

MU-2 ZONED VACATION RENTAL PROPERTY | 13 Bedrooms
1201 Baronne Street, New Orleans, Louisiana 70113
FOR SALE | \$1,825,000 www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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MU-2 ZONED VACATION RENTAL PROPERTY | 13 Bedrooms

Price, Location, Physical Description & Zoning Summary

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Price:	\$1,825,000 - 9.73% capitalization rate
Terms:	Cash to Seller
Location:	Uptown / Lake Corner of Baronne Street and Clio Street
Address:	1201 Baronne Street, New Orleans, LA 70113
General Comments:	Booking.com award winning property. Excellent guest reviews. 1201 Baronne Street is an opportunity to purchase an existing short-term rental business, all furnishings, all bookings, and the real property platform with all licensing and performance revenue in place with highly sought after MU-2, High Intensity Mixed Use Zoning, which includes hotel as a permissible use. UNIT MIX: (1) 4 bedroom / 2.5 bath unit, (2) 2 bedroom / 2 bath units, (1) 2 bedroom / 2.5 bath unit, and (2) 1 bedroom 1.5 bath units.
Gross Building Area:	+/- 6,737 square feet with multiple porches and balconies
Site Area:	5,910 square feet
Zoning:	MU-2, High Intensity Mixed Use District
Permitted Uses:	Hotel, Motel, Commercial Short-Term Rental, Social Club, Lodge, All Restaurant classifications, Bar, Live Entertainment—Secondary Use, Live Performance Venue



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Interior Building Views

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Site and Exterior Building Views

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Financial Detail

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Based on actual 2018 financials, the approximate annual revenue is \$350,000 (REVPAR of \$160 per night). Pro Forma does not include margin on cleaning fees or housekeeping costs. Inclusion of cleaning fees and booking fees shows a total of \$350,000 in annual booking revenue. Net income is \$177,642 per annum or a 9.73% capitalization rate.

With signed NDA, Seller can release access to operating dashboard, insurance policies and detailed expenses.



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