

# 1301 CLOUET STREET

**NEW ORLEANS, LOUISIANA 70117** 

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### THE McENERY COMPANY

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

504-274-2701 | MCENERYCO.COM





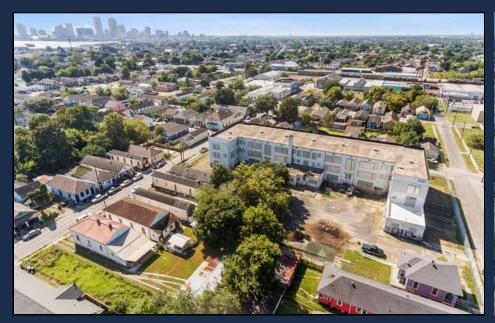
NEW ORLEANS, LOUISIANA 70117

The McEnery Company is pleased to offer for sale: 1301 Clouet Street, a ~60,000-square-foot, 50-unit development opportunity in the Bywater. Priced under \$60k per unit at \$51 per square foot, the former Lorraine Hansberry Elementary School is located just off St Claude Avenue along Clouet Street. The project includes 9% LIHTC current round application, Part 1 & 2 Historic Tax Credit approvals, CD set of plans for 50 units, ESA Phase 1, and other preconstruction materials. Bypass the OPSB auction process!

PROJECT SIZE	50 UNITS
PRICE	\$2,950,000   \$51 PSF   \$59K PER UNIT
SITE SIZE	1.5 ACRES   65,358 SF
GBA	58,061 SF
<u>DROPBOX</u>	

