



721-723 VALMONT STREET | FOR SALE



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



FOUR PLEX | FOR SALE



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INVESTMENT PROPERTY | FOR SALE



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THE OVERVIEW

Address: 721-723 Valmont Street, New Orleans, Louisiana 70115 (Between Constance & Laurel)

Property Overview: Renovated Uptown 4 PLEX that runs full. \$90,000 per year in gross rent. Excellent tenants, low management, beautiful building with double-sided driveways connecting to rear yard. Post WW2 construction built on a 24" slab and built with second generation tradesman. Amazing structure and very well maintained by current ownership. Excellent Uptown New Orleans rental investment, with excellent configuration for a potential homestead exemption accessory short term rental licensing on 3 AirBnB units. Gross rent projections based on nominal market rent aligned adjustments to the units. All leases less than 12 months of remaining lease term.

Price: \$945,000 - \$211.93 per SF or \$236,250 per unit

Contact: Please contact Jonathan Maki with McEnery Residential at 504.982.1115 or Parke McEnery at 504.236.9542. Expenses and rent roll available upon request.



JONATHAN MAKI
O: 504.605.4400
C: 504.982.1115
EMAIL: JONATHANMAKI.REALTOR@GMAIL.COM



S. PARKERSON MCENERY
D: 504.274.2664
C: 504.236.9542
EMAIL: PARKE@MCENERYCO.COM



THE KEY FACTS

LOT DIMENSIONS:	44.5' x 104.5' x 44.5' x 108'
LOT SIZE:	4,807 SF
ZONING:	HU-RD2, HISTORIC URBAN 2-FAMILY RESIDENTIAL DISTRICT
GROSS BUILDING AREA:	4,459 SF
NUMBER OF STORIES:	3 STORIES
GROSS RENT:	\$90,000 PER ANNUM

UNIT MIX:	721	6 ROOMS; 3 BEDROOM, 2 BATH	= 1,580 SF
	721 A	3 ROOMS; 1 BEDROOM, 1 BATH	= 649 SF
	723	6 ROOMS; 3 BEDROOM, 2 BATH	= 1,580 SF
	723 A	3 ROOMS; 1 BEDROOM, 1 BATH	= 650 SF

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.



INTERIOR PHOTOS



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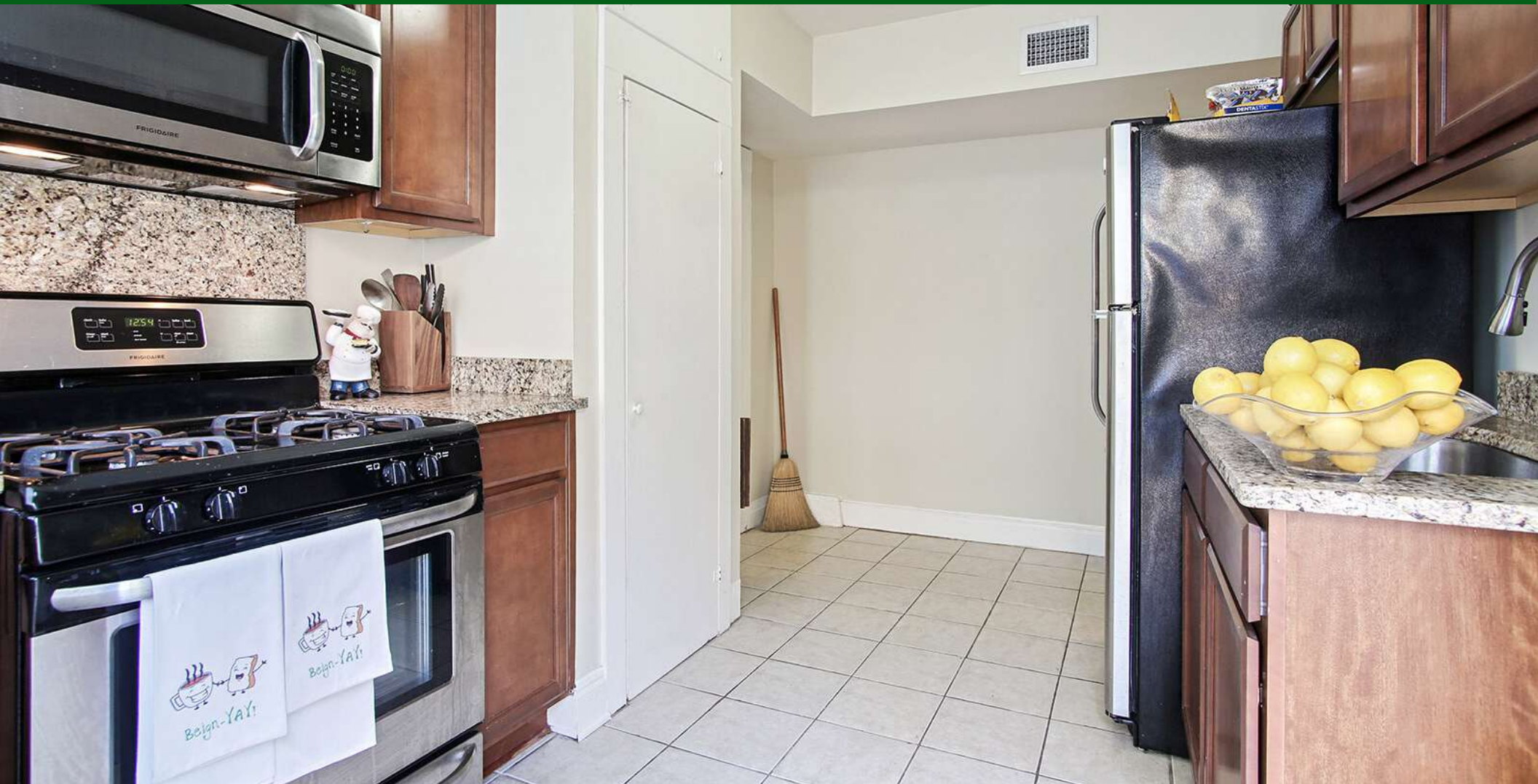


