



\$595,000

ASKING PRICE

FOR SALE

2308 & 2310 Audubon St

New Orleans, LA 70125

PROPERTY OVERVIEW

8

BEDROOMS

2 Full, 2 Half

BATHROOMS

2

UNITS

Duplex

TYPE

Each unit: 4 Bed / 1.5 Bath

CAP RATE & PROJECTIONS

2308 & 2310 Audubon St | New Orleans, LA

Unit 2308: \$3,048/mo (\$762 × 4 beds) | Unit 2310: \$2,286/mo (\$762 × 3 beds – 1 room open)

2308 has only 1 lease & 2310 only has 1 lease

CATEGORY	CURRENT (Until May 2027)	PROJECTION (2027–2028)
2308 Audubon St	\$36,576	~\$36,576
2310 Audubon St	\$27,432	~\$36,576
Gross Revenue	\$64,008	~\$73,152
Maintenance/ Repairs	~\$3,000	~\$3,000
Flood Insurance	\$1,142	~\$1,176
Property Insurance	\$4,150	~\$4,800
Property Taxes	\$6,318	~\$6,318
Total Expenses	14,610	\$15,294
Net Operating Income	\$49,398	\$57,858

\$595K

ASKING PRICE

8.30%

Current CAP RATE

Until May 2027

9.72%

Projected CAP RATE

2027–2028

ADDITIONAL FINANCIALS

Investment Breakdown | 25% Down Payment Scenario

Category	Current Until May 2027
Purchase Price	\$595,000
Down Payment (25%)	\$148,750

P&I (6.5% Rate)	\$2,821
Property Taxes (2026)	\$526
Insurance (Prop & Flood)	\$441
Maintenance/ Repair	~\$250

Total ALL IN Monthly	\$4,038
Total Rent	\$5,334

Category	Current Until May 2027
Total Annual Cash Flow	\$15,552
Down Payment	\$148,750
Closing Cost	~\$20,000

Category	Current Until May 2027
Total Cash Flow	\$15,552
Gained Principal	\$5,000
*Appreciation (~2%)	~\$12,000

9.22%

CoC Return

Current – Until May 2027

19.29%

ROI (1 Year)

Current – Until May 2027

\$1,296

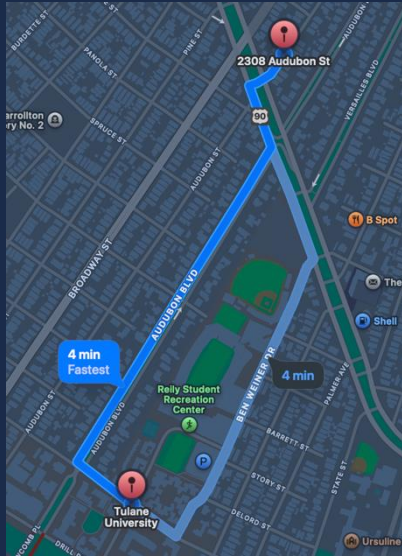
Monthly Cash Flow

PRIME LOCATION

Turn-Key Cash Flow Opportunity next to 3 Major Universities

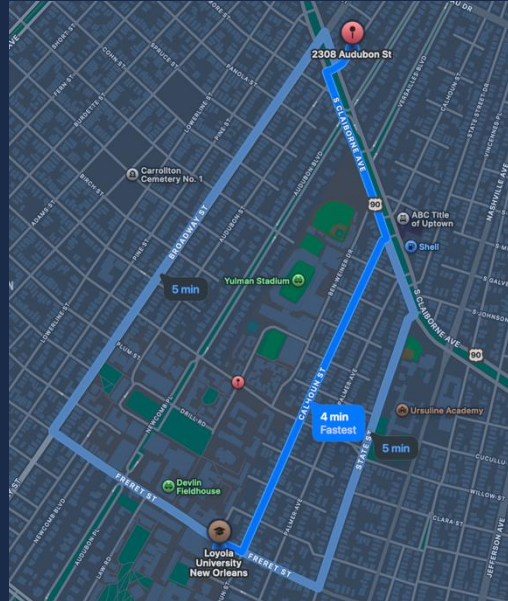
Loyola University

~4 min drive



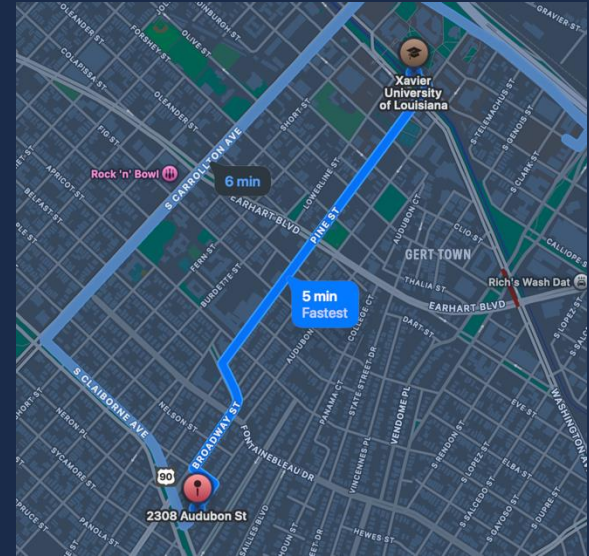
Tulane University

~4 min drive



Xavier University

~5 min drive



PROPERTY HIGHLIGHTS

Turn-Key | Move-In Ready



Brand new AC units for both sides (2024)



New Plumbing underneath house (2026)



Abundant natural & Hardwood Floors throughout



Rear parking lot for 4+ vehicles + off-street parking

UNIT 2308 AUDUBON ST

4 Bedrooms | 1.5 Bathrooms



UNIT 2310 AUDUBON ST

4 Bedrooms | 1.5 Bathrooms



F O R S A L E

2308 & 2310 Audubon St

New Orleans, LA 70125

\$595,000

C O N T A C T

Jonathan Maki

 504-982-1115


jonathanmaki.realtor@gmail.com

Brent Talavera

 228-861-2623


brenttalavera@gmail.com

Samir Sehic

 940-297-7015


s.sehic@yahoo.com