



OFFERING MEMORANDUM

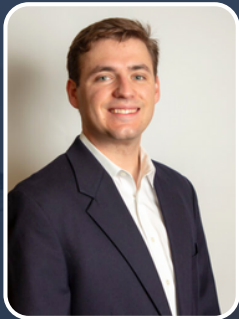
COMMERCIAL STR PORTFOLIO

NEW ORLEANS, LA

STR INVESTMENT PORTFOLIO

NEW ORLEANS, LA

LISTING AGENTS:



Louis P. LeBourgeois IV

C: 985.317.4464

louis@mceneryco.com

THE MCENERY COMPANY

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

504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW



PROPERTY SUMMARY	
ADDRESS	T-12 NOI
624-626 S. LOPEZ ST, NEW ORLEANS, LA 70119	\$69,935
734-736 S. LOPEZ ST, NEW ORLEANS, LA 70119	\$78,989
2009-2011 N. CLAIBORNE AVE, NEW ORLEANS, LA 70116	\$56,069
Total Combined Net Income	\$172,627.64
LISTING PRICE @ 11.9% Capitalization Rate	\$1,450,000

EXECUTIVE SUMMARY:

This short-term rental portfolio in New Orleans consists of Six (6) active Commercial Short Term Rental Licenses which offers investors three high-demand duplex properties totaling six rental units which is made up of 18 bedrooms and 12 bathrooms, strategically located in the vibrant Mid-City and Treme neighborhoods. **624-626 S. Lopez Street** is a Mid-City Duplex that features two (2) 3-bedroom, 2-bath units with master suites, luxurious bathrooms, open-concept kitchens, and a courtyard, steps from Whole Foods and the French Quarter. **734-736 S. Lopez Street** is a Mid-City CSTR duplex, that is composed of (2) two 3-bedrooms, 2-bath units with a welcoming porch, modern kitchen and prime proximity to parade routes and the downtown area, which is ideal for Mardi Gras and year-round guests. **2009-2011 N. Claiborne Ave** is a Duplex located in Treme which is comprised of (2) two units that the layout is made up with 3-bedroom, 2-bath in each unit, boasting modern amenities like WiFi, in-unit laundry, and parking, just 16 miles from the airport and near the French Quarter. Fully equipped and positioned for strong occupancy, this turnkey portfolio promises consistent cash flow in one of America's top hospitality markets.

Commercial Short-Term Rental (CSTR) licenses in New Orleans are currently capped, with no new licenses being issued and growing indications that the city may permanently halt future issuances. This regulatory environment has created a high barrier to entry and increased scarcity, significantly enhancing the value of properties with active CSTR licenses. Unlike residential STR permits, CSTR licenses are tied to the property itself—similar to liquor or video poker licenses—which means they convey with the sale and remain valid regardless of ownership changes. While some investors perceive regulatory risk, the fixed nature and transferability of these licenses offer a unique layer of protection and long-term upside potential. With strong cash flow, turnkey operations, and desirable locations, this portfolio represents a rare chance to acquire appreciating hospitality assets in one of the country's most resilient tourism markets.

PORTFOLIO INFORMATION



LOCATION	NEW ORLEANS, LA
TOTAL SALE PRICE	\$1,450,000
BLENDED CAP RATE	11.9%
GROSS INCOME	\$249,642
BLENDED OPEX	-30.85%
NET INCOME	\$172,627.64



624-626 S. LOPEZ STREET

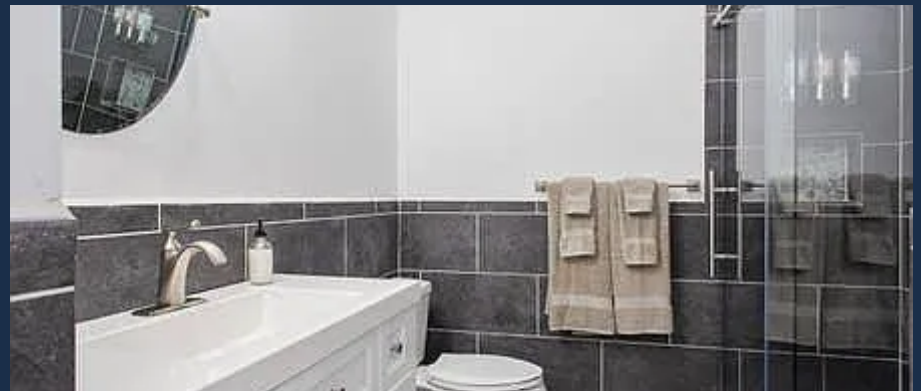


This Mid-City duplex, with dual Short Term Rental Permits, offers two units with each having 3-bedroom, 2-bath in each unit, each with a master suite, queen bedrooms, luxurious tiled bathrooms, an open-concept kitchen, and a spacious courtyard. Located in the Tulane Corridor, steps from Whole Foods, dining, music, and trails, it's minutes from downtown and the French Quarter. Perfect for groups or business travelers, this turnkey property is a high-demand rental in New Orleans' vibrant heart.

