



7 PROPERTIES



OFFERING MEMORANDUM



VALUE ADD INVESTMENT PORTFOLIO

NEW ORLEANS, LA

VALUE ADD INVESTMENT PORTFOLIO

NEW ORLEANS, LA

LISTING AGENTS:



Rebecca Waxman

C: 504.261.6867

Rebecca.t.waxman@gmail.com

THE McENERY COMPANY

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

504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW



PROPERTY SUMMARY

ADDRESSES

1432-1434 Ursulines Ave. + 1028 N. Villere Street, New Orleans, LA : Triplex

2640-44 Ursuline Avenue, New Orleans, LA: Duplex

1128-1130 Henriette Delille Street, New Orleans, LA : Duplex

937-939 N. Claiborne Avenue, New Orleans, LA : Duplex

1915-1917 Bayou Road, New Orleans, LA : Triplex

1919-1921 Bayou Road, New Orleans, LA : Duplex

PORTFOLIO LISTING PRICE \$1,600,000

EXECUTIVE SUMMARY:

This portfolio of seven historic New Orleans properties offers a compelling value-add investment opportunity for buyers or investors eager to restore classic homes in vibrant, sought-after neighborhoods. Featuring a Tremé corner lot with a shotgun double and a detached one-bedroom home, two shotgun doubles on Henriette Delille St. just one block from the French Quarter, a corner-lot double on N. Claiborne Avenue, and a Bayou Road double & triplex with stained glass, these properties boast high ceilings, original fireplaces, and timeless New Orleans charm. Strategic locations provide easy access to the French Quarter, Louis Armstrong Park, the Superdome, Marigny, and local cafes. While several units, including one severely damaged by Hurricane Ida and another needing full renovation, require repairs, the portfolio includes vacant units available for lease, offering immediate income potential. Recent upgrades, such as a new roof on one property, provide a solid foundation for renovations. With their historic character and prime locations, these properties present a unique chance to revitalize New Orleans' architectural heritage while generating value through owner-occupancy or rental income.

1432-1434 URSULINES AVE. & 1028 N. VILLERE STREET



This large corner lot in the vibrant Tremé neighborhood, just steps from Louis Armstrong Park, the French Quarter, and local cafés and restaurants, offers a unique opportunity for buyers or investors to restore a classic New Orleans property. The property features a traditional shotgun double at 1432-1434 Ursulines, with each side providing two bedrooms and one bathroom, in addition there is a detached one-bedroom, one-bathroom home at the rear of the lot. While the buildings need some repairs and updates, the versatile layout and prime location make this an ideal choice for owner-occupancy with rental potential or a valuable investment. This rare find in one of New Orleans' most lively neighborhoods is brimming with possibilities. Two of the units are vacant.

UNITS	3
COMBINED LAYOUTS	5 BED 4 BATH
SQUARE FOOTAGE	+/- 1,888
RENTAL INCOME	\$1,075/month



2640-44 URSULINE AVE.



Unbelievable opportunity to revitalize this historic double set on an oversized 69x148 lot in historic Esplanade Ridge. Located just outside the coveted Bayou St. John neighborhood, surrounded by popular restaurants and bars. This property features 13-foot ceilings, original fireplaces, elegant pocket doors, expansive front and side porches, and spacious rooms ready to be reimaged into something truly special. Floor Plan of 2640 Ursuline is attached and features 5 rooms plus a large kitchen and bathroom. 2644 Ursuline features almost an identical floor plan however the rear of the property beyond the kitchen features 3 rooms for a total 6 rooms plus an oversized kitchen and bathroom. Schedule your private showing of this historic property today!

UNITS	2
COMBINED LAYOUTS	6 BED 2 BATH
SQUARE FOOTAGE	3,836 SF
RENTAL INCOME	\$575 /month



1128-1130 HENRIETTE DELILLE STREET



This classic New Orleans-style shotgun double offers a great opportunity for buyers or investors ready to bring a historic home to life. Each side includes two bedrooms and one bathroom, with high ceilings, original fireplaces, and classic New Orleans charm. Just one block from the iconic French Quarter, two blocks from Louis Armstrong Park, and a short walk to the lively Marigny neighborhood, this property's location is hard to beat. While it needs some repairs and updates, this home is a solid chance to own and restore a piece of New Orleans history in a prime spot.

