OFFERING MEMORANDUM

NEW ORLEANS MULTIFAMILY PORTFOLIO

Three-Property Investment Offering — Available Individually or as a Package

2210 Bienville St • 1917 Leonidas St • 2853 Dryades St — New Orleans, LA

Offered Exclusively By

Cameron Lombardo, CCIM • Richard Juge, CCIM, SIOR

2210 Bienville St, New Orleans, LA 70119

1917 Leonidas St, New Orleans, LA 70118

2853 Dryades St, New Orleans, LA 70115

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INDIVIDUALLY OR AS A PACKAGE

Portfolio Summary

Property	Units	Year Built	Occupancy	T12 NOI	Price	Cap Rate	Price / Unit
2210 Bienville St	8	1960	75.0%	$41,176	$650,000	6.3%	$81,250
1917 Leonidas St	6	1970	100.0%	$48,449	$499,000	9.7%	$83,167
2853 Dryades St	8	1990	100.0%	$78,489	$750,000	10.5%	$93,750
Portfolio Total / Blended	**22**	**—**	**90.9%**	**$168,114**	**$1,899,000**	**8.85%**	**$86,318**

22
Total Units

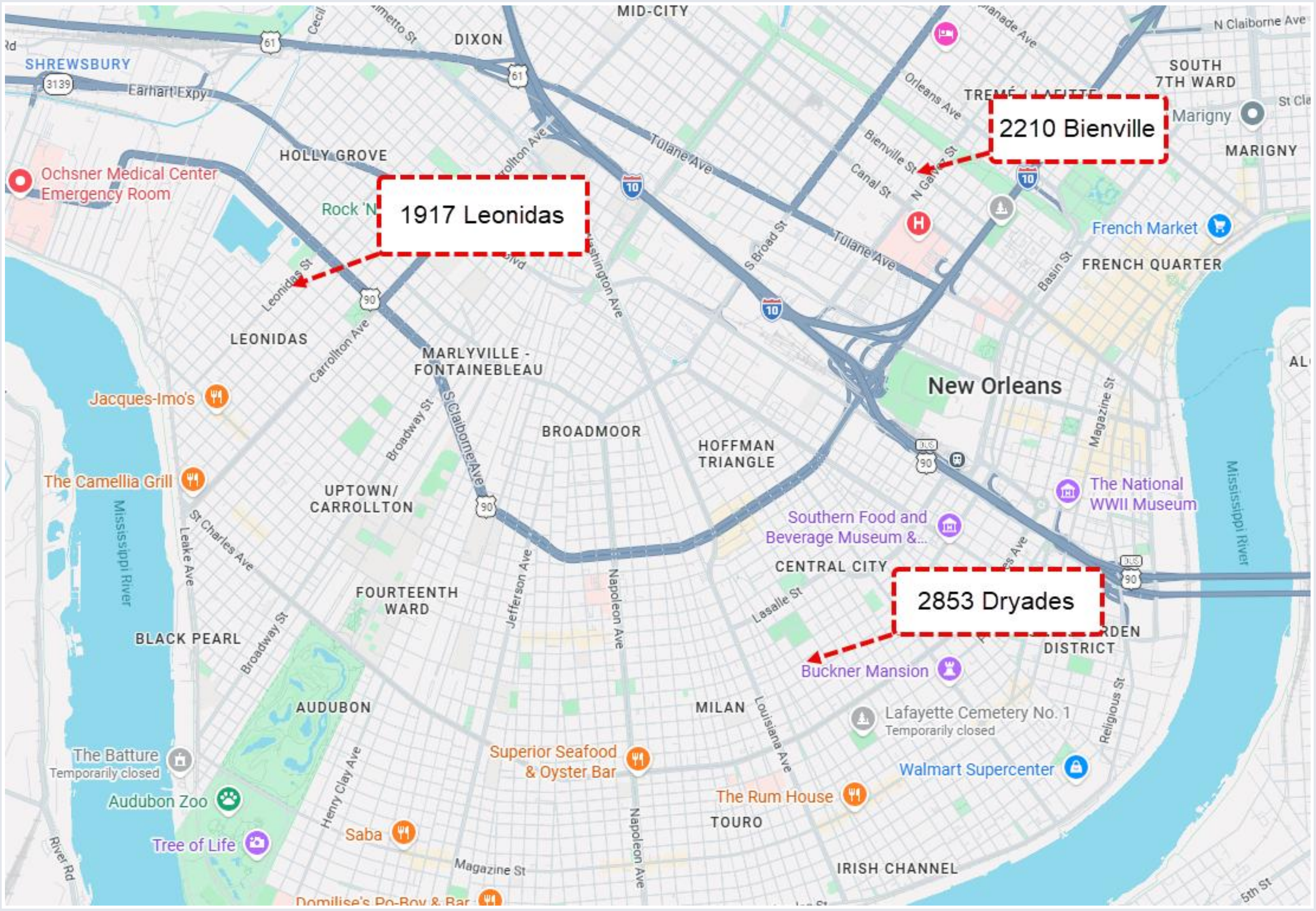
90.9%
Blended Occupancy

$1,899,000
Package Price

8.85%
Blended Cap Rate

Each property may be purchased individually at the price shown, or as a complete three-property package at $1,899,000.

Portfolio Map



EXECUTIVE SUMMARY

2210 Bienville Street

2210 Bienville St, New Orleans, LA 70119

1

Immediate Lease-Up Upside

2 of 8 units are currently vacant (75.0% occupied) — a clear, near-term path to full occupancy and higher in-place income.

2

Government-Backed Income

Section 8 rent accounts for roughly 96% of T12 income ($84,942 of $88,527), providing highly stable, recurring cash flow.

3

Infill Mid-City Location

Positioned in the Tulane-Gravier neighborhood near the Canal Street corridor and the Tulane / Xavier University campuses.

4

Lowest Entry Price in the Portfolio