INDIVIDUAL PRICE	\$475,000
------------------	-----------

LAYOUT	6 BED 4 BATH
--------	----------------

APRIL '24 - MARCH '25 NET INCOME	\$69,935
----------------------------------	----------



736-738 S. LOPEZ STREET

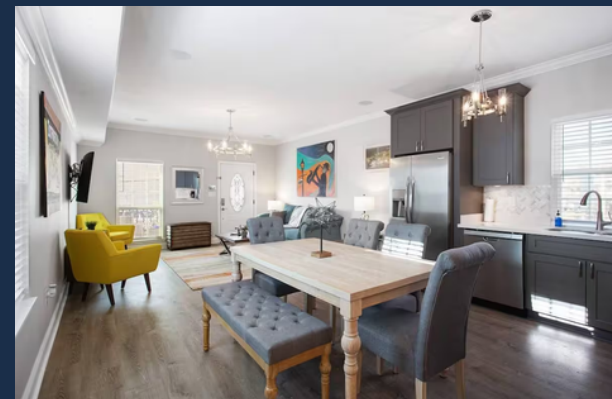


For sale is a strategically duplex located with 3-bedrooms & 2 baths in each unit in the heart of Mid-City, New Orleans, just minutes from the vibrant French Quarter, iconic parade routes, and bustling downtown. This turnkey short-term rental property is perfectly positioned to capitalize on the high demand for accommodations during Mardi Gras and year-round tourism. Featuring a welcoming porch and thoughtfully designed interiors, the unit offers comfort and convenience for small groups, business travelers, and vacationers alike. With its proximity to key attractions and proven rental income potential, this property is an ideal addition to any investor's portfolio seeking strong returns in New Orleans' thriving hospitality market.

