



LOWER GARDEN DISTRICT



OFFERING MEMORANDUM

MIXED-USE NEW CONSTRUCTION
5BR CSTR + 2X LEASED OFFICES W/ PARKING

825 THALIA STREET . NEW ORLEANS . LA . 70130

NEW CONSTRUCTION MIXED-USE

825 THALIA STREET
NEW ORLEANS, LA 70130

LISTING AGENTS:



Scott Weston
C: 318.218.4860
scott@mceneryco.com

THE McENERY COMPANY

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

504-274-2701 | MCENERYCO.COM



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.



MIXED-USE HOSPITALITY DEVELOPMENT

825 THALIA STREET, NEW ORLEANS, LA 70130

825 Thalia Street offers a fully leased, cash flowing, new construction opportunity in the Lower Garden District, delivering a modern interpretation of classic New Orleans architecture. Developed with a focus on both durability and design, the property features concrete block construction, custom architectural elements, and a clean, contemporary aesthetic that complements the surrounding historic fabric. The building boasts a successfully, fully permitted commercial short term rental on the top floor and two leased office spaces on the ground floor.

Located within a rapidly evolving pocket of the LGD, the property benefits from convenient access to major thoroughfares, the Warehouse District, and nearby retail and dining amenities. The surrounding development activity, combined with the property's high-quality construction and architectural character, positions 825 Thalia as a strong long-term hold or owner-user opportunity in a neighborhood that continues to see sustained investment and growth.

| | |
|------------|-------------|
| SALE PRICE | \$1,650,000 |
| CAP RATE | 6.28% |
| GBA | 3,850 SF |
| SITE SIZE | 2,686 SF |
| ZONING | HU-MU |

FINANCIALS

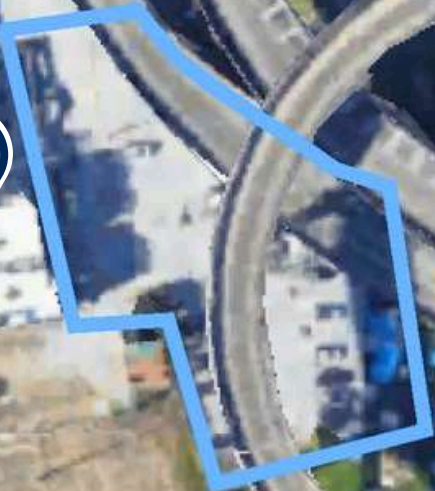


| Unit Mix + Rent Roll | | | | | | | | |
|----------------------|-----------------------------|--------------|-----------|-----------|-----------------|------------------|----------------|--------------|
| Unit | Tenant | Size (SF) | Start | End | Rent/Mo. | Rent/Yr. | \$/SF | Expenses |
| 1A (Office) | Leblanc + Smith | 1,300 | --- | MTM | \$2,500 | \$30,000 | \$23.08 | Mod. Gross* |
| 1B (Office) | Cint | 570 | 10/1/2025 | 9/30/2026 | \$1,700 | \$20,400 | \$35.79 | Mod. Gross* |
| 2A (STR) | Felicity Street Hospitality | 1,980 | --- | MTM | \$10,418 | \$125,013 | \$63.14 | Full Service |
| Totals | --- | 3,850 | --- | --- | \$14,618 | \$175,413 | \$45.56 | --- |

| | |
|---------------------------|--|
| Address | 825 Thalia Street, New Orleans, LA 70130 |
| Building Name | Stables Loft |
| STR Revenue | \$125,013.19 |
| Unit 1A (Leblanc & Smith) | \$30,000 |
| Unit 1B (Cint) | \$20,400 |
| Total Revenue | \$175,413.19 |
| Security | (\$1,287.50) |
| Licenses | (\$1,081.40) |
| GL | (\$3,402.60) |
| Casualty | (\$9,661.14) |
| Fees | (\$48.00) |
| Supplies/Equipment | (\$2,881.84) |
| STR MGMT | (\$18,751.98) |
| Parking Lot Rent | (\$2,230.66) |
| R&M | (\$1,582.09) |
| R&M - Cleaning Fees | (\$18,220.00) |
| Taxes | (\$8,451.94) |
| Utilities | (\$4,227.15) |
| Total Expenses | (\$71,826.30) |
| Net Income | \$103,586.89 |