At $650,000 ($81,250/unit), the most accessible price point of the three properties — well suited to a first-time or smaller investor.

5

Value-Add Return Profile

6.3% in-place cap rate with meaningful upside as vacant units are leased and rents are pushed toward market.

INDIVIDUALLY OR AS PART OF THE PORTFOLIO

2210 Bienville Street

2210 Bienville St, New Orleans, LA 70119

Neighborhood	Tulane-Gravier
Year Built	1960
Stories	2
Total Units	8
Unit Type	1 Bed / 1 Bath (uniform)
Avg / Total Unit SF	350 SF / 2,800 SF
Lot Size	3,240 SF (±0.07 AC)

$650,000
Asking Price

$41,176
T12 NOI

6.3%
Cap Rate

$81,250
Price / Unit

8 units, 1 Bed / 1 Bath — 6 occupied / 2 vacant (75.0% occupied) as of 7/10/2026. Current rent roll: $7,293/mo ($1,216 avg occupied rent). Vacant units 1A and 1B offer immediate lease-up upside.

T12 (Jun 2025–May 2026) Total Income $88,527 · Total Operating Expense $47,351 (incl. $5,000 property tax) · NOI $41,176 · Price/SF $232.14.

1917 Leonidas Street

1917 Leonidas St, New Orleans, LA 70118

1

Fully Stabilized Asset

100% occupied (6 of 6 units) as of 7/10/2026 — no lease-up risk for a buyer at closing.

2

Transit-Served Location

Steps from the St. Charles Avenue streetcar line at Carrollton, in a walkable, Uptown-adjacent submarket near Riverbend and Freret Street.

3

Diversified Income Mix

A blend of cash-paying ($25,136) and Section 8 / HANO ($57,604) tenants reduces reliance on any single income source.

4

Strong Current Yield

9.7% cap rate on T12 NOI of $48,449 — an attractive current return for a fully-leased asset.

5

Efficient, Low-Maintenance Scale

6 units at 400 SF each keep per-unit operating costs manageable relative to income.

