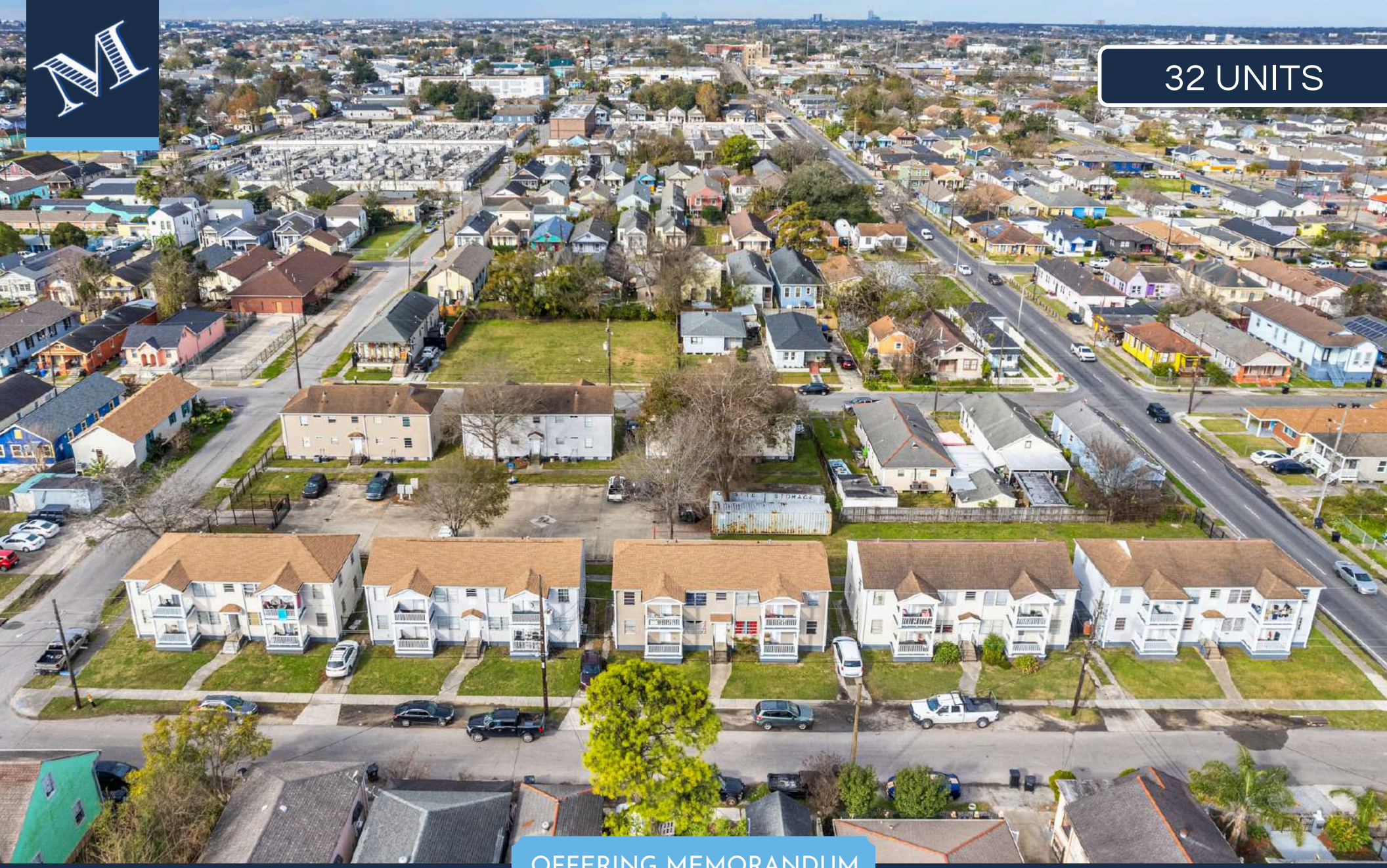


OFFERING MEMORANDUM

MULTI-FAMILY FOR SALE

1432 INDEPENDENCE STREET . NEW ORLEANS . LA . 70117

MULTI-FAMILY FOR SALE

1432 INDEPENDENCE STREET
NEW ORLEANS, LA 70117

LISTING AGENTS:

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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.

