



OFFERING MEMORANDUM

RARE CBD PURCHASE OPPORTUNITY

69 Apartment Units + 37,000 SF Commercial Space

234 LOYOLA AVENUE . NEW ORLEANS . LA . 70112

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234 LOYOLA AVENUE
NEW ORLEANS, LA 70119

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234 LOYOLA AVENUE

New Orleans, Louisiana 70112

234 Loyola represents a rare opportunity to acquire a completely restored, highly relevant historic building in the heart of downtown New Orleans - at pricing considerably below replacement cost. With 69 apartment units and commercial/office space spanning the lower 3 floors, this zoning advantaged property is uniquely well positioned for a variety of re-positioning scenarios including hotel / STR. It is located in immediate proximity to global tourism drivers including the French Quarter, Central Business District, The Convention Center, Superdome/Smoothie King Center, and Caesar's Palace Casino. **Full Deal Room available upon request.**

Price Guidance: Contact Brokers

Building Size: +/- 123,266 SF (GBA)

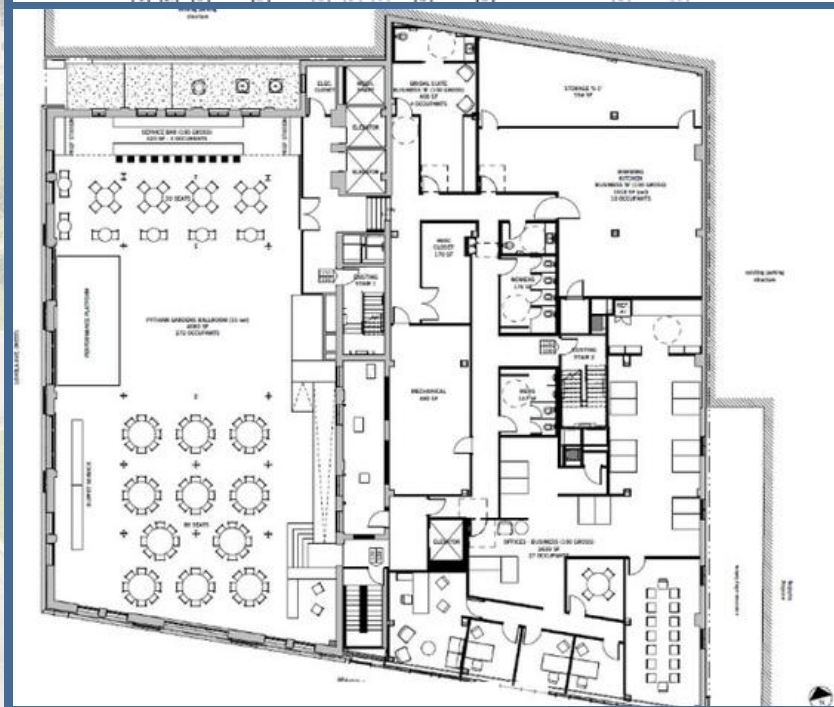
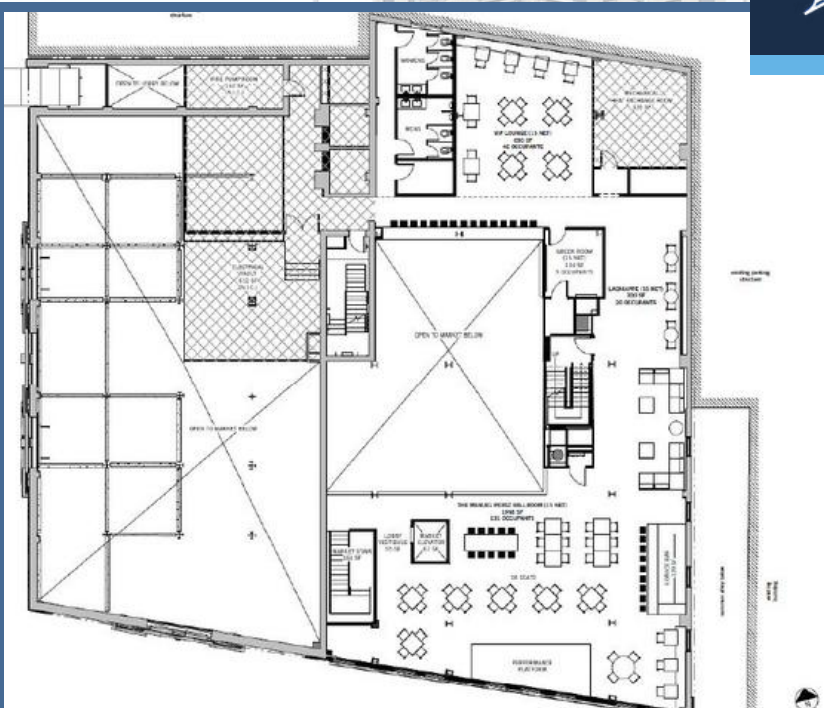
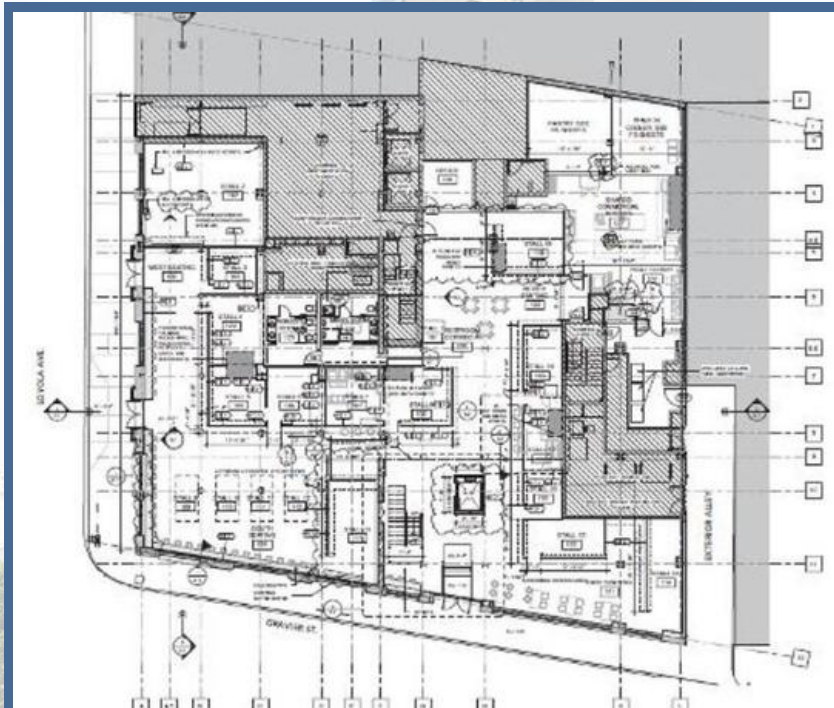
Site Size: +/- 13,885 SF | 0.32 acres

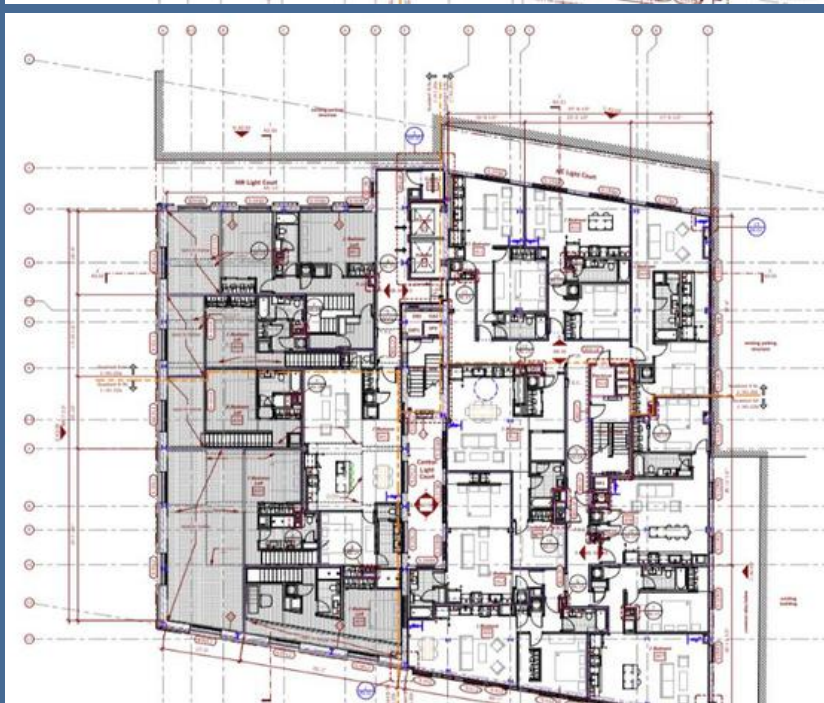
Zoning: CBD-1 Core Central Business
Zoned for Hotel | Apartments | Short Term
Rental | Office | Retail

AERIAL OVERVIEW



FLOOR PLANS





UNIT MIX



RESIDENTIAL UNIT MIX

LAYOUT	COUNT	SIZE RANGE	AVG. SIZE
1BR / 1BA	54	525-804 SF	708 SF
2BR / 1BA	4	1,018 SF	1,018 SF
2BR / 2BA	5	1,085 SF	1,085 SF
1BR / 1BA (PH)	3	929-969 SF	951 SF
2BR / 2BA (PH)	2	1,037-1,705 SF	1,371 SF
3BR / 3BA (PH)	1	1,677 SF	1,677 SF
<u>TOTALS:</u>	<u>69</u>	<u>55,009 SF</u>	<u>797</u>

COMMERCIAL UNIT MIX

SUITE	SIZE (SF)
FOOD HALL / EVENT SPACE	24,552 SF
OFFICE	2,000 SF
OFFICE	4,935 SF
OFFICE	2,694 SF
OFFICE	2,786 SF
<u>TOTALS:</u>	<u>36,967 SF</u>



University
Medical Center
New Orleans
LCMC Health

Tulane
Medical Center

HOTEL
VINACHE
NO. 1300 • CANAL ST.

Saenger
Theatre

Café Du Monde
ORIGINAL FRENCH MARKET COFFEE STAND

CHARITY
HOSPITAL

CITY OF NEW ORLEANS

THE
TROUBADOUR

THE RITZ-CARLTON

canal place

CAESAR'S SUPERDOME

SMOOTHIE KING
CENTER

HYATT
REGENCY

Virgin
HOTELS
NEW ORLEANS

DRURY
HOTELS

Maison
de la Luz

WINDSOR COURT HOTEL

FOUR SEASONS

AMTRAK

UNITED STATES
POSTAL SERVICE

DAVE &
BUSTER'S

ROUSES
MARKETS

ACE HOTEL

LAFAYETTE
SQUARE

Harrah's

THE PORT OF NEW ORLEANS
Connecting Louisians with the World
125 years

New Orleans
MORIAL
Convention Center

THE
Sugar Mill

GUS'S
WORLD FAMOUS
FRIED CHICKEN

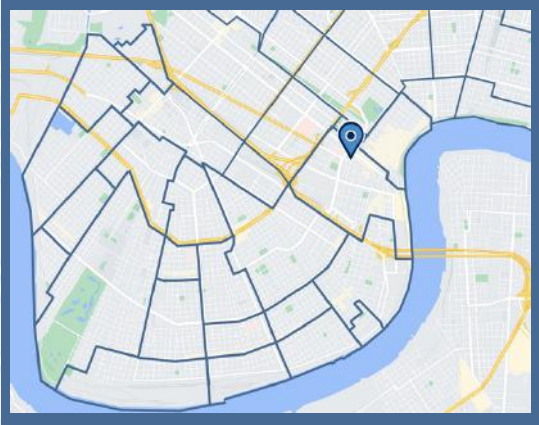
THE NATIONAL
WWII MUSEUM
NEW ORLEANS

COCHON
BUTCHER

LIVE MUSIC
HOWLIN' WOLF
NEW ORLEANS, LA.

St. Charles
Streetcar

JULIA STREET



PROPERTY HISTORY



The Pythian Building was constructed in 1908 by the Grand Lodge of the Colored Knights of Pythias, an African American fraternal organization. Designed by architect Joseph Evans Sperry, the Pythian Building was a symbol of black achievement and entrepreneurship during the Jim Crow era in the American South.

The Pythian Building was a hub of African American commerce and culture, housing offices for African American professionals, including doctors, lawyers, and dentists, as well as businesses, such as a pharmacy, a theater, and a barber shop. It also provided lodging for African American travelers, who were often denied accommodations in white-owned hotels. The building's unique design included elements of Beaux-Arts and Classical Revival architecture, and its exterior featured ornate terra cotta detailing.

In the late 20th century, the building fell into disrepair and was eventually abandoned. However, in 2012, the Historic Faubourg Treme Association, a non-profit organization dedicated to the preservation of the Treme neighborhood, purchased the building with the goal of restoring it to its former glory. The restoration project was completed in 2017, and the Pythian Building was reopened as a mixed-use development, featuring apartments, a hotel, retail spaces, and a rooftop bar, preserving its historic significance and contributing to the revitalization of the surrounding neighborhood.

