



100% OCCUPIED | 8.39% CAP

2825 AMELIA ST.



1601 LESSEPS ST.



1300 BOLO CT.



OFFERING MEMORANDUM

MULTI-FAMILY PORTFOLIO - FOR SALE

NEW ORLEANS, LA AREA

*estimate

MULTI-FAMILY PORTFOLIO FOR SALE

1601-09 LESSEPS ST. NEW ORLEANS

2825 AMELIA STREET. NEW ORLEANS

1300 BOLO COURT. BRIDGE CITY

LISTING AGENTS:

Mason McCullough

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THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM



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OFFERING SUMMARY



List Price: \$2,350,000

Capitalization Rate: 8.39%(Actual) and 10.68% (Pro forma)

NOI: \$197,064 Per Year (Actual) and \$250,884 (Pro forma)

Total Combined GBA: +/- 22,254 SF - 100%Occupancy

Total Combined Site Size: +/- 37,553 SF

Zoning: HU-RM1 (Amelia Street) | HU-B1 (Lesseps Street) | R1A Single-Family Residential District (Bolo Court)

Property Mix: 28 units total:

- **2825 Amelia Street, New Orleans, LA - Approx. GBA: +/- 8,000 SF**
One Building with a total of 10 units
Unit Makeup: (4) 3 bed/1 bath + (4) 2 bed/ 1 bath + (2) 1 bed/ 1 bath
- **1601-09 Lesseps Street, New Orleans, LA - Approx. GBA: +/- 7,362 SF**
Two Buildings with a total of 8 units
Unit Makeup: (8) 2 bed/1 bath
- **1300 Bolo Court, Bridge City, LA - Approx. GBA: +/- 6,892 SF**
One Building with a total of 10 units
Unit Makeup: (2) 3 bed/1 bath + (2) 1 bed/ 1 bath + (6) 2 bed / 1.5 bath

Overview: Rare opportunity to purchase a multi-family portfolio in the New Orleans area. The improvements consist of Four total buildings with a total of 28 fully occupied apartments. Approximately 38 total off-street parking spaces are provided for the tenants. The buildings are well maintained and have stabilized, in-place cash flow. The locations and their proximity to both the surrounding neighborhoods and the direct proximity to multiple retailers, schools and places of work provide stability and rent appreciation.

PARCEL OUTLINES



2825 AMELIA ST.



1601 LESSEPS ST.



1300 BOLO CT.

RENT ROLL

PRO FORMA



2825 AMELIA STREET, NEW ORLEANS

| UNIT # | LAYOUT | RENTAL RATE | Expense Breakdown | |
|-----------------|-------------|------------------|-----------------------|-----------------|
| | | | Expense | Annual |
| 1 | 3 BR / 1 BA | \$1,400 | | |
| 2 | 3 BR / 1 BA | \$1,400 | Property Taxes | \$6,845 |
| 3 | 3 BR / 1 BA | \$1,400 | Property Insurance* | \$11,102 |
| 4 | 3 BR / 1 BA | \$1,400 | Flood Insurance | \$3,000 |
| 5 | 1 BR / 1 BA | \$900 | Repairs & Maintenance | \$7,293 |
| 6 | 1 BR / 1 BA | \$900 | Property Management* | \$8,345 |
| 7 | 2 BR / 1 BA | \$1,200 | Utilities | \$14,115 |
| 8 | 2 BR / 1 BA | \$1,200 | TOTAL | \$50,700 |
| 9 | 2 BR / 1 BA | \$1,200 | | |
| 10 | 2 BR / 1 BA | \$1,200 | | |
| MONTHLY | | \$12,200 | | |
| ANNUALLY | | \$146,400 | | |

