



LOWER GARDEN DISTRICT

OFFERING MEMORANDUM

MIXED-USE HOSPITALITY DEVELOPMENT

5BR LUXURY CSTR + LEASED GROUND FLOOR RETAIL

1310 CONSTANCE STREET . NEW ORLEANS . LA . 70130

NEW CONSTRUCTION BOUTIQUE HOSPITALITY

1310 CONSTANCE STREET
NEW ORLEANS, LA 70130

LISTING AGENTS:



Scott Weston
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THE McENERY COMPANY

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

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MIXED-USE HOSPITALITY DEVELOPMENT

1310 CONSTANCE STREET, NEW ORLEANS, LA 70130

1310 Constance Street presents a rare opportunity to acquire a newly constructed, stabilized mixed-use asset in the heart of the Lower Garden District. Designed by award-winning firm Studio BKA and developed by Mike & Caroline Bertel of Inhab, the property blends modern construction with a timeless architectural aesthetic, featuring custom arched openings, curated material selections, and a striking façade that sets it apart within the neighborhood streetscape. Ground floor space is leased to a salon/spa tenant through 2028 with the upper floor being a fully permitted commercial short term rental with top of market performance history and management in place.

Positioned within a vibrant and highly walkable corridor, the property benefits from close proximity to Magazine Street, the CBD, and the Warehouse District. The development incorporates a shared courtyard environment with lush landscaping and a refined, Spanish-inspired design, creating a unique sense of place for tenants and visitors alike. Built using durable concrete masonry construction, the asset offers long-term resiliency and low maintenance, making it an ideal investment or owner-user opportunity in one of New Orleans' most desirable submarkets.

SALE PRICE	\$1,700,000
PRO FORMA CAP RATE	6.20%
GBA	3,317 SF
SITE SIZE	1,809 SF
ZONING	HU-MU

FINANCIALS



Unit Mix + Rent Roll								
Unit	Tenant	Size (SF)	Start	End	Rent/Mo.	Rent/Yr.	\$/SF	Expenses
Retail	Alis Connor	650	5/1/2025	5/30/2028	\$1,500.00	\$18,000.00	\$27.69	Mod. Gross
STR	DearValentine	2,667	---	MTM	\$13,330.52	\$159,966.28	\$59.98	FSG
Total		3,317			\$14,830.52	\$177,966.28	\$53.65	

Year	T12	Pro Forma*
STR Revenue	\$128,718.28	\$159,966.28
Commercial Revenue	\$18,000	\$18,000.00
Total Revenue	\$146,718.28	\$177,966.28
Security	(\$731.94)	(\$731.94)
Licenses	(\$1,081.40)	(\$1,081.40)
GL	(\$4,197.38)	(\$4,197.38)
Casualty	(\$11,591.25)	(\$11,591.25)
Fees	(\$180.00)	(\$180.00)
STR MGMT	(\$28,548.83)	(\$28,548.83)
Parking Lot Rent	\$0.00	\$0.00
R&M	(\$600.00)	(\$600.00)
R&M - Cleaning Fees	(\$18,000.00)	(\$18,000.00)
Taxes	(\$481.80)	(\$481.80)
Utilities	(\$7,216.10)	(\$7,216.10)
Total Expenses	(\$72,628.70)	(\$72,628.70)
Net Income	\$74,089.58	\$105,337.58