INDIVIDUAL PRICE	\$550,000
------------------	-----------

LAYOUT	6 BED 4 BATH
--------	----------------

APRIL '24 - MARCH '25 NET INCOME	\$78,989
-------------------------------------	----------



2009-2011 N. CLAIBORNE AVENUE

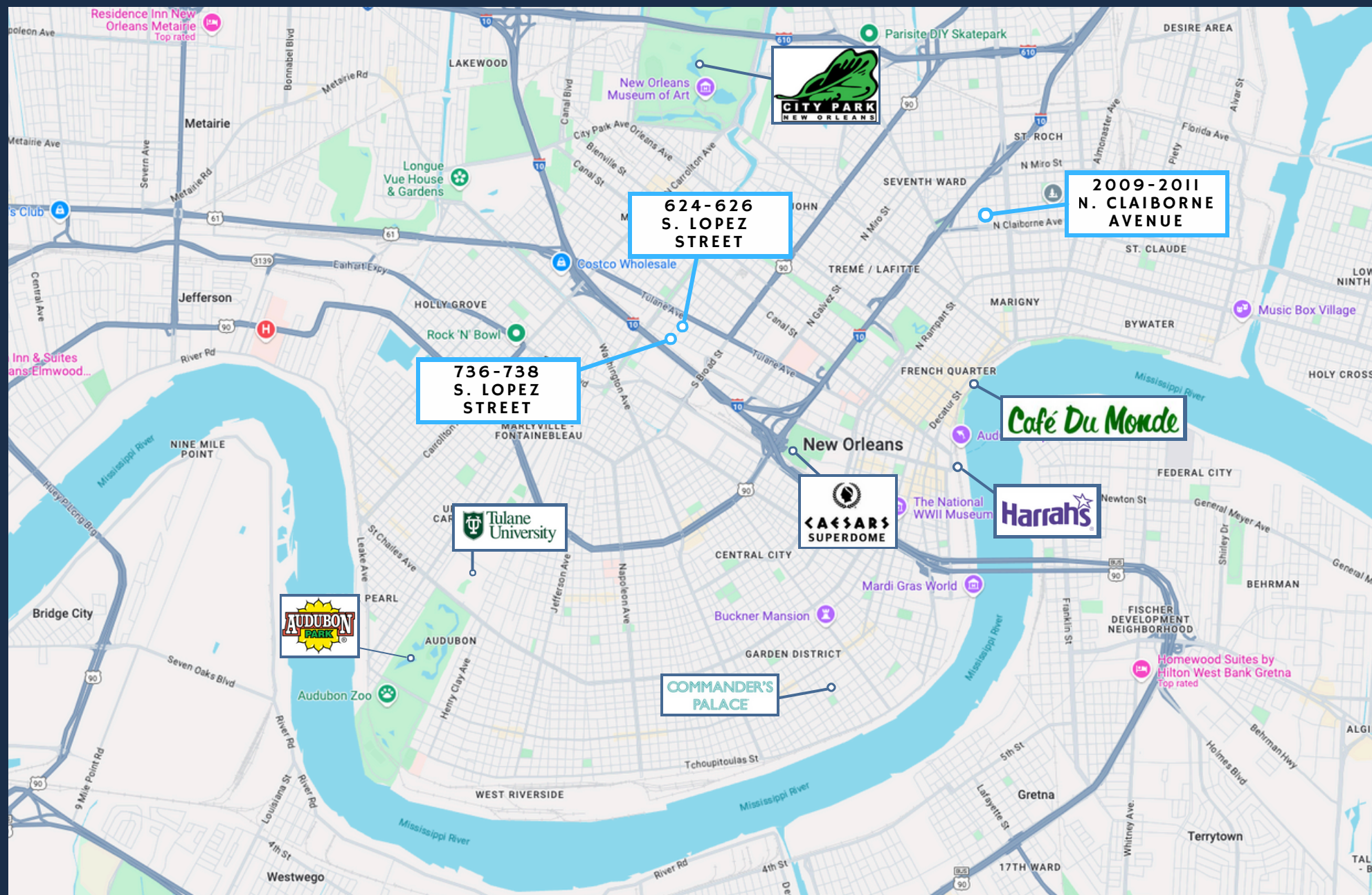


This rare investment opportunity in the heart of New Orleans' vibrant Treme neighborhood! This charming double property features two fully licensed short-term rental units, each offering 3 bedrooms and 2 bathrooms, spacious living areas, modern kitchens, and amenities like free WiFi, air-conditioning, in-unit laundry, and free on-site parking. Perfectly located just 16 miles from Louis Armstrong International Airport and minutes from iconic attractions like Caesars Superdome (2.5 mi) and the French Quarter, this turnkey duplex is ideal for investors seeking high-demand vacation rentals in a culturally rich area.

