

LGD HOTEL POTENTIAL + PARKING

OFFERING MEMORANDUM

FULLY RENOVATED MULTI-FAMILY + PARKING

HOTEL USE APPROVED BY CITY

709 JACKSON AVE, NEW ORLEANS, LA 70130

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709 JACKSON AVE
NEW ORLEANS, LA 70130

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FULLY RENOVATED MULTI-FAMILY + PARKING

709 JACKSON AVE, NEW ORLEANS, LA 70130

709 Jackson Avenue offers a rare opportunity to acquire a fully renovated, historically significant multifamily asset in the heart of New Orleans. The ±11,072-square-foot, three-story building includes 12 luxury apartment units (9x 1BR Units + 3x 2BR Penthouse Units), and is offered as a stabilized, turnkey acquisition.

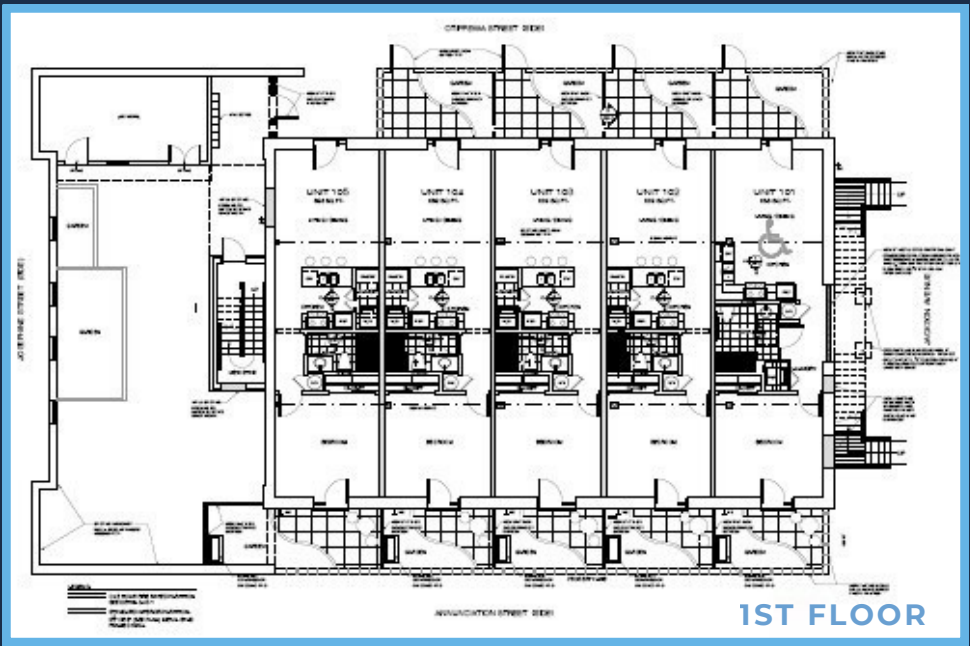
The owners have successfully secured a conditional use approval for conversion into a hotel-licensed lodging property with potential to significantly increase room-count, amenities, and total overall revenue potential.

The building originally housed the Gates of Prayer congregation, for decades - the oldest continuously operating Jewish congregation in Greater New Orleans. A comprehensive 2014 renovation preserved key architectural features, including a spiral staircase at the main entry and exposed joists, beams, and brick throughout. It combines historic architectural character with modern finishes, including stainless steel appliances, updated bathrooms, and landscaped common areas.

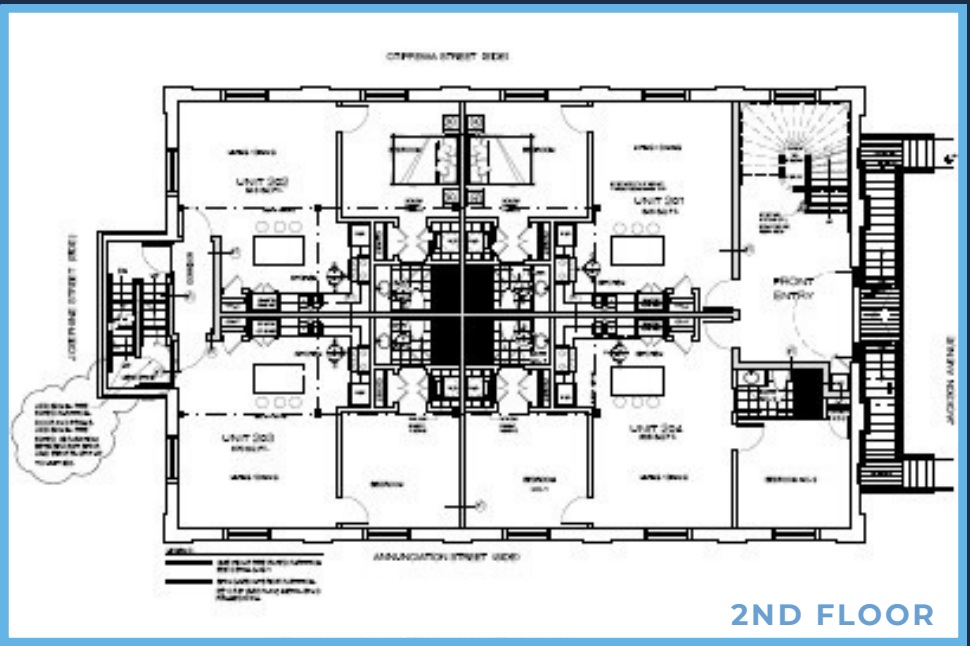
This mix of historic significance and contemporary finish-out is uncommon in the market and supports the property's positioning as a premier acquisition target. For a buyer, 709 Jackson Avenue is a rare opportunity to develop a boutique hotel, convert to a luxury condo play or continue with recent use as an apartment property.

