



CALL FOR OFFERS

308 Burgundy Street

New Orleans, LA 70112

Presented By:

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Barrett Van Zandt

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PROPERTY DESCRIPTION

308 Burgundy Street represents a premier Historic Tax Credit redevelopment opportunity to acquire a substantial 5,400+ sq. ft. historic asset in the heart of the Vieux Carré. With its 1840s pedigree and versatile multi-unit configuration, this property is perfectly positioned for an investor seeking to capitalize on New Orleans' high-demand boutique hospitality and luxury rental markets.

PROPERTY HIGHLIGHTS

- **Optimized for Yield:** Currently configured as a multi-family residence with 6+ bedrooms, the building's layout allows for immediate conversion into a high-revenue hospitality asset or a signature "Owner's Unit" with income-producing dependencies.
- **Deep Equity Play:** Offered at a price point significantly below the finished-market average for the French Quarter, providing a clear margin for renovation and appreciation.
- **Historic Incentives:** Maximize your ROI through State and Federal Historic Rehabilitation Tax Credits, specifically designed for the restoration of 19th-century treasures like this one.
- **Investor Note:** This is a "Stabilize and Shine" project. The footprint and structural quality provide a secure foundation for a luxury-tier renovation.

OFFERING SUMMARY

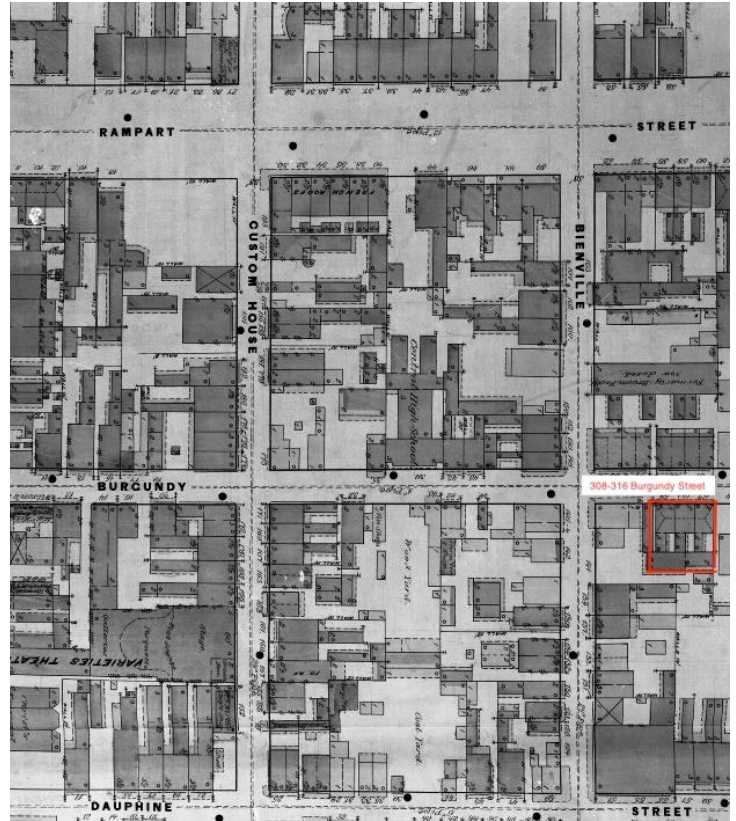
Sale Price:	Call for Offers
Number of Units:	6
Lot Size:	3,266 SF
Building Size:	5,408 SF