INDIVIDUAL PRICE	\$425,000
LAYOUT	6 BED 4 BATH
APRIL '24 - MARCH '25 NET INCOME	\$56,069



AERIAL OVERVIEW



FLOOR PLANS



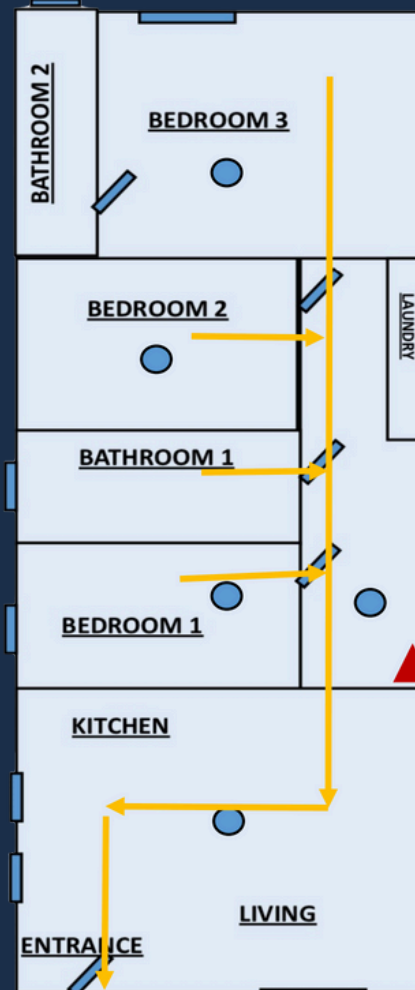
624 S. LOPEZ



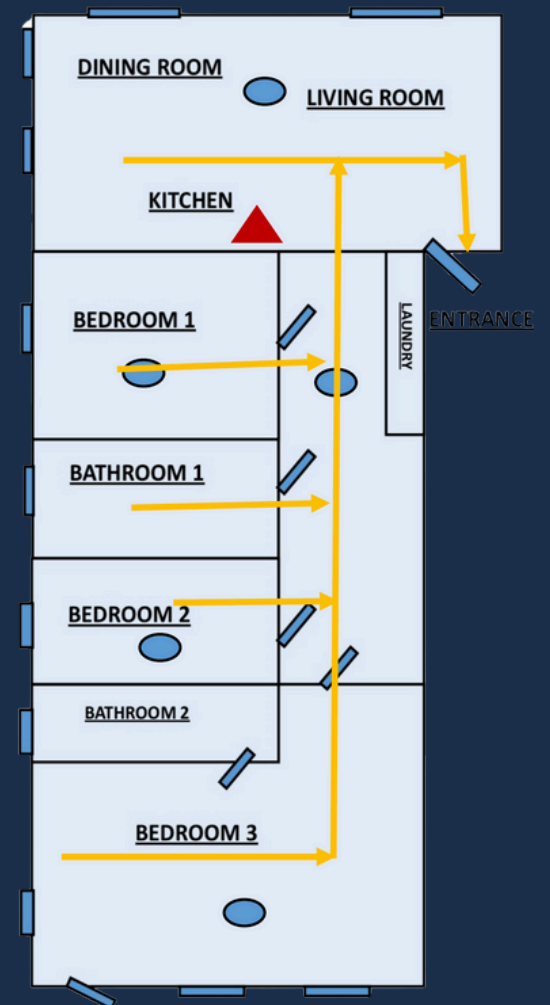
626 S. LOPEZ



736 S. LOPEZ



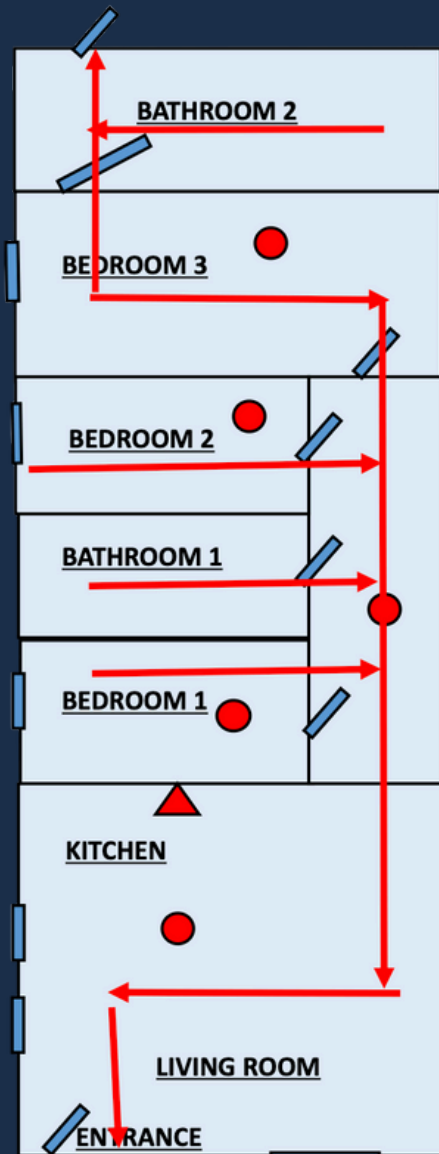
738 S. LOPEZ



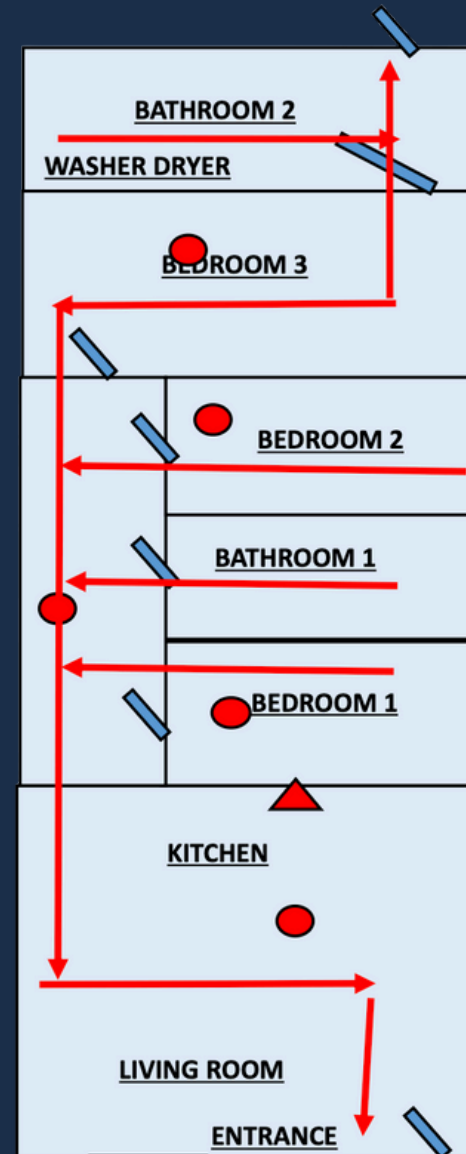
FLOOR PLANS CONTINUED



2009 N. CLAIBORNE AVE.



2011 N. CLAIBORNE AVE.





STR INVESTMENT PORTFOLIO

NEW ORLEANS, LA

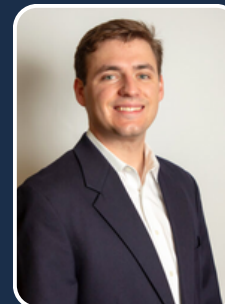


EXCLUSIVELY LISTED BY

THE McENERY COMPANY

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

504-274-2701 | MCENERYCO.COM



Louis LeBourgeois IV

C: 985.317.4464

louis@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	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ 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: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

