

1901 Centenary Blvd| Oak Meadows Apartments| 37.70%

Asking \$1,495,000

Details:

Discover a rare value-add multifamily investment opportunity in a strategically advantageous Shreveport location. This property presents a canvas for an experienced investor to capitalize on its significant potential.

Comprising 14 brick buildings, this property offers a substantial footprint in the Shreveport multifamily market. Currently an abandoned lot with buildings in need of extensive renovation, this property offers a unique opportunity to recreate a beautiful/modern living environment. Turn this distressed property into a highly desirable residential community to benefit from Shreveport's growing economy and community (as evidenced by amazing market comps).

This is centrally located between downtown Shreveport and Kings Highway, so future residents can enjoy easy access to the city's amenities and attractions. The Shreveport-Bossier City area has seen an increase in median household income, indicating a positive economic trend. It is conveniently located near Fairfield Center, Old River Marketplace, and Harrison Shopping Center, boasting a variety of businesses and ensuring a vibrant and convenient lifestyle for residents. Proximity to hospitals such as Brentwood Hospital and Specialists Hospital Shreveport adds to the area's appeal.

New Information: Recently Rapper 50 Cent expanded on his recently announced Studio development by signing a 30 year lease in late march. 10s of thousands of jobs are expected to be announced in the coming months. The leased location sits only 8 minutes away from the Oak Meadows Apartments.

Last week the State Government of Mississippi announced they were getting rid of state income tax.

Construction Needed:-

2 frames on the building - two brand new roofs need to be rebuilt. The rest of the roofs need new shingles, new plywood. All buildings need windows, appliances, and doors.

Estimated cost 30K per unit.

Estimated number of parking spots equal one for every apartment, two parking lots in the front and back with structures. Perfect spot for Solar.

The gates on the outside of the building look good but the fencing needs to be rebuilt. 10 foot fence.

Exterior buildings are in real shape but just need windows and doors. Brick Frames are solid.

Everything needs to be cleaned out there is garbage, waste, new appliances. Parking lot is in pretty good shape; only one piece needs to be repaved.

Description:

14 buildings: 11 are quad duplexes (44 units), another similar building has 5-6 units (where extra units are a basement/laundry room). And then there are two big buildings with the remaining 60 units. Est: 34 in each. Sq ft of 1+1 apartments range from 622-731 sq ft.. There are 8-10 2+1 units that are 990 sq ft.. (118-120 Units total). 7.75 Acres.

Parking lot with awning built over it, perfect area for sponsored solar panels.

We have numbers for local security, inspectors, local government representatives, landscapers, and more to help with the transition

Financial Models/Underwriting: [Model_1901_Centenary_Blvd_03.07.25_v002.xlsx](#)

More pictures are available upon request.

Videos:

https://www.dropbox.com/scl/fo/yy69hd7fnyju4qjg8wyc4/AAAtuLTH2kKhUURp4793yosw?dl=0&e=1&preview=DJI_0002.MOV&rlkey=7gfu96jl9pwmwgtj5w66lww89&st=gbmohvqt





