

# 1714-16 Marais Street

## Offering Memorandum

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NEW ORLEANS, LA

Bridgewater Realty Advisors  
A Division of Nations One  
[www.bridgewater.realty](http://www.bridgewater.realty)  
1590 W Causeway Approach #4  
Mandeville, LA 70471  
985-778-2600  
Licensed in Louisiana



# **1714-16 MARAIS ST NEW ORLEANS, LA, 70116**

5-unit New Construction Multi Family



**MASON W. MCCULLOUGH**

Principal | Broker  
504.298.8631  
mason@bridgewater.realty



**RICK ROMANO**

Agent  
504.812.5330  
rick@bridgewater.realty

# OFFERING

1714-16 Marais Street is a 5-unit apartment complex that was recently constructed in 2022 and currently fully occupied. Nestled in a highly sought-after location that is minutes from the French Quarter, Tremé, and Bywater, this property seamlessly combines luxury, convenience, and smart investment potential.

The 3-story building consists of five (5) 2 bedroom 1 bathroom units that are each approx. 900 square feet each. The immediate return on investment is evident as all five units are currently leased, offering a stable and predictable income stream.

The building's construction prioritizes low maintenance, utilizing high-quality materials and energy-efficient features, ensuring minimal upkeep and reduced utility costs. Additionally, the property boasts low insurance costs due to its adherence to the latest safety standards and age of new roof.

This investment promises long-term success, with the property poised for significant appreciation over time. Schedule your viewing today and secure your stake in this exceptional investment opportunity.