# PROPERTY OVERVIEW







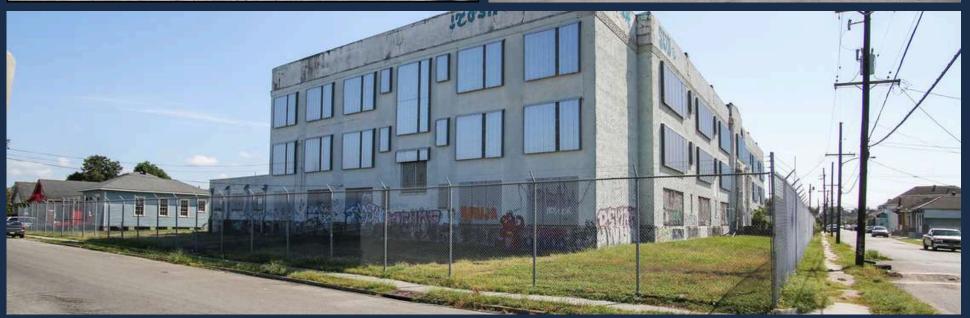


# PROPERTY OVERVIEW



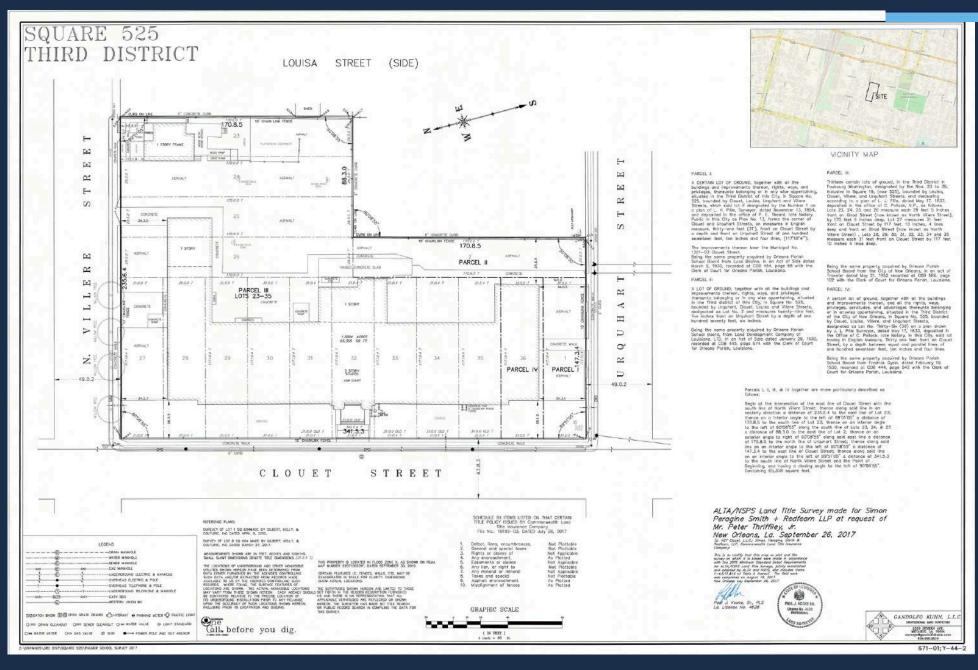




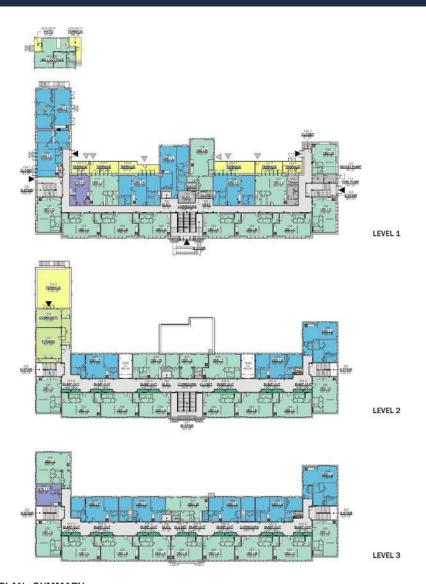


### ALTA SURVEY









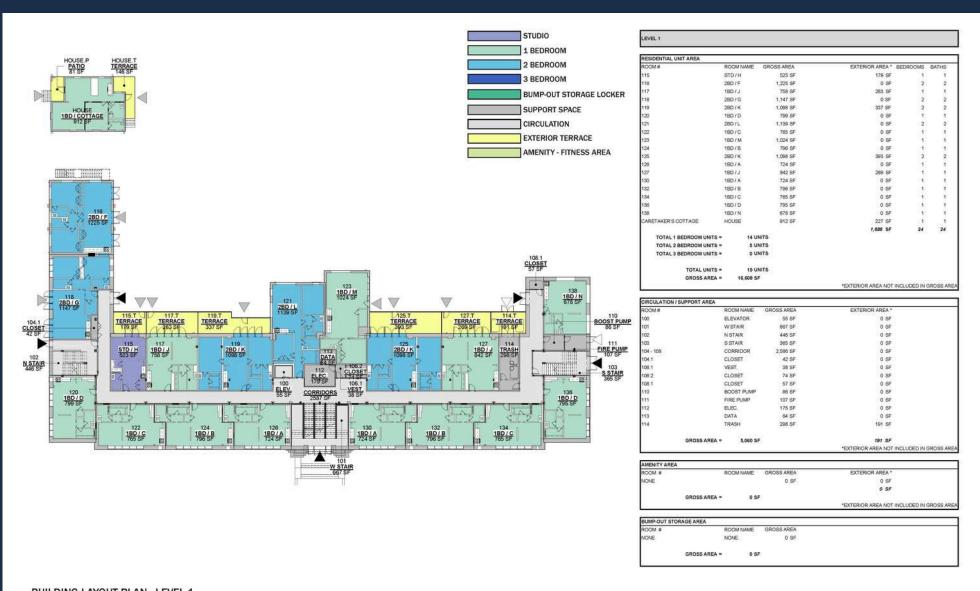
EVEL 1			
RESIDENTIAL UNIT AREA =	16,608 SF		
CIRCULATION/SUPPORT AREA =	5,060 SF		
AMENITY AREA =	0 SF	TOTAL	
FLOOR LEVEL GROSS AREA =	21,668 SF		
EVEL 2			
RESIDENTIAL UNIT AREA =	11,350 SF		
CIRCULATION/SUPPORT AREA =	4,416 SF		
AMENITY AREA =	1,464 SF		
BUMP-OUT STORAGE AREA =	326 SF	TOTAL	
FLOOR LEVEL GROSS AREA =	17,558 SF		
EVEL 3			
RESIDENTIAL UNIT AREA =	14,084 SF		
CIRCULATION/SUPPORT AREA =	3,695 SF		
BUMP-OUT STORAGE AREA =	373 SF	TOTAL	