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BACKYARD AND PATIO



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SIDE DRIVEWAY

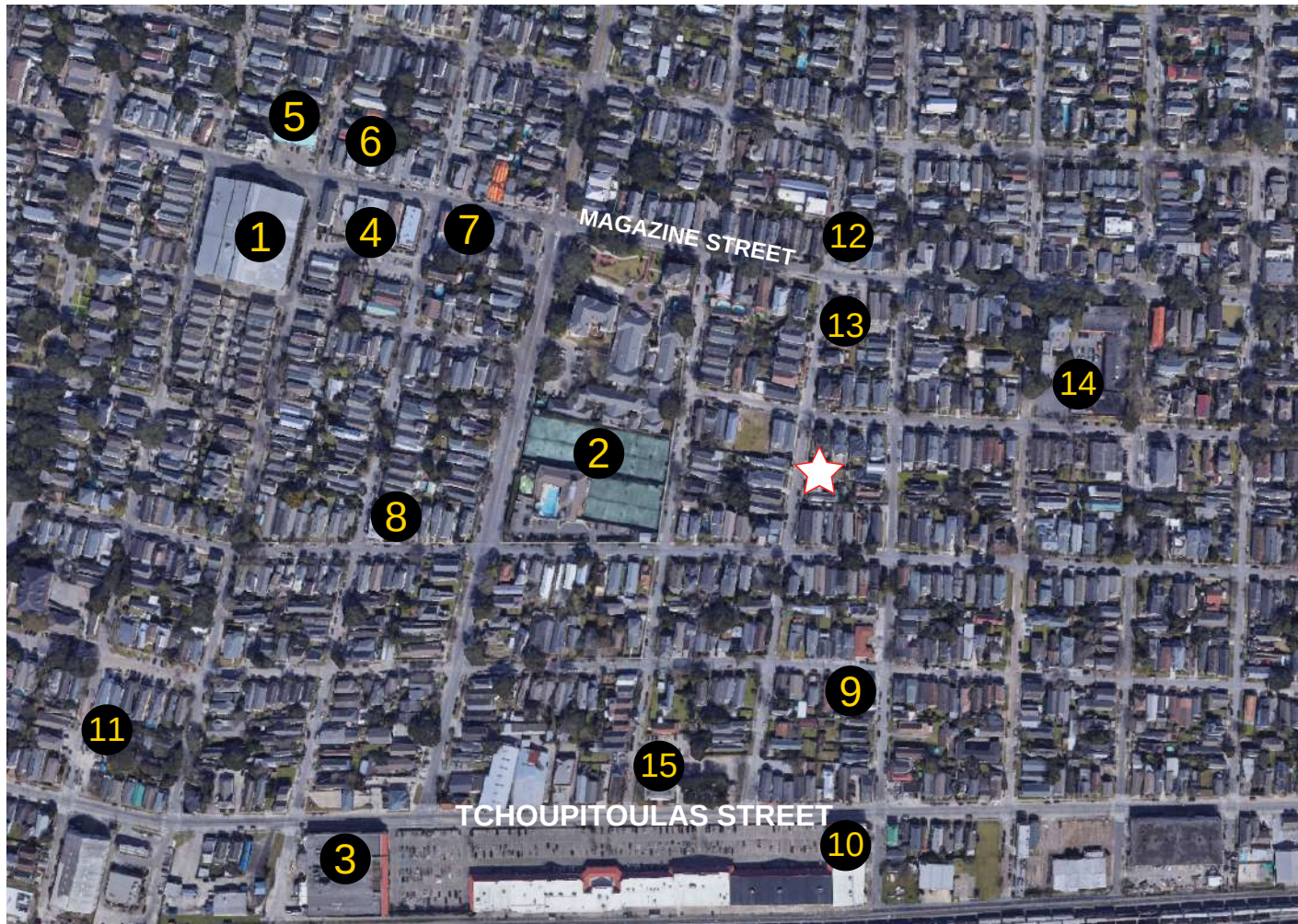


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POINTS OF INTEREST MAP



- 1 WHOLE FOODS
- 2 NEW ORLEANS LAWN TENNIS CLUB
- 3 WINN-DIXIE
- 4 WALGREENS
- 5 PINKBERRY
- 6 ST. JOE'S BAR
- 7 PJ'S COFFEE
- 8 TOAST ON LAUREL
- 9 DOMILISE'S PO-BOY'S
- 10 ORANGE THEORY FITNESS
- 11 FRANKIE & JONNY'S
- 12 GUY'S PO-BOYS
- 13 NEW ORLEANS ACADEMY OF FINE ARTS
- 14 ST. KATHERINE DREXEL PREP SCHOOL
- 15 HANCOCK WHITNEY BANK