FLOOR PLANS



CONSTANCE

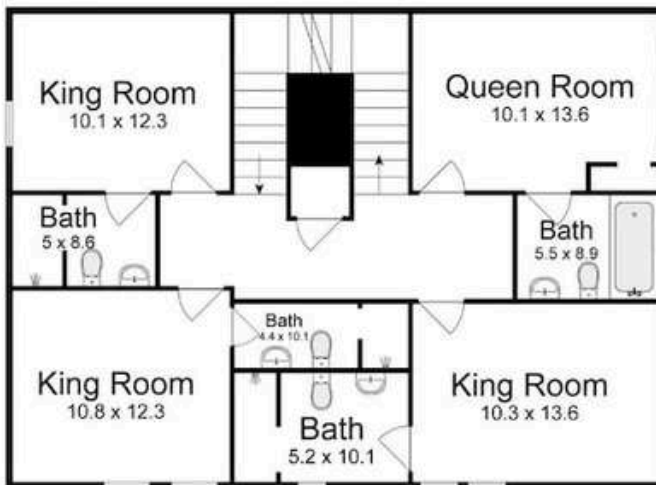
@CONSTANCEANDTHALIA

First Floor



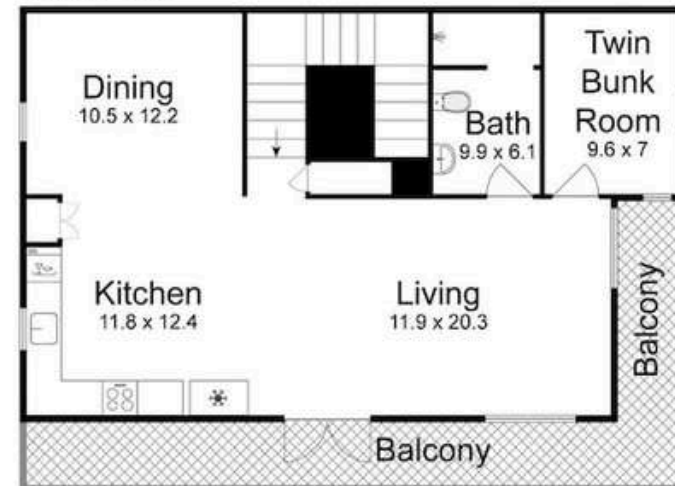
For guidance only

Second Floor