1 BEDROOM UNITS =	37 UNITS		
2 BEDROOM UNITS =	13 UNITS		
3 BEDROOM UNITS #	0 UNITS		
TOTAL UNITS =	50 UNITS	(INCLUDES THE COTTAGE)	
RESIDENTIAL GROSS AREA =	42,022 SF		
OTAL COMBINED GROSS AREA =	57,356 SF		
EFFICIENCY =	73.3%		
LOSS FACTOR =	26.7%		
UNIT TERRACE AREA =	1,688 SF	(UNIT PRIVATE EXTERIOR TERRACES)	
AMENITY TERRACE AREA =	1,195 SF	(COMMUNITY ROOM EXTERIOR TERRACE)	
AMENITY AREA =	1,464 SF	(COMMUNITY ROOM AND FITNESS)	
BUMP-OUT UNITS =	13 UNITS		
BUMP-OUT AREA =	699 SF	(AREA NOT INCLUDED IN EFFICIENCY)	



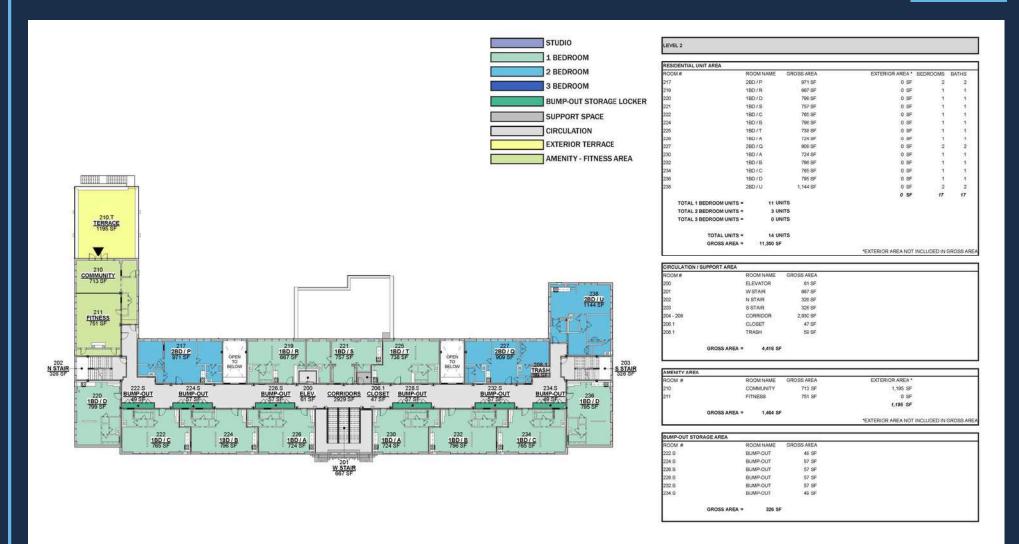
**BUILDING LAYOUT PLAN - SUMMARY** 





**BUILDING LAYOUT PLAN - LEVEL 1** 

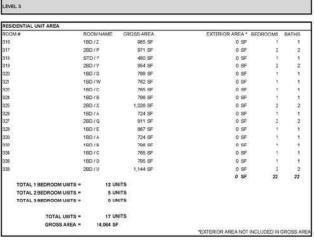




