be Shared Upon Request.

*Current NOI subject to change as landlord will continue lease-up while listed.

EXECUTIVE SUMMARY

CURRENT OPERATIONS:

- » Current Annual Gross Income: **\$418,860**
- » Current NOI: **\$257,139**
- » Portfolio currently operating below stabilization due to vacancy and under-market rents.

STABILIZED PROJECTION:

- » Pro Forma Annual Gross Income: **\$600,672**
- » Pro Forma NOI: **\$393,498**
- » Estimated NOI Growth: **53.0%**
- » Revenue Growth: **43.4%**

VALUE-ADD OPPORTUNITY

- » 12 currently vacant units provide immediate lease-up upside.
- » Significant below-market rents throughout the portfolio.
- » Pro forma rents supported by local market comparables.
- » Professional management assumptions included.
- » Diversified mix of 2BR, 3BR, and 4BR homes.
- » Opportunity to increase NOI by approximately 53% through stabilization and rent optimization.

INCOME GROWTH

- » Current vs Pro Forma NOI
- » Projected income growth through lease-up and rent stabilization.

BROKER REMARKS

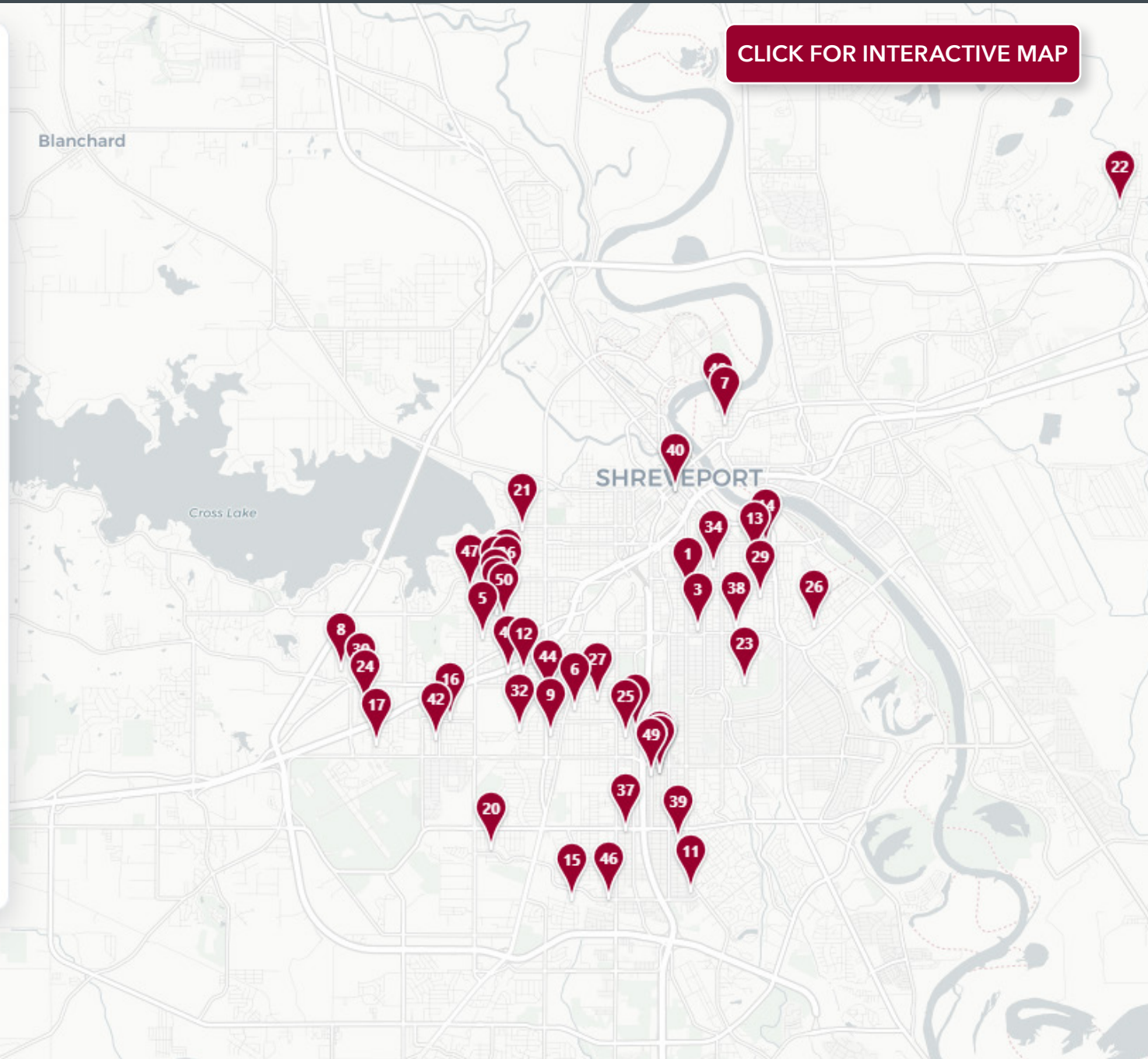
PACKAGE SALE ONLY. This 50-unit single-family rental portfolio presents a compelling value-add opportunity across Shreveport and Bossier City. The portfolio offers immediate upside through lease-up of vacant units, strategic rent increases to market levels, and operational efficiencies. Upon stabilization, ownership projects annual NOI of approximately \$393,498, representing a substantial increase over current performance and creating significant value appreciation potential for investors seeking scale and cash flow growth.