For guidance only

Third Floor

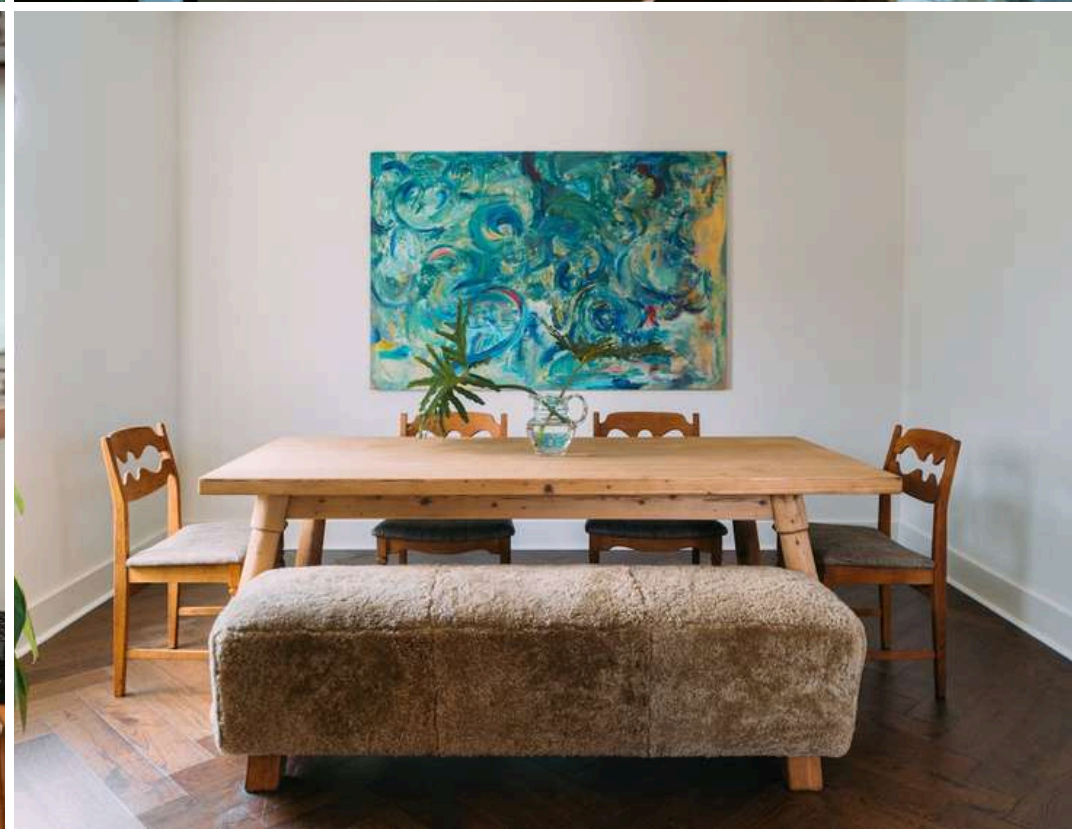


For guidance only

PROPERTY PHOTOS

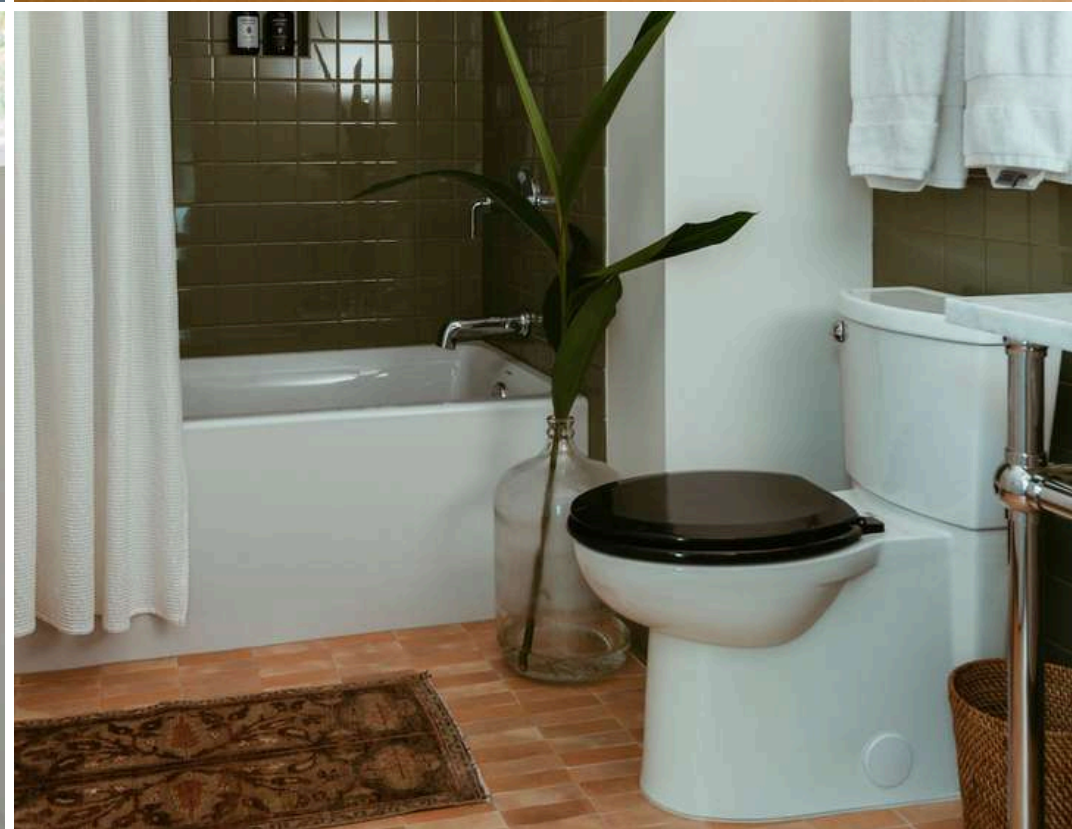
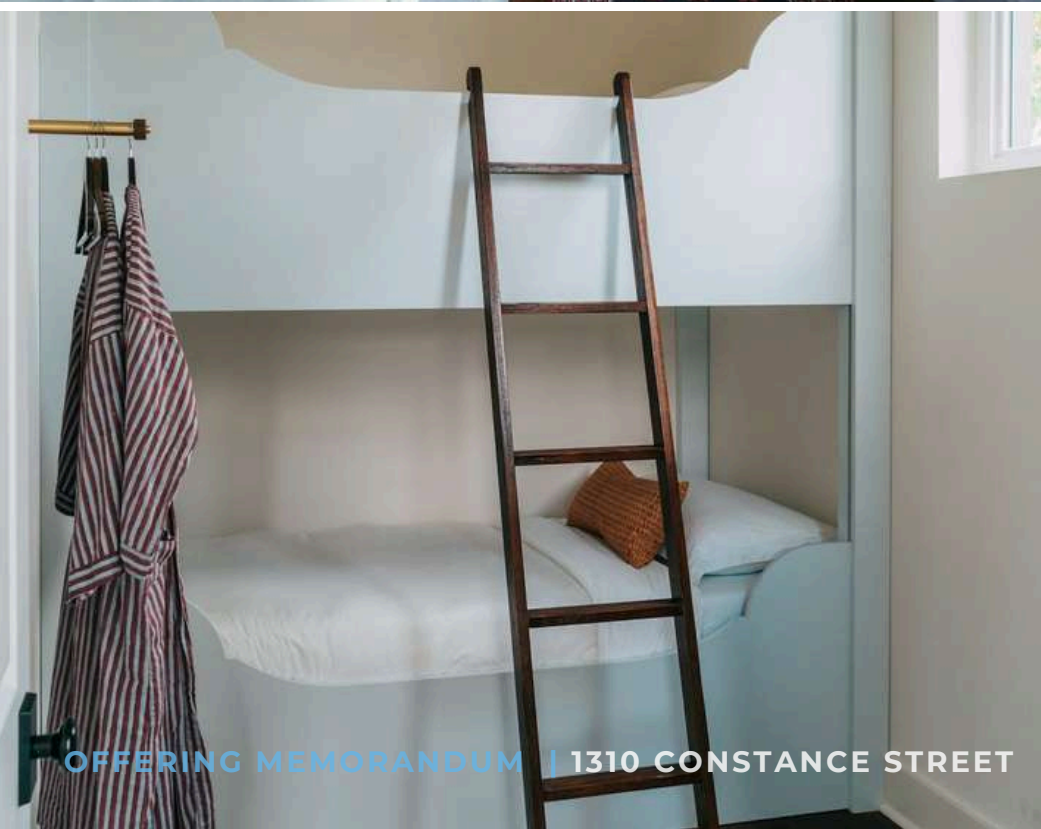