PRICE	CONTACT BROKERS
SITE SIZE	+/- 14,263 SF
GBA	+/- 11,072 SF
ZONING	HU-MU

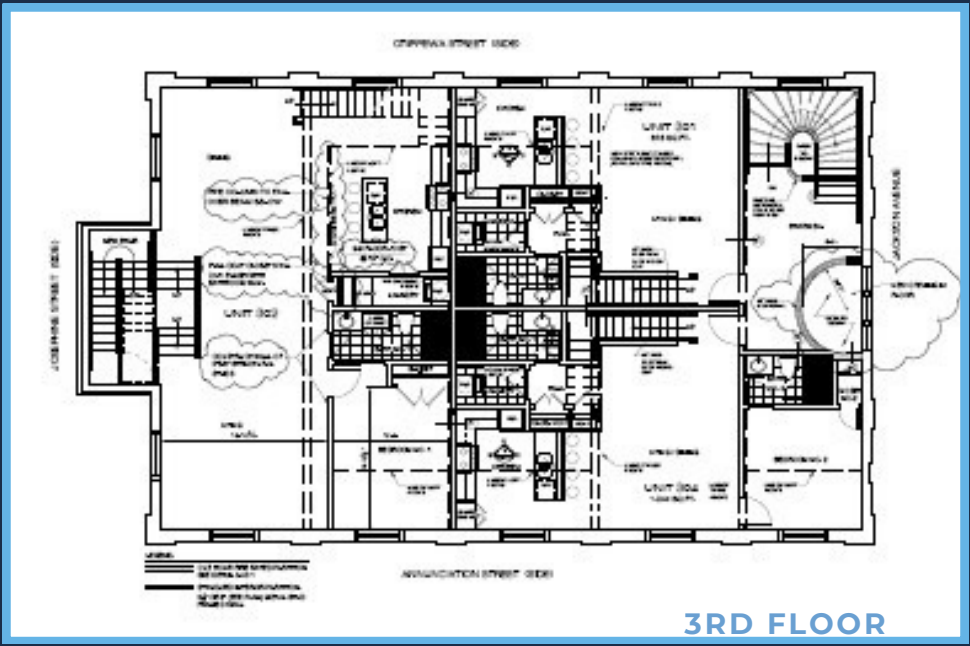
FLOOR PLANS



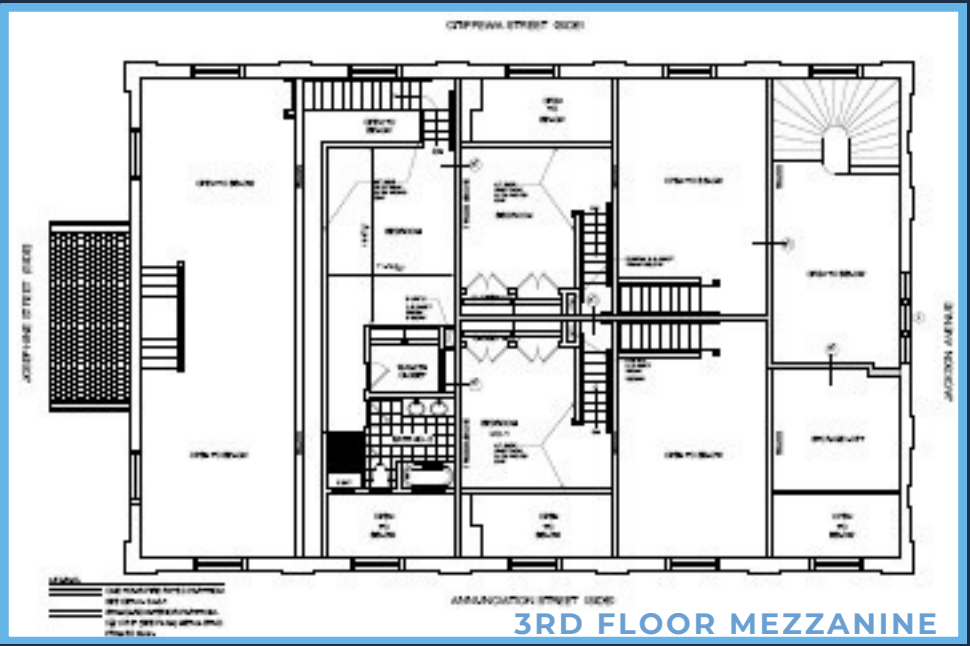
1ST FLOOR



2ND FLOOR



3RD FLOOR



3RD FLOOR MEZZANINE

EXTERIOR PHOTOS









HOTEL CONVERSION RENDERINGS

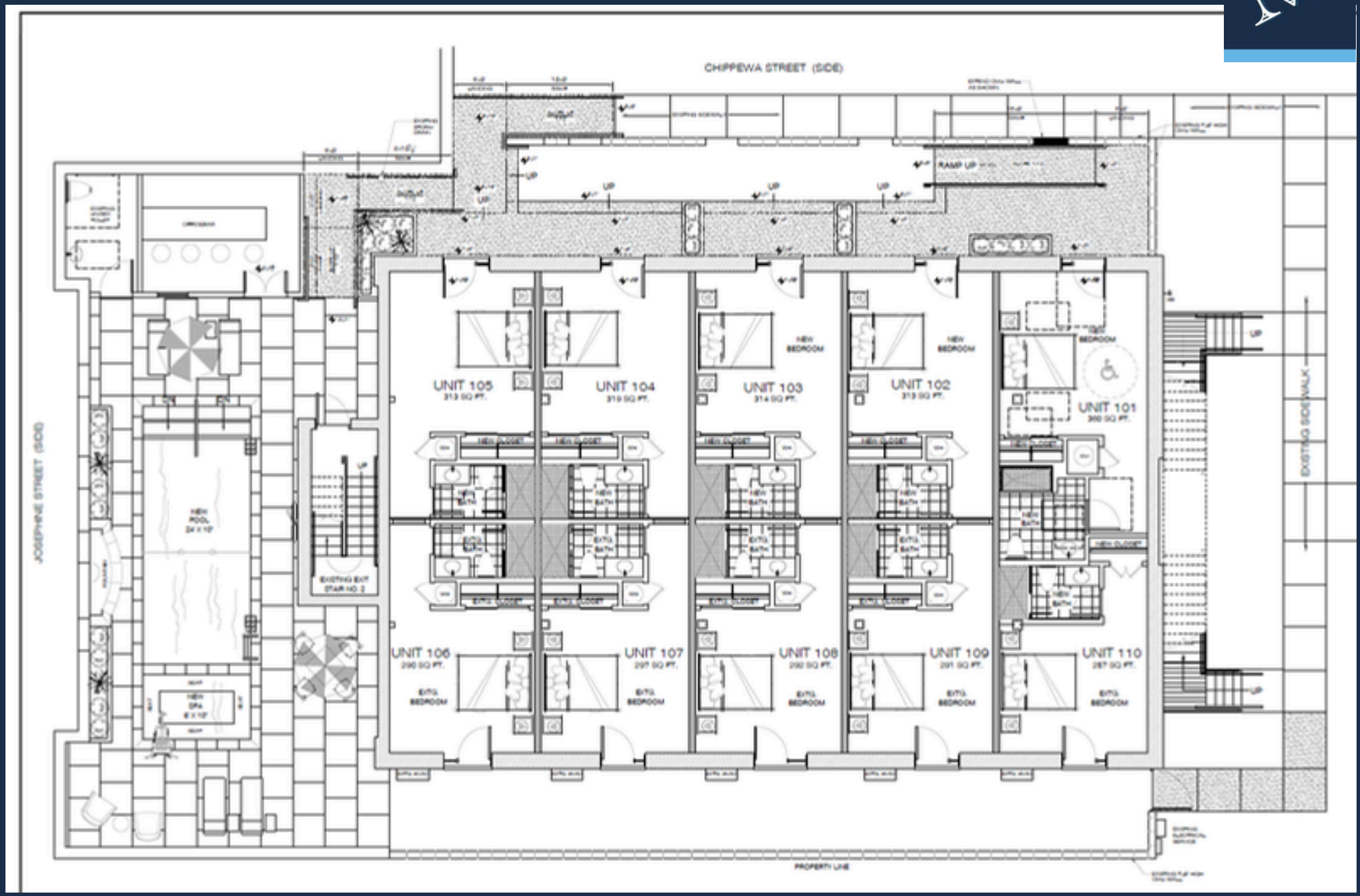








POTENTIAL TO ADD 5+ ROOMS & POOL IN REAR*



*CONCEPTUAL PLANS ONLY - REQUIRES CITY APPROVAL