INDIVIDUALLY OR AS PART OF THE PORTFOLIO

1917 Leonidas Street

1917 Leonidas St, New Orleans, LA 70118

Submarket	Leonidas
Year Built	1970
Total Units	6
Unit Type	1 Bed / 1 Bath (uniform)
Avg / Total Unit SF	400 SF / 2,400 SF
Lot Size	0.10 Acres
Parcel ID (APN)	7-16-3-025-12
Zoning	HU-RD2

$499,000
Asking Price

$48,449
T12 NOI

9.7%
Cap Rate

$83,167
Price / Unit

6 units, 1 Bed / 1 Bath — 6 occupied / 0 vacant (100.0% occupied) as of 7/10/2026. Current rent roll: $6,945/mo ($1,158 avg occupied rent). Fully stabilized asset.

T12 (Jun 2025–May 2026) Total Income $91,333 · Total Operating Expense $42,884 (incl. $6,400 property tax) · NOI $48,449 · Price/SF $207.92.

EXECUTIVE SUMMARY

2853 Dryades Street

2853 Dryades St, New Orleans, LA 70115

1

Portfolio-Leading Performance

Highest T12 NOI ($78,489) and cap rate (10.5%) of the three properties — the strongest return in the offering.

2

Fully Stabilized Asset

100% occupied (8 of 8 units) as of 7/10/2026 — no lease-up risk for a buyer at closing.

3

Newest Building in the Portfolio

Built in 1990 — roughly 20 to 30 years newer than the other two assets, suggesting lower near-term capital needs.

4

Government-Backed Income

Section 8 rent accounts for roughly 98% of T12 income ($117,692 of $120,164), providing highly stable, recurring cash flow.

5

Central City Location

Near major thoroughfares with convenient access to Uptown New Orleans and the CBD; strong workforce-housing demand and new construction nearby.

INDIVIDUALLY OR AS PART OF THE PORTFOLIO

2853 Dryades Street

2853 Dryades St, New Orleans, LA 70115

Submarket	Central City
Year Built	1990
Stories	2
Total Units	8
Unit Type	1 Bed / 1 Bath (uniform)
Avg / Total Unit SF	400 SF / 3,200 SF
Lot Size	0.13 Acres
Parcel ID (APN)	4-12-2-026-20
Zoning	HU-RD2

$750,000
Asking Price

$78,489
T12 NOI

10.5%
Cap Rate

$93,750
Price / Unit

8 units, 1 Bed / 1 Bath — 8 occupied / 0 vacant (100.0% occupied) as of 7/10/2026. Current rent roll: $9,801/mo ($1,225 avg occupied rent). Fully stabilized asset, highest per-unit NOI in the portfolio.

T12 (Jun 2025–May 2026) Total Income $120,164 · Total Operating Expense $41,675 (incl. $6,300 property tax) · NOI $78,489 · Price/SF $234.38.

TRAILING 12 MONTHS — JUN 2025 TO MAY 2026

Combined Financial Summary

PACKAGE PRICE

$1,899,000

$168,114	8.85%	$86,318	$226.07
T12 NOI	Blended Cap Rate	Price / Unit	Price / SF

Income

Rental Income (Cash-Paying Units)	$25,136
Section 8 / HANO Rent	$260,238
Other Income (deposits, fees)	$14,650
Total Operating Income	**$300,024**