OFFERING SUMMARY

Address: 1432 Independence Street, New Orleans, LA 70117

List Price: $1,850,000 | $57,812.50 Per Unit | $66 Sq/Ft

GBA: +/- 28,000 Sq/Ft

# of Units: 32

Size Size: +/- 55,121 Sq/Ft or 1.27 acres

Zoning: HU-RM1

Property Overview: 1432 Independence Street presents a rare multi-family investment opportunity in the Bywater submarket of New Orleans, featuring 32 townhouse-style units across 28,000 SF on a 1.26-acre site - nearly an entire city block. Built in the 1950s and updated in the 1990s, the property is currently 100% occupied and offers spacious layouts averaging 875 SF with average rents of $964 per unit ($1.10/SF). The community is comprised of eight two-story buildings with four units each, complemented by 36 gated parking spaces and ample on-street parking, controlled access, and on-site laundry facilities. Units benefit from central air conditioning, gable roofs with warranties, and individually metered electricity with central water service. With stable tenancy, walkable neighborhood amenities, and strong rental demand, 1432 Independence Street provides dependable cash flow and long-term value in a highly sought-after urban corridor.

1432 INDEPENDENCE STREET

NEW ORLEANS, LA 70117

BUILDING SF	28,000 SF
# OF UNITS	32
YEAR BUILT	1950's
YEAR RENOVATED	1990's
OCCUPANCY	100%
ZONING	Multi Family HU- RM1

BUILDING - GARDEN APARTMENTS

AVERAGE UNIT SF	875 SF
AVERAGE RENT PER SF	$ 1.10/SF
AVERAGE RENT PER UNIT	$964

PROPERTY CHARACTERISTICS

- NEARLY AN ENTIRE CITY BLOCK
- BYWATER SUBMARKET
- EIGHT TOWNHOUSE STYLE BUILDINGS
- FOUR UNITS PER BUILDING
- 36 GATED PARKING SPACES. AMPLE ON-STREET SPOTS
- PARKING TYPE - GRADE LEVEL
- TWO STORY BUILDINGS
- WOOD FRAME CONSTRUCTION
- ROOF - GABLE ROOFS (COMPOSITE SHINGLE) w/WARRANTIES
- CENTRAL AIR CONDITIONING
- ELECTRICITY INDIVIDUALLY METERED
- WATER (CENTRAL)
- 1.26 ACRES
- 25 UNITS PER ACRE
- ORLEANS PARISH
- RESIDENT PAYS ELECTRICITY
- PROPERTY PAYS TRASH, SEWER, & WATER



2025 PROPERTY INCOME & EXPENSES

POTENTIAL GROSS INCOME:	**$370,950**
MARKET VACANCY (Q2, 2025 T-12 ACTUAL):	**0%**
EFFECTIVE GROSS INCOME (Q2, 2025 T-12 ACTUAL):	**$370,950**

LINE ITEM	EXPENSE PER UNIT	ANNUAL EXPENSES
PROPERTY MGMT	$1,438	$46,030
PROPERTY TAXES (level)	$533	$17,070
PROPERTY INSURANCE	$1,764	$56,454
GENERAL MAINTENANCE & REPAIR	$860	$27,514
COMMON AREA UTILITIES	$1,125	$36,026
WASTE REMOVAL	$75	$2,415
TOTAL EXPENSES (2025 ACTUAL):		$185,509
NOI:		$185,441

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PROPERTY PHOTOS










MORROW'S
ST. ROCH MARKET
Robert fresh market
FRANKLIN AVE.
N. CLAIBORNE AVE.
G-A-L-A-X-I-E
STARBUCKS COFFEE
PORT OF CALL
ST CLAUDE AVE.
Rosalita's BACKYARD TACOS
HOTEL PETER & PAUL NEW ORLEANS
THE COUNTRY CLUB
satsuma
UNITED STATES POSTAL SERVICE
INTERSTATE 10
ARMSTRONG PARK
N. RAMPART ST.
ESPLANADE AVE.
CHARTRES ST.
FRENCH MARKET DISTRICT
DAT DOG
JAMNOLA
PIZZA DELICIOUS
FRIENDS OF lafitte greenway
ANYTIME FITNESS
PARLEAUX BEER LAB
Café Du Monde
BAR RACUDA
CANAL ST.
FERRY BOAT CROSSING
THE RITZ-CARLTON
CONGREGATION
FAUBOURG FRESH MARKET

MULTI-FAMILY FOR SALE

1432 INDEPENDENCE STREET . NEW ORLEANS . LA . 70117

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

DDA 1/98

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:	_____

AgencyForm Rev. 10/10