INTERACTIVE MAP

PROPERTY KEY

- | | | | |
|----|---------------------|----|---------------------|
| 1 | 332 Prospect St | 26 | 813 Camilla St |
| 2 | 4332 Magazine St | 27 | 3940 Wallace Ave |
| 3 | 636 Kings Hwy | 28 | 5915 Henderson St |
| 4 | 3430 Hardy St | 29 | 328 Prospect St |
| 5 | 3603 Ninock St | 30 | 4632 W Westwood Dr |
| 6 | 2035 Vivian St | 31 | 5918 Henderson St |
| 7 | 316 Wyche St | 32 | 5341 Prentiss St |
| 8 | 2703 Jerome St | 33 | 424 Berry St |
| 9 | 2638 Morningside Dr | 34 | 445 Wichita St |
| 10 | 3421 Catherine St | 35 | 6000 Henderson St |
| 11 | 620 E 84th St | 36 | 3227 Stonewall St |
| 12 | 3029 Desoto St | 37 | 277 W 71st St |
| 13 | 147 E Herndon St | 38 | 328 1/2 Prospect St |
| 14 | 257 E Egan St | 39 | 531 E 73rd St |
| 15 | 637 Woodmont St | 40 | 401 Berry St |
| 16 | 5114 Ellison St | 41 | 2643 Woodford St |
| 17 | 4961 Durham Ave | 42 | 5415 Norton St |
| 18 | 3221 W College St | 43 | 6002 Henderson St |
| 19 | 3427 Stonewall St | 44 | 2647 Woodford St |
| 20 | 3418 Valley View Dr | 45 | 3222 Desoto St |
| 21 | 2940 Ashton St | 46 | 8411 David Dr |
| 22 | 941 Windsor Dr | 47 | 3717 Dilg League Dr |
| 23 | 131 E Gregg St | 48 | 204 Montgomery St |
| 24 | 4709 Erin Ln | 49 | 6014 Southern Ave |
| 25 | 1456 Camille St | 50 | 3240 Penick St |

[CLICK FOR INTERACTIVE MAP](#)



PROPERTIES



1 332 Prospect St, Shreveport, LA 71104



2 4332 Magazine St, Shreveport, LA 71108



3 636 Kings Hwy, Shreveport, LA 71104



4 3430 Hardy St, Shreveport, LA 71109



5 3603 Ninock St, Shreveport, LA 71109



6 2035 Vivian St, Shreveport, LA 71108



7 316 Wyche St, Bossier City, LA 71111



8 2703 Jerome Ln, Shreveport, LA 71107



9 2638 Morningside Dr, Shreveport, LA 71108

PROPERTIES



10 3421 Catherine St, Shreveport, LA 71109



11 620 E 84th St, Shreveport, LA 71106



12 3029 Desoto St, Shreveport, LA 71109



13 147 E Herndon St, Shreveport, LA 71101



14 257 E Egan St, Shreveport, LA 71101



15 637 Woodmont Pl, Shreveport, LA 71108



16 5114 Ellison St, Shreveport, LA 71109



17 4961 Durham Pl, Shreveport, LA 71109



18 3221 W College St, Shreveport, LA 71109

PROPERTIES



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SHREVEPORT, LOUISIANA

Shreveport, Louisiana is the largest city in northwest Louisiana and serves as the economic and cultural center of the Ark-La-Tex region, where Louisiana, Texas, and Arkansas meet. Located along the Red River, the city was founded in the 1830s and grew through river commerce, oil and gas development, and regional trade.

Today, Shreveport has a population of roughly 175,000 and is supported by industries such as healthcare, education, manufacturing, logistics, gaming, and energy. The city is known for its riverfront casinos, strong music heritage through the historic Louisiana Hayride, and institutions like LSU Health Shreveport. With its central location, affordable cost of living, and lower business costs compared to many larger Southern markets, Shreveport remains an important regional hub for both commerce and transportation.



BARKSDALE AIR FORCE BASE

One of the region's largest employers and home to the U.S. Air Force Global Strike Command, supporting thousands of military and civilian jobs.