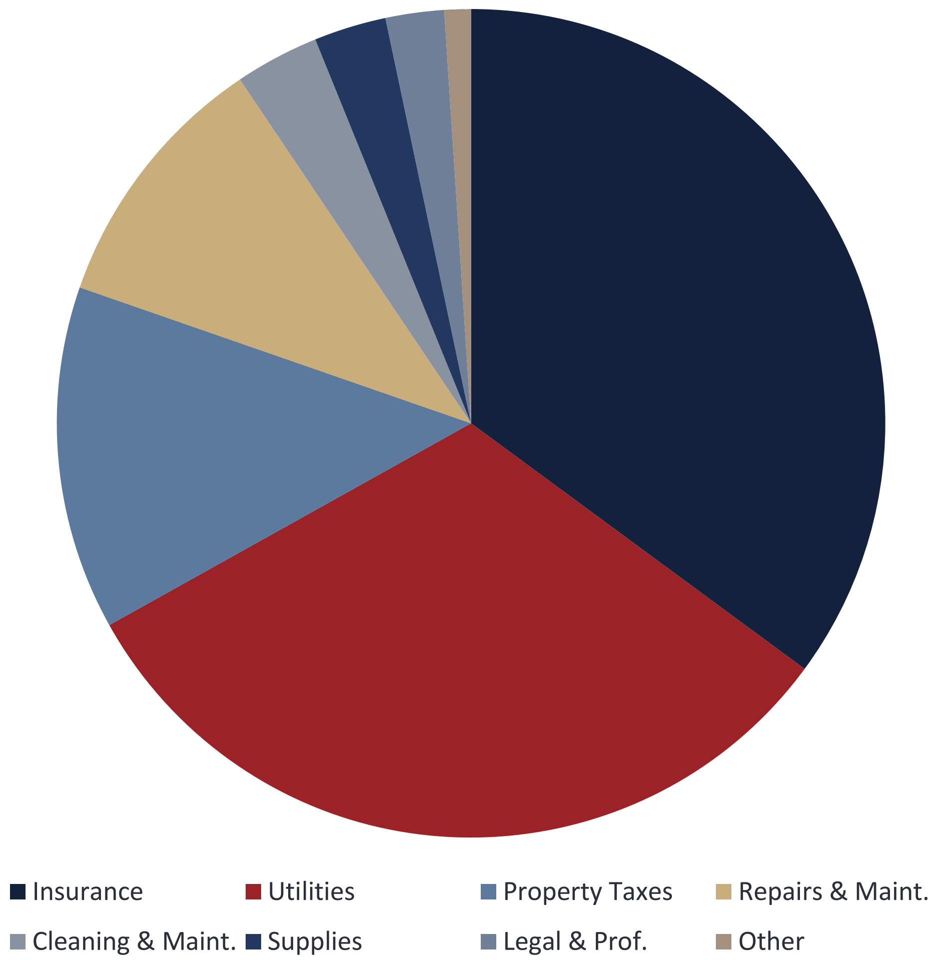
Operating Expenses

Property Taxes	$17,700
Utilities	$41,946
Insurance	$46,302
Repairs & Maintenance	$13,534
Cleaning & Maintenance	$4,333
Supplies	$3,721
Legal & Professional Fees	$3,009
Other (violations, capital)	$1,364
Total Operating Expense	**$131,909**

Combined Net Operating Income (NOI): $168,114

T12 COMBINED EXPENSES — $131,909 TOTAL

Portfolio Expense Breakdown



Category	Annual ($)	% of Total
Insurance	$46,302	35.1%
Utilities	$41,946	31.8%
Property Taxes	$17,700	13.4%
Repairs & Maintenance	$13,534	10.3%
Cleaning & Maintenance	$4,333	3.3%
Supplies	$3,721	2.8%
Legal & Professional	$3,009	2.3%
Other	$1,364	1.0%
Total	**$131,909**	**100%**

Location & Market Overview

2210 Bienville St — Tulane-Gravier

Located in Mid-City near the Canal Street corridor, close to the Tulane and Xavier University medical/academic campuses and downtown New Orleans.

1917 Leonidas St — Leonidas / Carrollton

Steps from the St. Charles Avenue streetcar line at Carrollton, in a walkable, transit-served Uptown-adjacent neighborhood near Riverbend and Freret Street.

2853 Dryades St — Central City

Positioned near major north/south and east/west thoroughfares with convenient access to Uptown New Orleans and the CBD; strong workforce-housing demand and significant new residential construction nearby.

Radius (from 1917 Leonidas)	2025 Population	Households	Median HH Income
1 Mile	20,567	8,677	$66,848
3 Mile	141,178	62,107	$71,592
5 Mile	350,609	161,077	$65,386

Source: LoopNet public property records & Esri demographic data (centered on 1917 Leonidas St, representative of the urban-core submarkets shared by all three properties), retrieved August 2026.

LET'S TALK

Interested in This Portfolio?

Contact the exclusive listing brokers below for financial due diligence materials, tour scheduling, or to submit an offer on any property individually or the full package.

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