INTERIOR PHOTOS

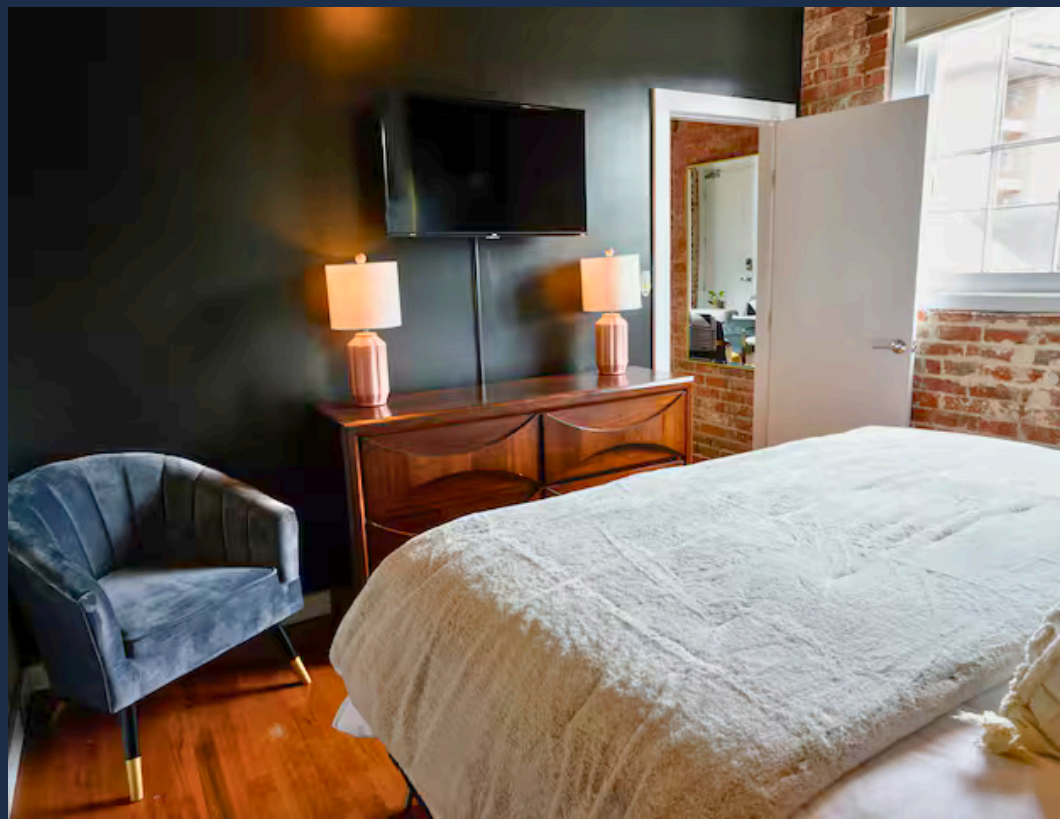





























WHEN YOU
CALL MY NAME






S. CLAIBORNE AVE.
PONTCHATRAIN EXPY.
Michaels
ULTA BEAUTY
T.J.maxx
LASALLE ST.
LOUISIANA AVE.
WASHIGTON AVE.
HOUSTON'S
Pontchartrain
JACK ROSE
HOTEL SAINT VINCENT
MOJO COFFEE HOUSE NOLA
Martin WINE & SPIRITS
St. Charles Streetcar
JACKSON AVE.
GRIS-GRIS
ZEE'S PIZZERIA
MARSH HOTEL
SAINT CHARLES AVE.
COMMANDER'S PALACE
THE CHLOE NO. LA
Columns
THE FRESH MARKET
FRENCH TRUCK Coffee
STEIN'S Market & Deli
Turkey WOLF
Urban South BREWERY
Lucy Boone ICE CREAM
SUPERIOR GRILL FABULOUS MEXICAN DINING
THE RUM HOUSE
The Tchoup Yard
Walmart
NAPOLEON AVE.
SUPERIOR SEAFOOD
Touro LCMC Health
MAGAZINE ST.
Mahony's PO-BOY SHOP
TCHOUPITOULAS ST.
SHAYA
free people
MIELD 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.

_____ 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