**BUILDING LAYOUT PLAN - LEVEL 2** 





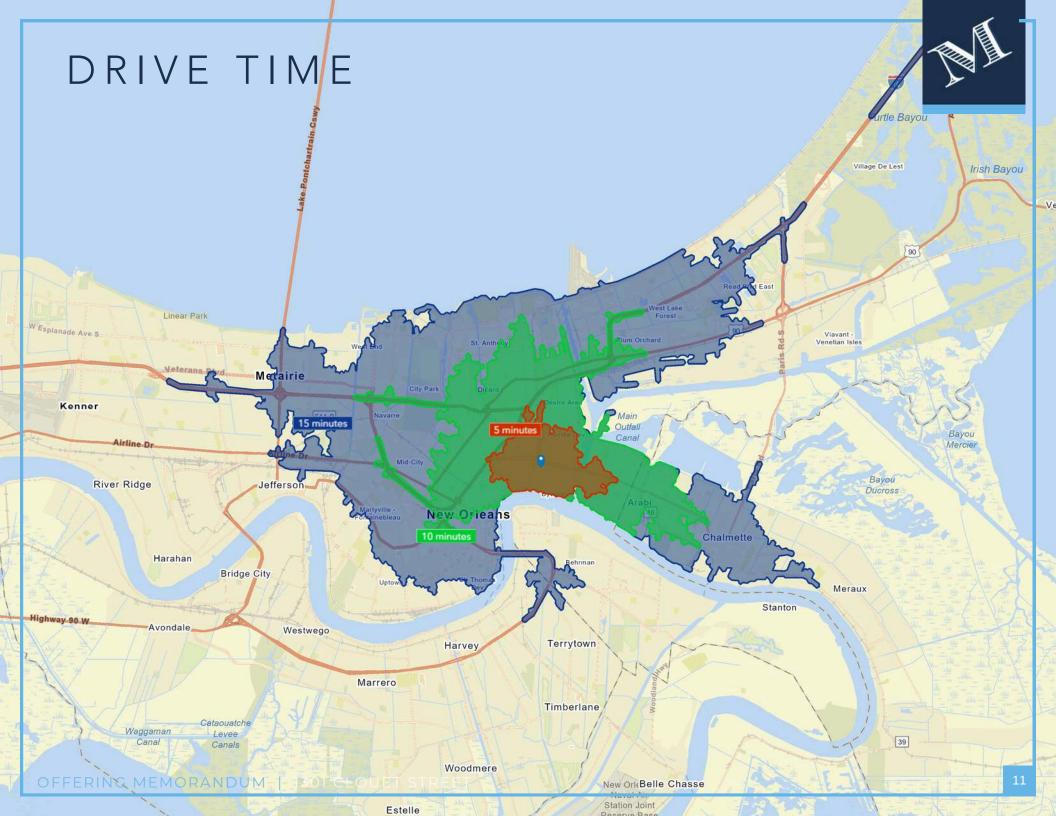


	316 Z 160 Z 985 SF						338 280 / U
302 N STAIR 326 SF		317 280/P 971SF	319 280 / V 904 SF	321 180 / W	325 280 / X 1020 SF	327 280 C 911 SF 1308.11 178ASH	303 S STAIR 326 SF
	320 BUMP-OUT 49 SF	324.S BUMP-OUT 57 SF	BUMPOUT 61 ST	306.1 328.S CLOSET BUMP-OUT 43.SF .47.SF	330.S BUMP-OUT CORRIDO 57.SF 2881.SF	332.S 334 8S BUMP-OUT BUMP 57 SF 49 8	336 180 / D 798 SF
	322 18D 765 1	324 18D/8 5F 83 796 SF	326 18D/A 724 SF	328 180 / E 1607 SF 1724	30 DIA 4SF 83 796 S	334 1RD/C 765 SF	

ROOM#	ROOMNAME	GROSS AREA
300	ELEVATOR	61 SF
302	N STAR	326 SF
303	SSTAR	326 SF
304 - 308	CORRDOR	2,882 SF
306.1	CLOSET	43 SF
308.1	TRASH	57 SF