11,000+
Military & Civilian Personnel



OCHSNER LSU HEALTH SHREVEPORT

Regional academic medical center providing advanced healthcare services, medical education, and research throughout North Louisiana.

7,000+
Employees



WILLIS-KNIGHTON HEALTH SYSTEM

Northwest Louisiana's largest private healthcare provider, operating multiple hospitals and supporting a substantial local workforce.

6,000+
Employees



CADDO PARISH PUBLIC SCHOOLS

One of the region's largest school systems, serving thousands of students and providing stable public-sector employment.

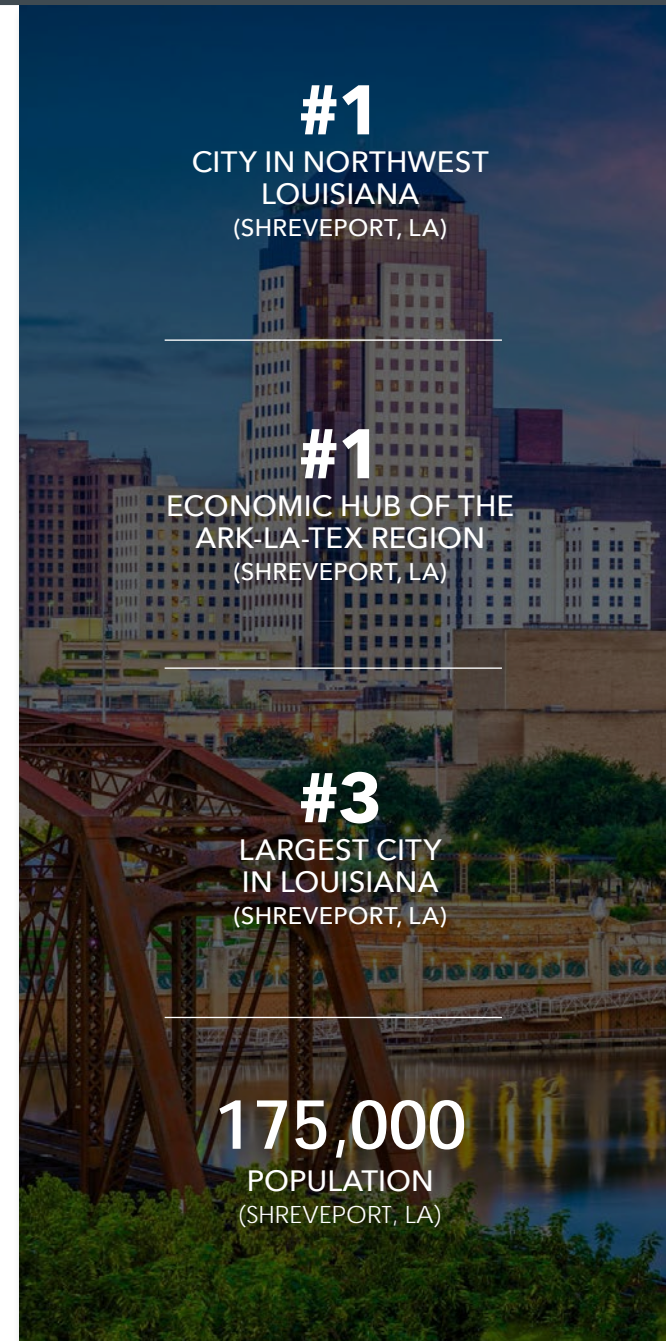
7,500+
Employees



LSU SHREVEPORT

Public university offering undergraduate and graduate programs that support workforce development and regional economic growth.

1,200+
Employees



#1
CITY IN NORTHWEST LOUISIANA
(SHREVEPORT, LA)

#1
ECONOMIC HUB OF THE ARK-LA-TEX REGION
(SHREVEPORT, LA)

#3
LARGEST CITY IN LOUISIANA
(SHREVEPORT, LA)

175,000
POPULATION
(SHREVEPORT, LA)

BOSSIER CITY, LOUISIANA

Bossier City, Louisiana is a growing city in northwest Louisiana located along the Red River directly across from Shreveport. As part of the Shreveport-Bossier metropolitan area, the city has developed from its roots in transportation and agriculture into a regional center for commerce, gaming, tourism, and military operations.

Today, Bossier City has a population of approximately 63,000 and is supported by industries such as defense, healthcare, retail, hospitality, and manufacturing. The city is home to Barksdale Air Force Base, one of the region's largest employers, and is known for attractions including the Louisiana Boardwalk and its riverfront casinos. With a strategic location, competitive business costs, and continued commercial development, Bossier City serves as an important economic hub in the Ark-La-Tex region.



382,520+

TOTAL SHREVEPORT - BOSSIER CITY
METRO POPULATION



\$83,226

AVERAGE HOUSEHOLD INCOME



\$261,524

AVERAGE HOME VALUE



39.4

MEDIAN AGE



40%

ASSOCIATE DEGREE OR HIGHER



18 MIN

AVERAGE COMMUTE TIME

SOURCE: ESRI 2025

#1

BEST SUBURB FOR YOUNG
PROFESSIONALS IN
THE SHREVEPORT AREA
(BOSSIER CITY, LA)

#3

BEST PLACE TO LIVE IN
THE SHREVEPORT AREA
(BOSSIER CITY, LA)

#6

LARGEST CITY IN
LOUISIANA
(BOSSIER CITY, LA)

63,300

POPULATION
(BOSSIER CITY, LA)

Blanchard

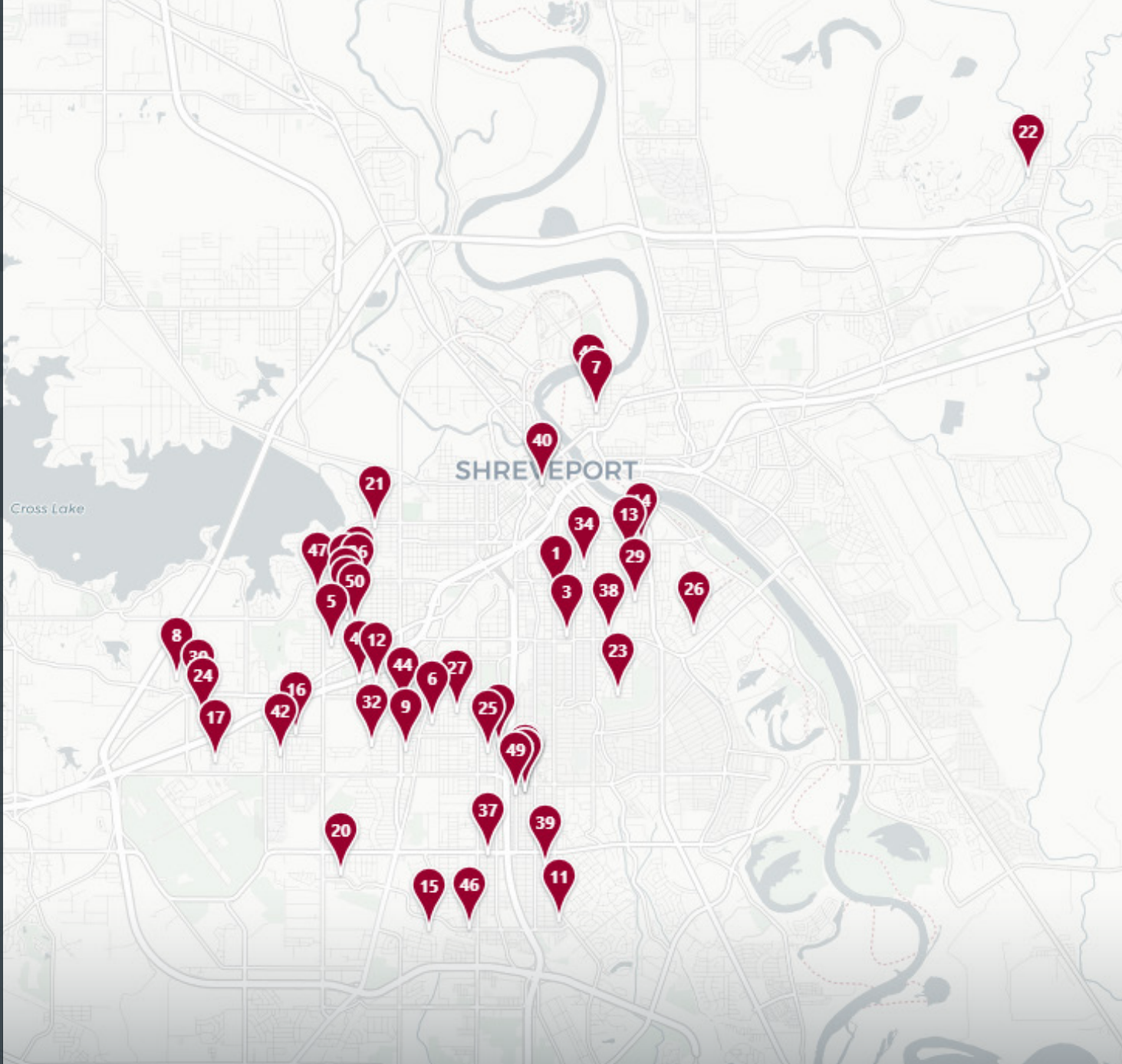
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