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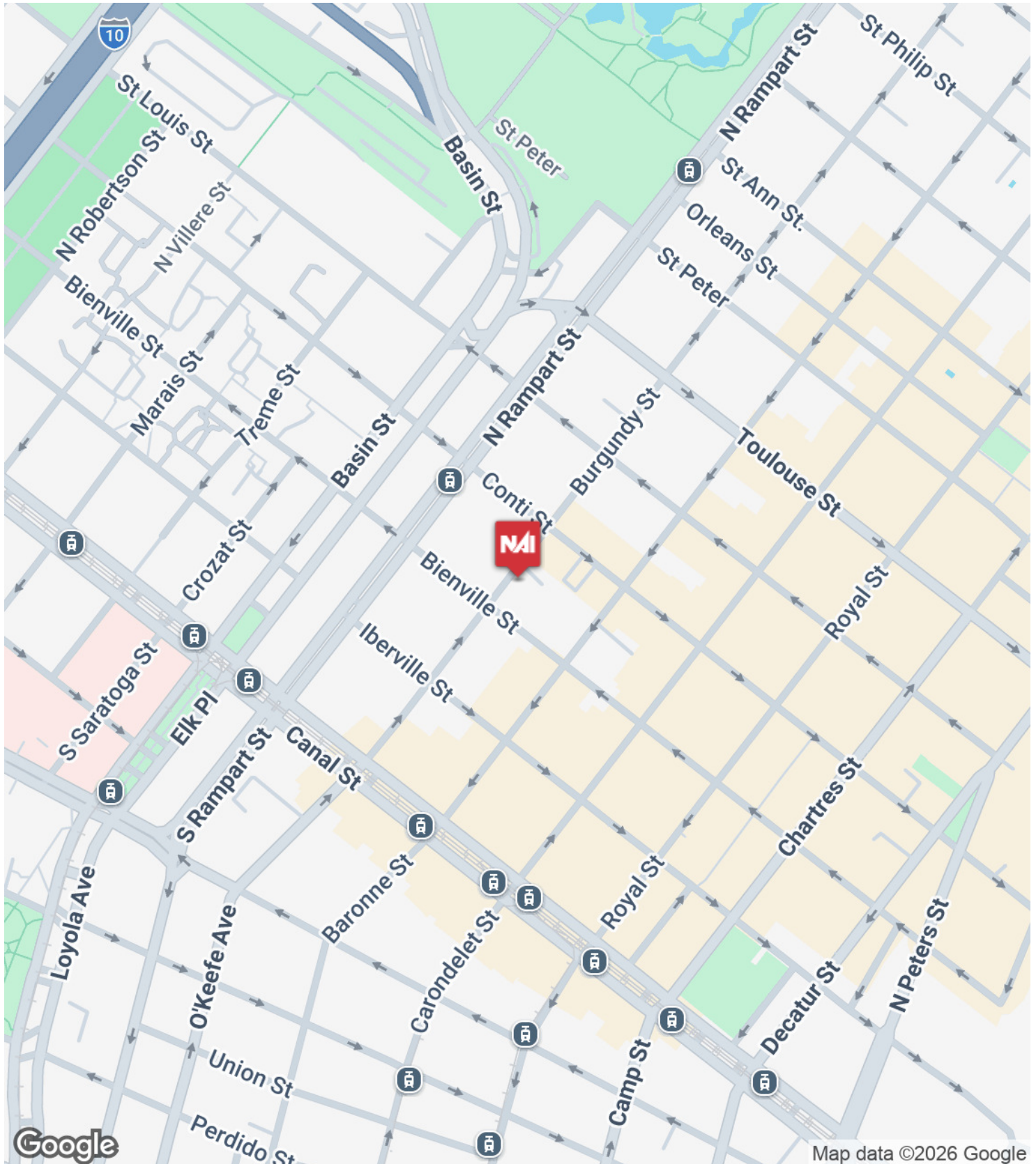
30-Day Marketing Period:	September 28 - October 28, 2026
Offer Deadline:	October 28, 2026
Offers Reviewed and Response:	October 28 - October 30, 2026
Inspection/Due Diligence:	October 30 - November 30, 2026
Closing On or Before:	December 30, 2026

Offers can be submitted via email to Paul Richard (prichard@rampartcre.com) or Barrett Van Zandt (bvanzandt@rampartcre.com) or by hand delivery to 110 Veterans, Suite 250, Metairie, LA 70005.

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For More Information:

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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 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:

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