LEASED PARKING SITE



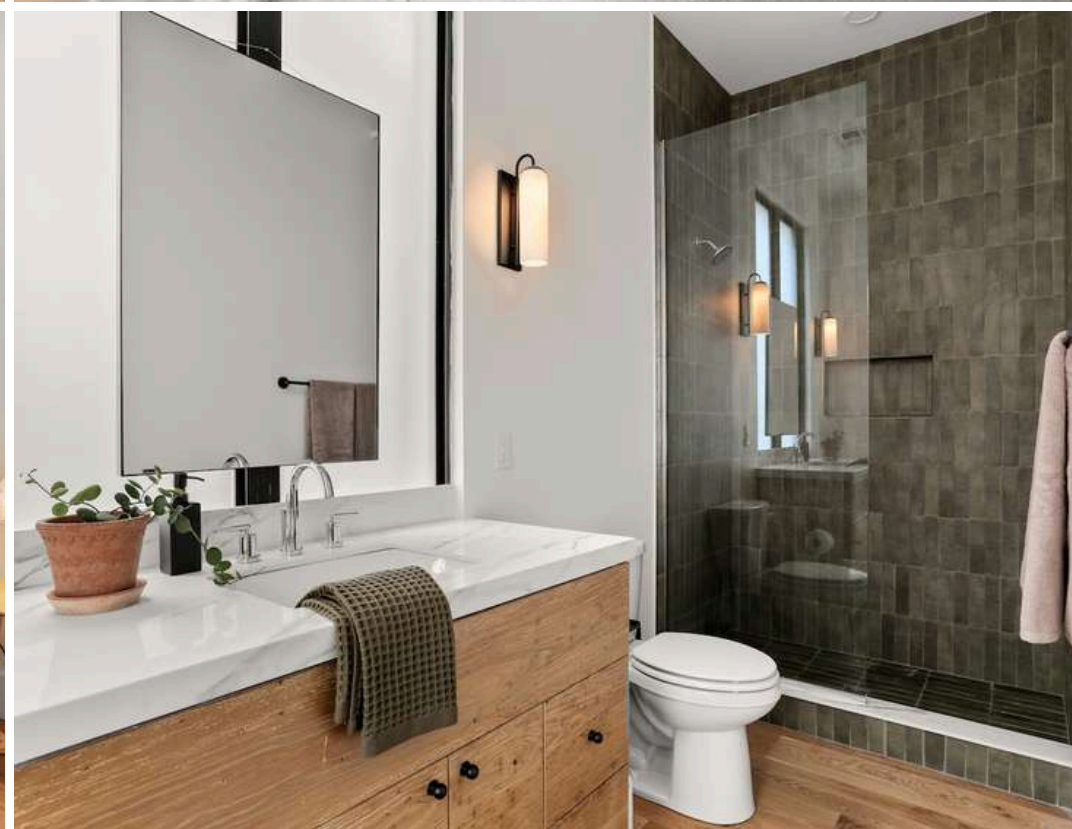
PROPERTY PHOTOS



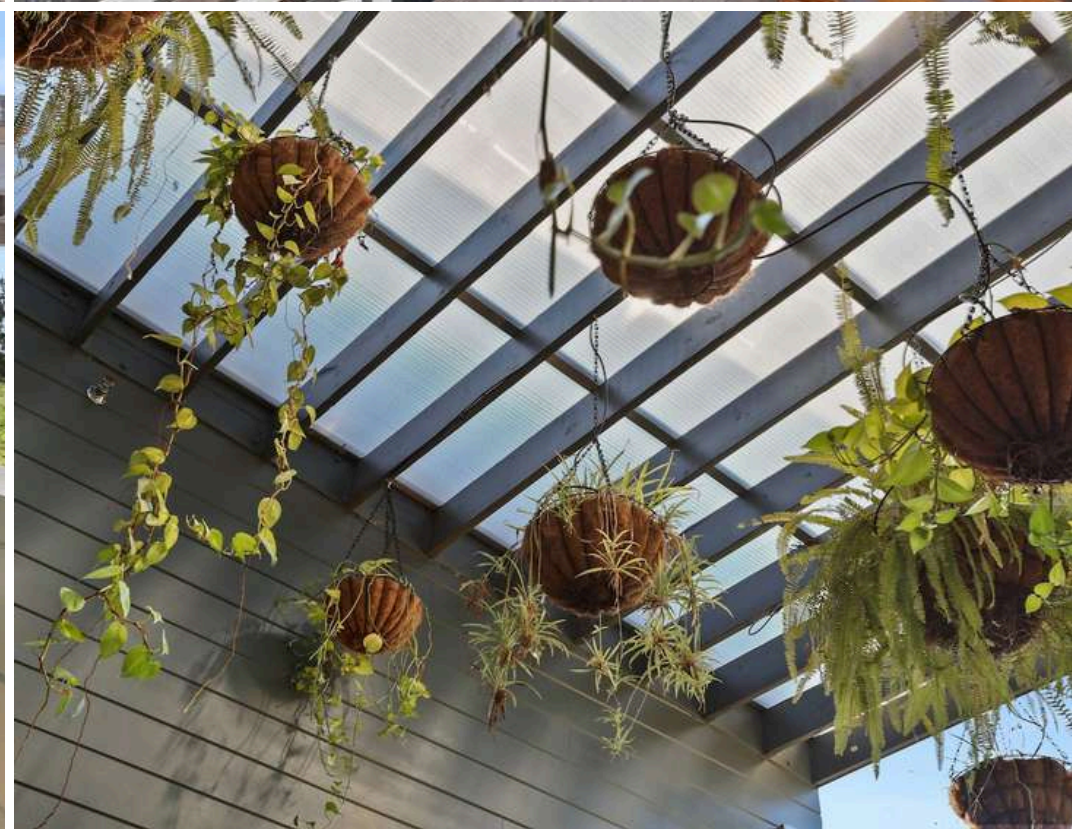
PROPERTY PHOTOS



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

THE FRESH MARKET

COMMANDER'S PALACE

FRENCH TRUCK
Coffee

STEIN'S
Market & Deli

Urban
South
BREWERY

Lucy
Boone
ICE CREAM

Superior
GRILL
FABULOUS MEXICAN DINING

THE RUM HOUSE
CARIBBEAN TAPROOM

Turkey
AND THE WOLF

Walmart

NAPOLÉON AVE.

SUPERIOR SEAFOOD
NEW ORLEANS

Touro
LCMC Health

MAGAZINE ST.

Mahony's
BO-BOY SHOP

The Tchoup
Yard

TCHOUPITOULAS ST.

SHAYA

free people

MIEL
BREWERY & TAPROOM

MISSISSIPPI RIVER



MIXED-USE HOSPITALITY DEVELOPMENT

825 THALIA STREET . NEW ORLEANS . LA . 70130



EXCLUSIVELY LISTED BY

THE McENERY COMPANY

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

504-274-2701 | MCENERYCO.COM



Scott Weston

C: 318.218.4860

D: 504.274.2671

scott@mceneryco.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
Date
Buyer or Lessee
Date
Licensee
Date

Seller or Lessor
Date
Seller or Lessor
Date
Licensee
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:
Title:
Date:
Licensee:
Date:

