

/ PROPERTY OVERVIEW /

PROJECT DETAILS

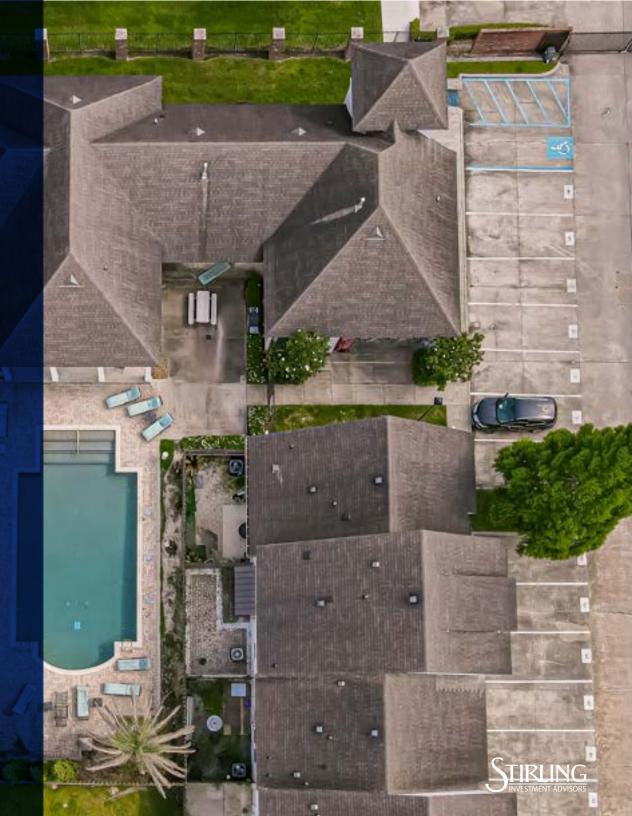
Year of Construction	2008	
Total Units	38	
Rentable Square Feet	56,530 SF	
Average Unit Size	1,488 SF	
Market Rent/Unit	\$1,347	
Market Rent/SF	\$0.91 PSF	
Occupancy	100%	
Acreage	5.45 Acres	
Buildings	5 Residential Buildings & Clubhouse	
Parking Spaces	76	
Parking Spaces/Unit	2	

CONSTRUCTION DETAIL

Style	Garden Style
Exterior Walls	Textured and Painted Sheetrock
Ceilings	Sheetrock or Gypsum
Floors	Ceramic and Vinly Tile & Carpet
HVAC	Central HVAC

UTILITIES / MECHANICAL SYSTEMS

Electrical	Copper
Water/Sewer	City of Baton Rouge
Trash	Landlord Pays
HVAC	Split Individual Units
Hot Water	Individual Units



/ INVESTMENT HIGHLIGHTS /

"KEYS TO THE DEAL"

PROXIMITY TO LOUISIANA STATE UNIVERSITY

Summer Grove Apartments is in close proximity to Louisiana State University, which has a total enrollment of over 34,000 students in 2020. Summer Grove is also a short walk from the LSU bus route to take students to and from campus.

LARGE FLOOR PLANS

Summer Grove has an average unit size of 1,488 SF, much larger than the average floorplan size of most student housing complexes in the market.

STRONG OCCUPANCY

Summer Grove maintains near full occupancy consistently, giving new ownership the ability to push rents further.

COMPARABLE CONDO SALES COMPS

Comparable sales comps for condos in the market are selling at or above asking price per unit for Summer Grove Apartments.