CBD NEIGHBORHOOD

The Central Business District (CBD) is a neighborhood located in the heart of New Orleans, Louisiana. It is bordered by Canal Street to the north, the Mississippi River to the south, Claiborne Avenue to the east, and St. Charles Avenue to the west. The CBD is the commercial and financial hub of New Orleans, housing the city's tallest buildings, including the One Shell Square and the Place St. Charles.

The CBD is home to a variety of businesses, including banks, law firms, advertising agencies, and technology companies. It is also a popular destination for tourists, as it contains many of the city's major attractions, such as the Mercedes-Benz Superdome, the Smoothie King Center, and the historic French Quarter. The area is easily accessible via public transportation, including the New Orleans streetcar system and the city's bus network.

In addition to its commercial and entertainment offerings, the CBD is also known for its vibrant dining scene, with a variety of restaurants ranging from upscale to casual. The neighborhood also boasts several parks and public spaces, including Lafayette Square and the Mississippi Riverfront Park, which offer scenic views of the river and opportunities for outdoor recreation.

Overall, the Central Business District is a dynamic and bustling neighborhood that serves as the economic and cultural center of New Orleans.



LAFAYETTE SQUARE



THE CAESARS SUPERDOME



CANAL ST.

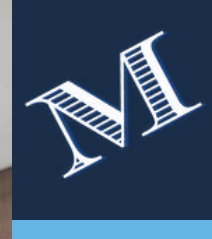
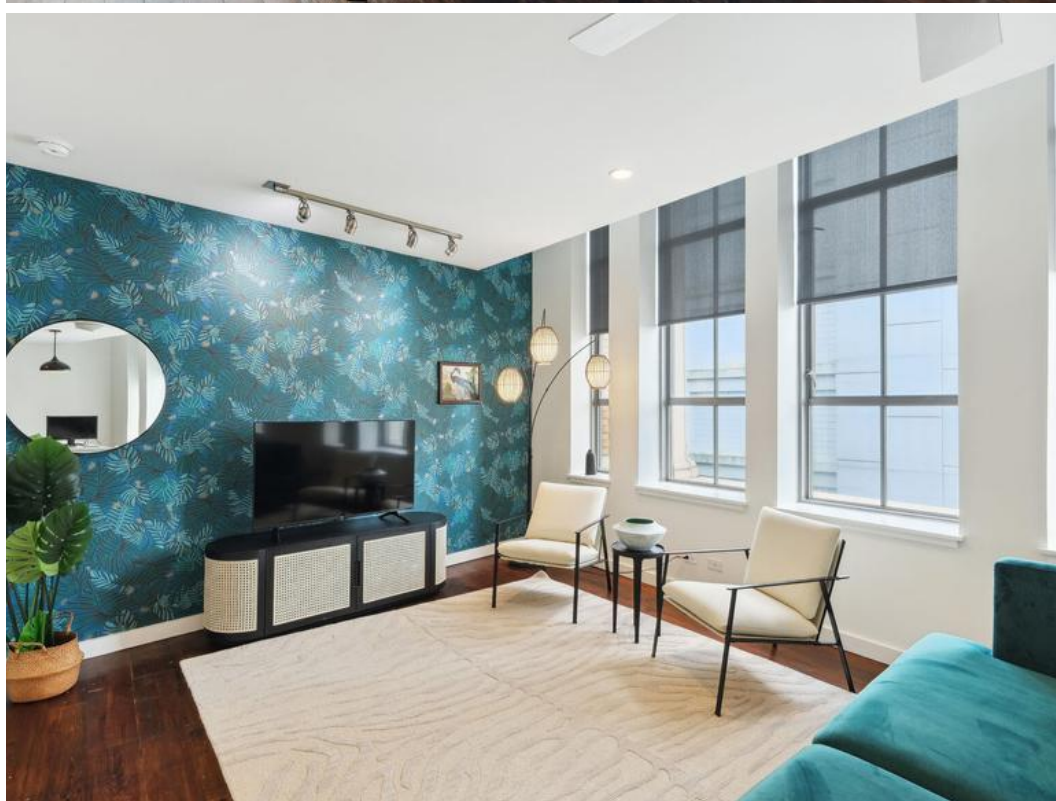


EXTERIOR PHOTOS



APARTMENTS





MARKET SPACE

A
Food
HALL
for ALL



EVENT SPACE



OFFICE SPACE





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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: _____

