

# FQ Multi-Family Mixed-Use Opportunity

410 Dauphine Street  
New Orleans, LA 70112

5 Residential Units + 1 Ground Floor Commercial Unit

**Offering Memorandum**

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**BRIDGEWATER**  
REALTY ADVISORS

Bridgewater Realty Advisors  
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**410 DAUPHINE STREET**  
*5-unit Apartment Complex +  
Ground Floor Commercial Space*



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# OFFERING

Bridgewater Realty Advisors presents a rare mixed-use investment opportunity in the heart of New Orleans' historic French Quarter. Located one block off Bourbon Street and directly across from the Dauphine Orleans Hotel, this gated property offers five residential units that consist of three (3) 1 Bed/ 1 Bath units and two (2) 2 Bed / 1 Bath units and with approximately 792 SF of ground-floor commercial unit, currently available for lease.

The property features a classic wrought-iron wrap-around balcony overlooking Dauphine Street, a private side entrance leading to a traditional French Quarter courtyard with fountain and mature trees, and a charming rear carriage house with courtyard-view balcony. Rich in history and featured in *The Last Madam*, the property is steps from Armstrong Park, Jackson Square, and the vibrant dining, entertainment, and cultural attractions of the French Quarter.

# SUMMARY

## FOR SALE

**BUILDING PRICE:** \$1,200,000

**PRICE PER UNIT:** \$200,000

**PRICE PER SF:** \$276.68/sf

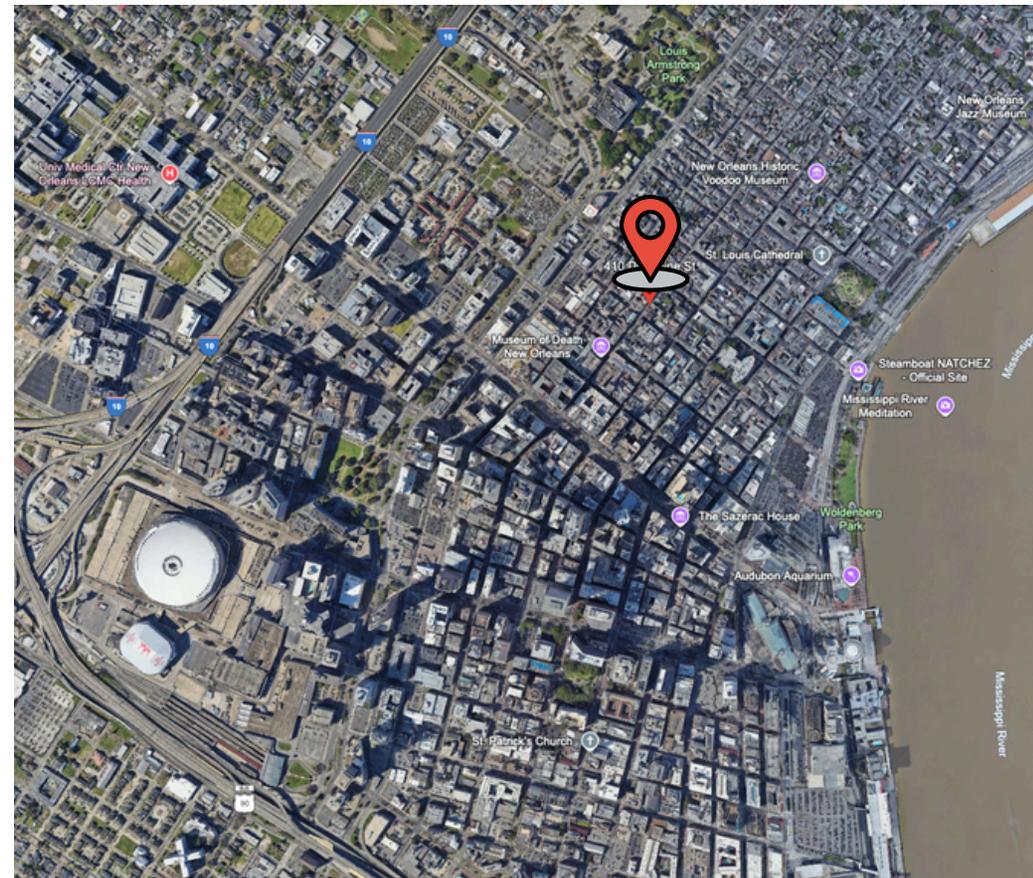
**FLOOD ZONE:** X

**UNIT COUNT:** 6

**GBA:** +/-4,337 sf

**# of STORIES:** 2

**OCCUPANCY:** 5/6







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# *FINANCIAL OVERVIEW*

410 DAUPHINE STREET

# **RENT ROLL + EXPENSES // 410 Dauphine Street**

Unit #	Type	Size	Current Rent
1A	1 BD / 1 BA	600	\$1,200
1B	2 BD / 1 BA	770	\$1,800
2A	2 BD / 1 BA	798	\$1,650
2B	1 BD / 1 BA	603	\$1,460
3A	1 BD / 1 BA	491	\$1,195
6*	Commercial Retail Space*	792	\$4,000
	<b>PER MONTH</b>	<b>4054</b>	<b>\$11,305</b>
	<b>PER YEAR</b>		<b>\$135,660</b>

\*Notes: The commercial space is currently vacant and available for lease.

<b>Expense Breakdown</b>		
Expense	Annual	Per/sf
Real Estates Taxes	\$15,786	\$3.64
Insurance	\$13,011	\$3.00
Utilities - Water	\$4,320	\$60/mo/unit
Repairs & Maintenance	\$5,421	\$1.25
Management Fee	\$12,209	10.00%
<b>TOTAL</b>	<b>\$50,748</b>	<b>\$11.70</b>
Op Ex Ratio	42%	
Op Ex Per Unit	\$8,458	

\*estimated expenses based on market standards

# CONTACT DETAILS

## For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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