1300 BOLO COURT, BRIDGE CITY

| UNIT # | LAYOUT | RENTAL RATE | Expense Breakdown | |
|-----------------|---------------|------------------|-----------------------|-----------------|
| | | | Expense | Annual |
| 1 | 3 BR / 1 BA | \$1,350 | | |
| 2 | 3 BR / 1 BA | \$1,350 | Property Taxes | \$4,335 |
| 3 | 1 BR / 1 BA | \$900 | Property Insurance* | \$15,750 |
| 4 | 1 BR / 1 BA | \$900 | Flood Insurance | \$3,000 |
| 5 | 2 BR / 1.5 BA | \$1,150 | Repairs & Maintenance | \$7,293 |
| 6 | 2 BR / 1.5 BA | \$1,150 | Property Management* | \$7,798 |
| 7 | 2 BR / 1.5 BA | \$1,150 | Utilities | \$5,616 |
| 8 | 2 BR / 1.5 BA | \$1,150 | TOTAL | \$43,792 |
| 9 | 2 BR / 1.5 BA | \$1,150 | | |
| 10 | 2 BR / 1.5 BA | \$1,150 | | |
| MONTHLY | | \$11,400 | | |
| ANNUALLY | | \$136,800 | | |

1601 LESSEPS STREET, NEW ORLEANS

| UNIT # | LAYOUT | RENTAL RATE | Expense Breakdown | |
|-----------------|-------------|------------------|-----------------------|-----------------|
| | | | Expense | Annual |
| 1 | 2 BR / 1 BA | \$1,150 | | |
| 2 | 2 BR / 1 BA | \$1,150 | Property Taxes | \$3,654 |
| 3 | 2 BR / 1 BA | \$1,150 | Property Insurance* | \$10,857 |
| 4 | 2 BR / 1 BA | \$1,150 | Flood Insurance | \$3,000 |
| 5 | 2 BR / 1 BA | \$1,150 | Repairs & Maintenance | \$7,293 |
| 6 | 2 BR / 1 BA | \$1,150 | Property Management* | \$6,293 |
| 7 | 2 BR / 1 BA | \$1,150 | Utilities | \$7,287 |
| 8 | 2 BR / 1 BA | \$1,150 | TOTAL | \$38,384 |
| MONTHLY | | \$9,200 | | |
| ANNUALLY | | \$110,400 | | |

Income Approach

| | |
|------------------------|-------------|
| Gross Income | \$393,600 |
| Vacancy @ 2.5% | (\$9,840) |
| Effective Gross Income | \$383,760 |
| Operating Expenses | \$132,876 |
| Net Operating Income | \$250,884 |
| Asking Price | \$2,350,000 |
| Cap rate | 10.68% |

*Insurance Expense & Property Management are the only estimated expenses. The current owner handles the property management in house.

RENT ROLL

ACTUAL



2825 AMELIA STREET, NEW ORLEANS

| UNIT # | LAYOUT | RENTAL RATE | Expense Breakdown | |
|----------|-------------|-------------|-----------------------|----------|
| | | | Expense | Annual |
| 1 | 3 BR / 1 BA | \$1,200 | | |
| 2 | 3 BR / 1 BA | \$1,200 | Property Taxes | \$6,845 |
| 3 | 3 BR / 1 BA | \$1,200 | Property Insurance* | \$11,102 |
| 4 | 3 BR / 1 BA | \$1,200 | Flood Insurance | \$3,000 |
| 5 | 1 BR / 1 BA | \$750 | Repairs & Maintenance | \$7,293 |
| 6 | 1 BR / 1 BA | \$750 | Property Management* | \$8,345 |
| 7 | 2 BR / 1 BA | \$1,000 | Utilities | \$14,115 |
| 8 | 2 BR / 1 BA | \$1,000 | TOTAL | \$50,700 |
| 9 | 2 BR / 1 BA | \$1,000 | | |
| 10 | 2 BR / 1 BA | \$1,000 | | |
| MONTHLY | | \$10,300 | | |
| ANNUALLY | | \$123,600 | | |