UNITS	2
COMBINED LAYOUTS	4 BED 2 BATH
SQUARE FOOTAGE	+/- 2,020
RENTAL INCOME	\$1,075 /month



937-939 N. CLAIBORNE AVENUE



This New Orleans-style shotgun double on a corner lot along N. Claiborne Avenue is a fantastic opportunity for buyers or investors looking to restore a historic property. Each side offers two bedrooms and one bathroom, featuring high ceilings and spacious rooms ready for your personal touch. Located just minutes from the French Quarter, Louis Armstrong Park, the Superdome, and local cafes and restaurants, this home's central spot is unbeatable. While the property needs some repairs and updates, it's a great chance to bring new life to a classic New Orleans home in a prime location.

UNITS	2
COMBINED LAYOUTS	4 BED 2 BATH
SQUARE FOOTAGE	+/- 2,047
RENTAL INCOME	\$1,650 /month



1915-1917 BAYOU ROAD



This historic triplex in the heart of New Orleans' vibrant Treme neighborhood, just one block from Esplanade Avenue, is a great opportunity for buyers or investors looking to restore a unique property. Located a short walk from coffee shops, the French Quarter, and the Marigny, it offers three separately metered units, each with its own character. Unit 1915 is a renovated ground-floor one-bedroom, one-bathroom space with polished original hardwood floors, an updated kitchen, and a modern bathroom. Unit 1917 upstairs features a spacious living area, a kitchen, a bathroom, and two equally sized bedrooms just off the main space. Unit 1913 is a detached two-story home with a large kitchen and living room downstairs, plus an upstairs landing used as a second bedroom, another bedroom, and a full bathroom. While some units may need repairs or updates, this triplex is a solid chance to own a piece of history in one of New Orleans' most lively and historic neighborhoods.

UNITS	3
COMBINED LAYOUT	5 BED 3 BATH
SQUARE FOOTAGE	+/- 2,255
RENTAL INCOME	\$1,875 /month





1919-1921 BAYOU ROAD

This historic shotgun-style double on the beautiful, tree-lined Bayou Road, just one block from Esplanade Avenue, offers a great opportunity for buyers or investors eager to restore a charming New Orleans property. Each side features one bedroom and one bathroom, with high ceilings, original fireplaces, and beautiful stained glass that add classic character. Located within walking or biking distance to local cafes, restaurants, the French Quarter, and the vibrant Marigny neighborhood, this home's location is unbeatable. While it needs some repairs and updates, this property is a fantastic chance to bring a historic gem back to life in one of New Orleans' most picturesque areas. One unit needs a total renovation.

UNITS	2
COMBINED LAYOUTS	4 BED 2 BATH
SQUARE FOOTAGE	+/- 1,730
RENTAL INCOME	Vacant



AERIAL OVERVIEW





VALUE ADD INVESTMENT PORTFOLIO



EXCLUSIVELY LISTED BY

THE MCENERY COMPANY

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

504-274-2701 | MCENERYCO.COM



Rebecca Waxman
McEnery Residential
C: 504.261.6867
Rebecca.t.waxman@gmail.com



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: _____





Willie Mae's
EST. SCOTCH HOUSE 1957
RESTAURANT

Dooky Chase's
Restaurant
Since 1941

FRIENDS OF
lafitte
greenway

Tulane
Medical Center

Canal Streetcar
Cemeteries

Brennan's

THE RITZ-CARLTON®

Antoine's Restaurant

Café Amelie

CABRINI
PLAYGROUND

W

Robert
fresh market

PORT
OF
CALL

MURIEL'S
JACKSON SQUARE

Café Du Monde

ST. ROCH MARKET

STARBUCKS
COFFEE

M
MORROWS

DAT DOG
"PAUSE & SMILE - SHUT FACE!"

-PALADAR-
511
MARIGNY STREET