BUMP-OUT STORAGE	AREA		
ROOM #	ROOMNAME	GROSS AREA	
322 S	BUMPOUT	49 SF	
324.5	DUMPOUT	57 SF	
326.S	BUMPOUT	57 SF	
328.S	BUMPOUT	47 SF	
330.S	BUMPOUT	57 SF	
332.S	BUMPOUT	57 SF	
334 S	BUMPOUT	49 SF	
GF	1055 AREA = 373 SF		
100			

**BUILDING LAYOUT PLAN - LEVEL 3** 





### LOCATION STATS



### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1301 Clouet St. New Orleans, LA 70117

CITY, STATE

New Orleans, LA

POPULATION

194,887

AVG. HHSIZE

2.36

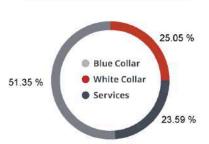
**MEDIAN HHINCOME** 

\$37,071

HOME OWNERSHIP



### **EMPLOYMENT**



41.15 %

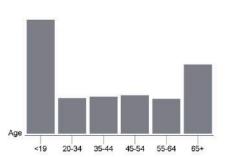
3.15 %

### **EDUCATION**

25.49 % High School Grad: 21.42 % Some College: 3.38 % Associates: 21.69 %

Bachelors:

**GENDER & AGE** 47.49 % 52.51 %

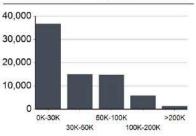


### RACE & ETHNICITY

White: 25.72 % 0.16 % 0.02 % Native American: 0.00 % Pacific Islanders: African-American: 70.21 % 2.68 % 1.21 % Two or More Races:

### **Catylist** Research





### HH SPENDING



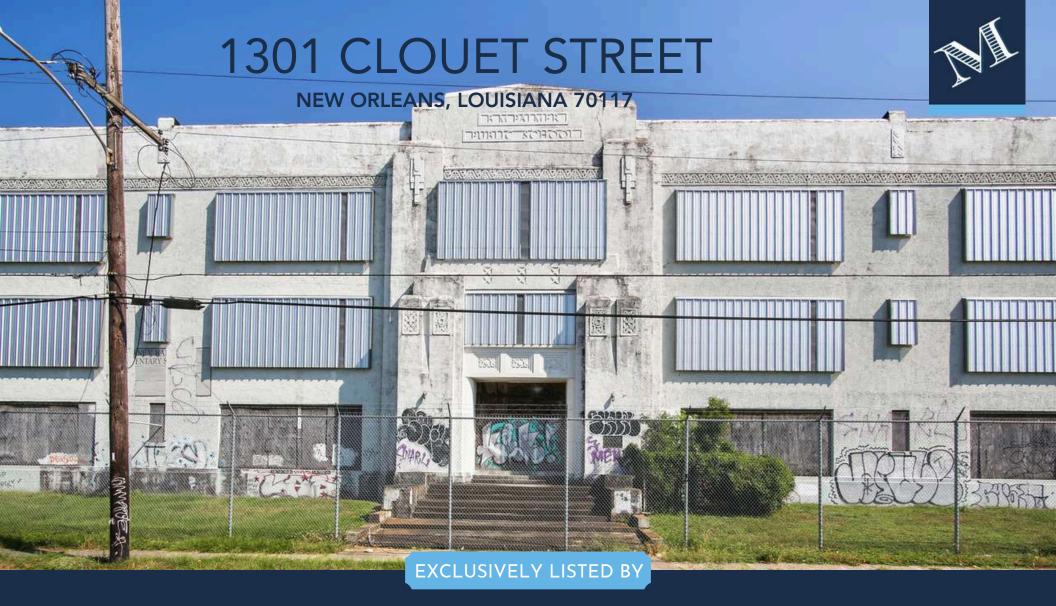












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#### DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY





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 A 1/98	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:	
Ву:	Ву:	
Title:	Title:	
Date:	Date:	
Licensee:	Licensee:	
Date:	Date:	



AgencyForm Rev. 10/10