1300 BOLO COURT, BRIDGE CITY

| UNIT # | LAYOUT | RENTAL RATE | Expense Breakdown | |
|----------|---------------|-------------|-----------------------|----------|
| | | | Expense | Annual |
| 1 | 3 BR / 1 BA | \$1,200 | | |
| 2 | 3 BR / 1 BA | \$1,200 | Property Taxes | \$4,335 |
| 3 | 1 BR / 1 BA | \$750 | Property Insurance* | \$15,750 |
| 4 | 1 BR / 1 BA | \$750 | Flood Insurance | \$3,000 |
| 5 | 2 BR / 1.5 BA | \$1,000 | Repairs & Maintenance | \$7,293 |
| 6 | 2 BR / 1.5 BA | \$1,000 | Property Management* | \$7,798 |
| 7 | 2 BR / 1.5 BA | \$1,000 | Utilities | \$5,616 |
| 8 | 2 BR / 1.5 BA | \$1,000 | TOTAL | \$43,792 |
| 9 | 2 BR / 1.5 BA | \$1,000 | | |
| 10 | 2 BR / 1.5 BA | \$1,000 | | |
| MONTHLY | | \$9,900 | | |
| ANNUALLY | | \$118,800 | | |

1601 LESSEPS STREET, NEW ORLEANS

| UNIT # | LAYOUT | RENTAL RATE | Expense Breakdown | |
|----------|-------------|-------------|-----------------------|----------|
| | | | Expense | Annual |
| 1 | 2 BR / 1 BA | \$1,000 | | |
| 2 | 2 BR / 1 BA | \$1,000 | Property Taxes | \$3,654 |
| 3 | 2 BR / 1 BA | \$1,000 | Property Insurance* | \$10,857 |
| 4 | 2 BR / 1 BA | \$1,000 | Flood Insurance | \$3,000 |
| 5 | 2 BR / 1 BA | \$1,000 | Repairs & Maintenance | \$7,293 |
| 6 | 2 BR / 1 BA | \$1,000 | Property Management* | \$6,293 |
| 7 | 2 BR / 1 BA | \$1,000 | Utilities | \$7,287 |
| 8 | 2 BR / 1 BA | \$1,000 | TOTAL | \$38,384 |
| MONTHLY | | \$8,000 | | |
| ANNUALLY | | \$96,000 | | |

Income Approach

| | |
|------------------------|-------------|
| Gross Income | \$338,400 |
| Vacancy @ 2.5% | (\$8,460) |
| Effective Gross Income | \$329,940 |
| Operating Expenses | \$132,876 |
| Net Operating Income | \$197,064 |
| Asking Price | \$2,350,000 |
| Cap rate | 8.39% |

*Insurance Expense & Property Management are the only estimated expenses. The current owner handles the property management in house.

RENTAL COMPARABLES

2825 AMELIA STREET, NEW ORLEANS

Address: 2825 Amelia Street, New Orleans, LA
Report generated: 05 Dec 2022

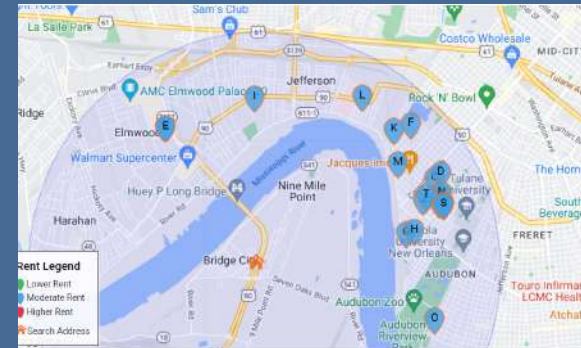
| 1 - 4 Bed Summary | 1 bed | 2 bed | 3 bed |
|------------------------|------------------------|------------------------|------------------------|
| Average Rent | \$1,088 ^{15%} | \$1,488 ^{14%} | \$1,961 ^{14%} |
| Median Rent | \$1,100 | \$1,600 | \$1,825 |
| 25th - 75th Percentile | \$875 - 1,302 | \$1,191 - 1,784 | \$1,539 - 2,384 |
| 10th - 90th Percentile | \$684 - 1,493 | \$925 - 2,050 | \$1,159 - 2,764 |
| Standard Deviation | \$316 | \$439 | \$627 |
| Sample Size | 33 | 43 | 54 |
| Search Radius | 0.75 mi | 0.75 mi | 0.75 mi |



