

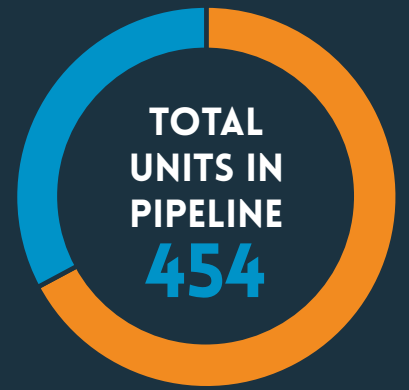


# LIVING

Source: Compiled by DDD. Phone/email communication with property owners/developers.

## DOWNTOWN RESIDENTIAL

Demand for downtown living is on the upswing and the private sector is responding with 454 units currently under construction or in planning. Downtown apartment rentals are becoming more accessible as more affordable and market rate options become available. This increase in demand is attributed to an energetic and convenient urban lifestyle desired by young professionals and retirees.



**\$122.8 million**  
RESIDENTIAL INVESTMENT SINCE 2010

65% Renter Occupied  
35% Owner Occupied  
\*Census Tracts 51, 52, 53 & 22

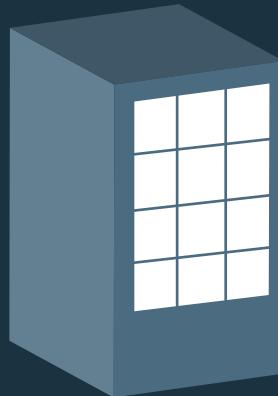
33% Under Construction  
67% In Planning

### HISTORIC SPANISH TOWN

Single Family Home Sales  
\$80 - \$167/SF  
Lease Rates  
\$1.05 - \$1.48/SF



### CENTRAL BUSINESS DISTRICT



Lease Rates \$1.43 - \$2.88/SF

*\*Affordable units are available and based on family income  
Condo Sales Data Currently Not Available*

### HISTORIC BEAUREGARD TOWN

Single Family Home Sales  
\$70 - \$175/SF  
Lease Rates  
\$1.00 - \$1.71/SF





# RESIDENTIAL DEVELOPMENT PROJECTS

## SELECT CATALYTIC DEVELOPMENTS

Downtown is quickly becoming one of the most desirable places to live in Baton Rouge; the residential developments currently underway will bring a total of over 454 additional units to the downtown market. Downtown Baton Rouge is buzzing with new residents and new housing opportunities. From mixed-use buildings on Third Street that have been restored to sleek, sexy new condos to refurbished historic homes in our colorful neighborhoods, there's a myriad of residential living options that offer something for everyone. Below are a few of the many great developments offering residential options.

Featured projects only. Additional project information can be found within the Resources section.

### 440 ON THIRD

A group of investors led by David Weinstein and Dyke Nelson acquired the Capital One Bank building at 440 on Third Street, renovated the interior, and renamed the multi-use development 440 on Third. The renovation construction costs total approximately \$12 million to convert the interior as a multi-use facility with residential units, offices, and bottom floor retail. The building includes bottom floor 16,000 square-foot retail space now occupied by Matherne's Supermarket, a full service grocery store, which opened in January 2015.



### COMMERCE BUILDING

Key Real Estate, a New Orleans-based firm, acquired the international style Commerce Building in 2013 and hired the nationally recognized New Orleans architecture firm, Eskew+Dumez+Ripple Architects, to engage the downtown community in the programming of the vacant building previously housing several state offices. This multi-use building will include 93 residential units, a rooftop restaurant & pool, fitness center, on-site covered parking, and bottom floor retail. Construction completion and residential move in is expected within the first quarter of 2016.



### ONYX RESIDENCES

Commercial Properties Realty Trust is currently investing \$7 million in the construction of a mixed-use development on the corner of Third Street and Convention Street that will introduce an additional 28 residential units downtown. The Onyx Residences, conveniently located just a block away from North Boulevard Town Square, will include both one and two bedroom options that range in size from 600-1,100 square feet. The Onyx Building is expected to open in early 2016.



### 525 LAFAYETTE

The energy of Downtown Baton Rouge, easy access to the IBM Center and the Capitol, the prestige of high-rise living, and the ease of life on the river. The 85 residential units developed by Commercial Properties Realty Trust at 525 Lafayette give you the elegant and refined lifestyle you desire. With its prestigious address on the banks of the Mississippi, 525 Lafayette is one of Baton Rouge's newest and most exciting downtown address.