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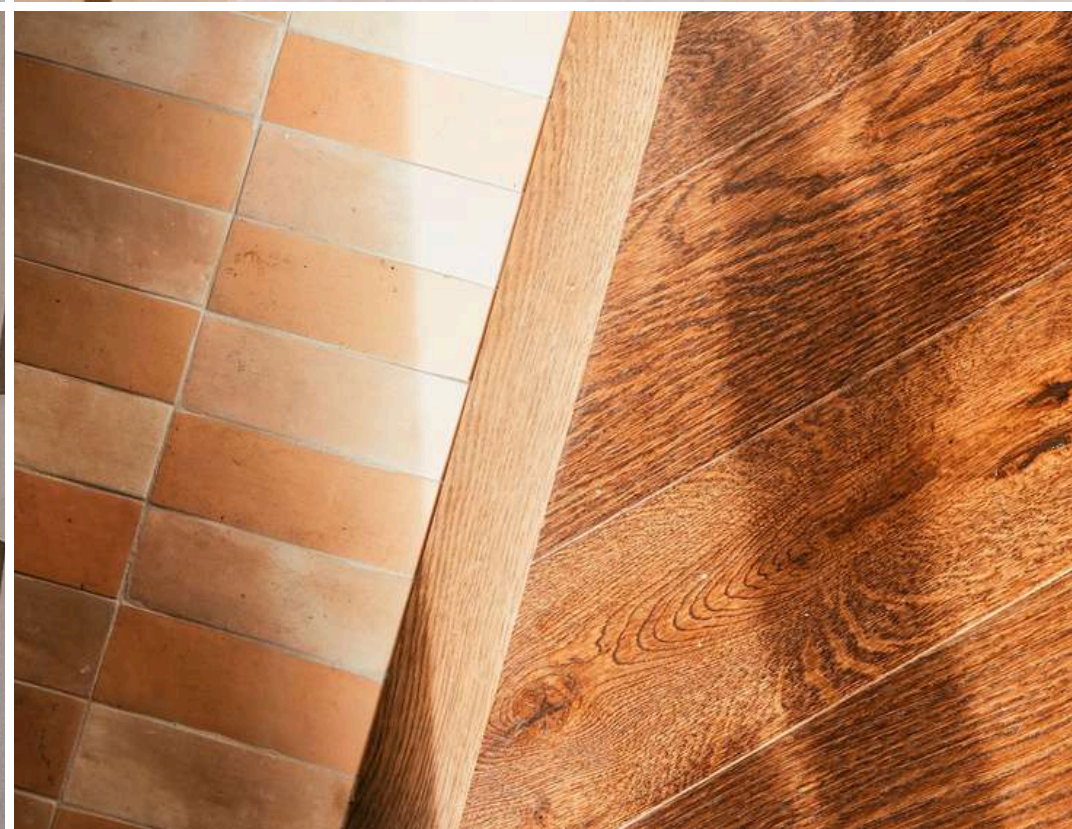


OFFERING MEMORANDUM | 1310 CONSTANCE STREET

PROPERTY PHOTOS



PROPERTY PHOTOS





Michaels

ULTA
BEAUTY

TJ-maxx

HOUSTON'S

HOTEL
SAINT
VINCENT

Pontchartrain
HOTEL • RESTAURANT • BOOZTOP BAR

JACK
ROSE

MOJO
COFFEE HOUSE
- Est. 2000 -
"NOLA"

Martin
WINE & SPIRITS

ZEE'S
PIZZERIA

MARSH
HOTEL

St. Charles
Streetcar

JAMES FLYING BURRITO
"HECHO EN NOLA"

GRIS-GRIS
NEW ORLEANS

THE CHLOE
NO. LA

Columns

SAINT CHARLES AVE.

COMMANDER'S
PALACE

LUCY
BOONE
ICE CREAM

THE
FRESH
MARKET

FRENCH TRUCK
Coffee

STEIN'S
Market & Deli

Urban
South
BREWERY

NAPOLÉON AVE.

Superior
GRILL
FABULOUS MEXICAN DINING

THE RUM HOUSE
CARIBBEAN TAPROOM

Turkey
AND THE WOLF

Walmart

SUPERIOR
SEAFOOD
NEW ORLEANS

Touro
LCMC Health

MAGAZINE ST.

The Tchoup
Yard

SHAYA

free people

Mahony's
BO-BOY SHOP

MIEL
BREWERY
& TAPROOM

MISSISSIPPI
RIVER





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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.

Signature lines for Buyer or Lessee, Seller or Lessor, Date, Licensee, and Date for both parties.

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.

Signature lines for Buyer/Lessee and Seller/Lessor, By, Title, Date, Licensee, and Date for both parties.