1300 BOLO COURT, BRIDGE CITY

Address: 1300 Bolo Court, Bridge City, LA
Report generated: 05 Dec 2022

| 1 - 4 Bed Summary | 1 bed | 2 bed | 3 bed |
|------------------------|------------------------|------------------------|------------------------|
| Average Rent | \$1,302 ^{15%} | \$1,873 ^{15%} | \$2,371 ^{15%} |
| Median Rent | \$1,295 | \$1,698 | \$2,200 |
| 25th - 75th Percentile | \$1,071 - 1,534 | \$1,438 - 2,309 | \$1,765 - 2,976 |
| 10th - 90th Percentile | \$863 - 1,742 | \$1,048 - 2,699 | \$1,222 - 3,520 |
| Standard Deviation | \$343 | \$645 | \$897 |
| Sample Size | 85 | 118 | 57 |
| Search Radius | 3.0 mi | 3.0 mi | 3.0 mi |



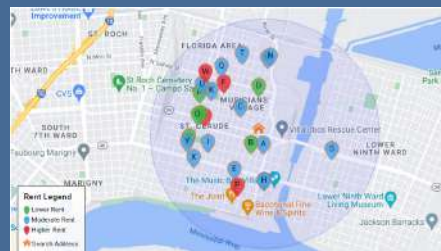
1601 LESSEPS STREET, NEW ORLEANS

Address: 1601 Lesseps Street, New Orleans, LA

Rent Analysis

[G](#) [A](#) [P](#) Property Report

| 1 - 4 Bed Summary | 1 bed | 2 bed | 3 bed |
|------------------------|------------------------|------------------------|------------------------|
| Average Rent | \$1,064 ^{14%} | \$1,356 ^{14%} | \$1,669 ^{14%} |
| Median Rent | \$975 | \$1,200 | \$1,463 |
| 25th - 75th Percentile | \$872 - 1,255 | \$962 - 1,750 | \$1,235 - 2,103 |
| 10th - 90th Percentile | \$700 - 1,427 | \$607 - 2,105 | \$845 - 2,493 |
| Standard Deviation | \$284 | \$585 | \$644 |
| Sample Size | 19 | 30 | 8 |
| Search Radius | 1.0 mi | 1.0 mi | 1.0 mi |



1300 BOLO CT.



1601 LESSEPS ST.



2825 AMELIA ST.



POINTS OF INTEREST



(1601 LESSEPS ST.)



PONTCHARTRAIN EXPY.



ST CHARLES AVE.



HIGHWAY 90



TCHOUPITOUAS ST.



S. CLAIBORNE AVE.



(2825 AMELIA ST.)



(1300 BOLO CT.)



HUEY P. BRIDGE

HIGHWAY 610

INTERSTATE 10

FRENCH QUARTER



MULTI-FAMILY PORTFOLIO

NEW ORLEANS, LA AREA



EXCLUSIVELY LISTED BY



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee)
and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

| | |
|--------------------------|---------------------------|
| _____ Buyer or Lessee | _____ Seller or Lessor |
| _____ Date | _____ Date |
| _____ Buyer or Lessee | _____ Seller or Lessor |
| _____ Date | _____ Date |
| _____ Licensee | _____ Licensee |
| _____ Date | _____ Date |

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

| | |
|-----------------|-----------------|
| Buyer/Lessee: | Seller/Lessor: |
| _____ | _____ |
| By: _____ | By: _____ |
| Title: _____ | Title: _____ |
| Date: _____ | Date: _____ |
| Licensee: _____ | Licensee: _____ |
| Date: _____ | Date: _____ |

