

FQ Multi-Family Mixed-Use Opportunity

410 Dauphine Street
New Orleans, LA 70112

5 Residential Units + 1 Ground Floor Commercial Unit

Offering Memorandum



Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70001
504-901-0463
Licensed in LA, MS



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



MASON W. MCCULLOUGH
Principal | Broker
504.298.8631
mason@bridgewater.realty



BRYCE MARULLO
Principal | Agent
504.301.5583
Bryce@bridgewater.realty



CAMERON GRIFFIN
Principal | Agent
504.535.5680
cameron@bridgewater.realty

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: \$1,300,000

UNIT COUNT: 6

PRICE PER UNIT: \$216,667

GBA: 4,337 sf

PRICE PER SF: \$299.75/sf

of STORIES: 2

FLOOD ZONE: X

OCCUPANCY: 5/6







BRIDGEWATER
REALTY ADVISORS



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
PER MONTH		4054	\$11,305
PER YEAR			\$135,660

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

Expense Breakdown		
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%
TOTAL	\$50,748	\$11.70
Op Ex Ratio	42%	
Op Ex Per Unit	\$8,458	

*estimated expenses based on market standards

CONTACT DETAILS

For bookings and viewings

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MASON W. MCCULLOUGH
Principal | Broker

Mobile Phone
504.298.8631

Email Address
mason@bridgewater.realty



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