## SUMMARY

**BUILDING PRICE:** \$799,000

**UNIT COUNT:** 5

**IN PLACE CAP RATE:** 7.38%

**GBA:** ~5,500 sf

**PRICE PER UNIT:** \$159,800

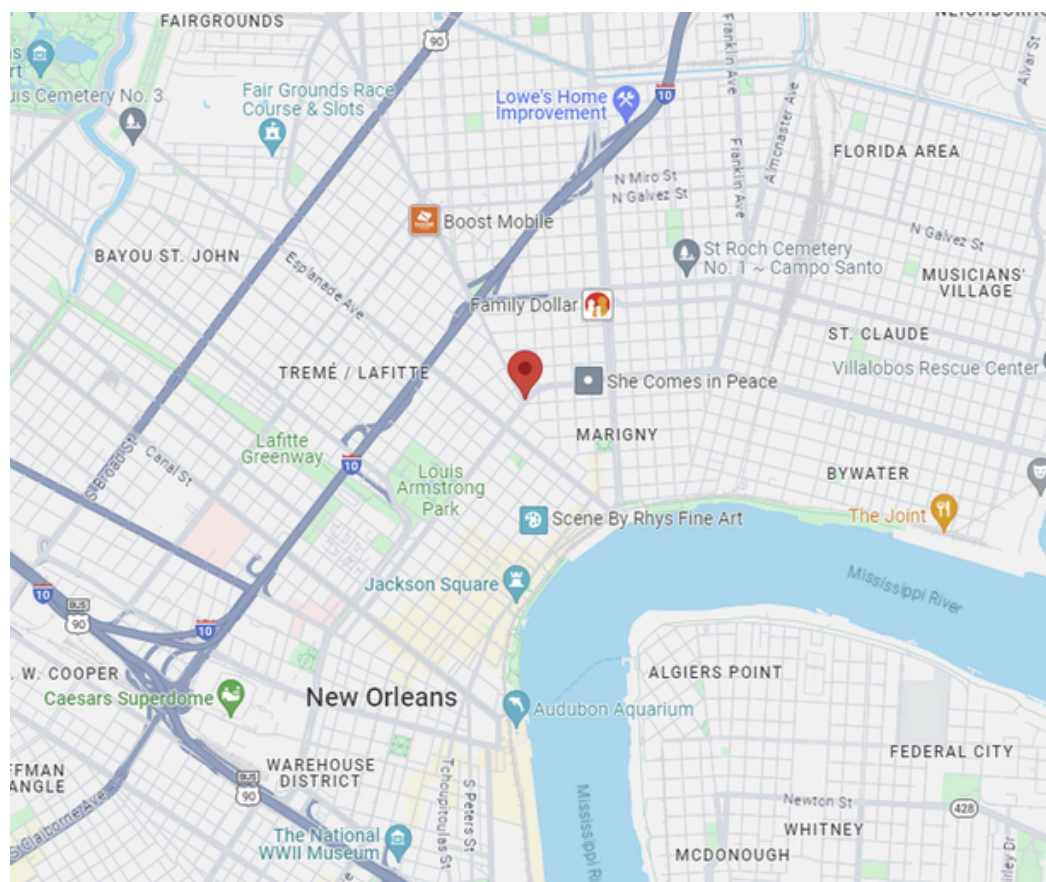
**LOT SIZE:** ~3,200 sf

**PRO FORMA CAP RATE:** 7.83%

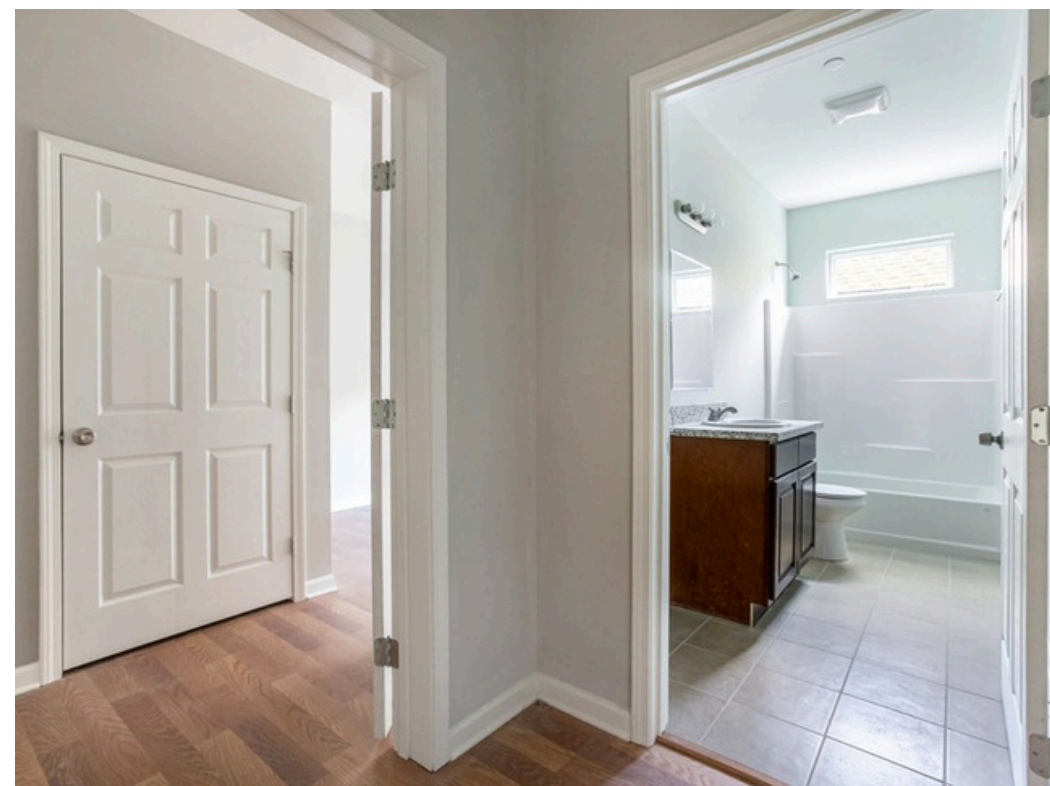
**FLOOD ZONE:** X

**PRICE PER SF:** \$178/sf

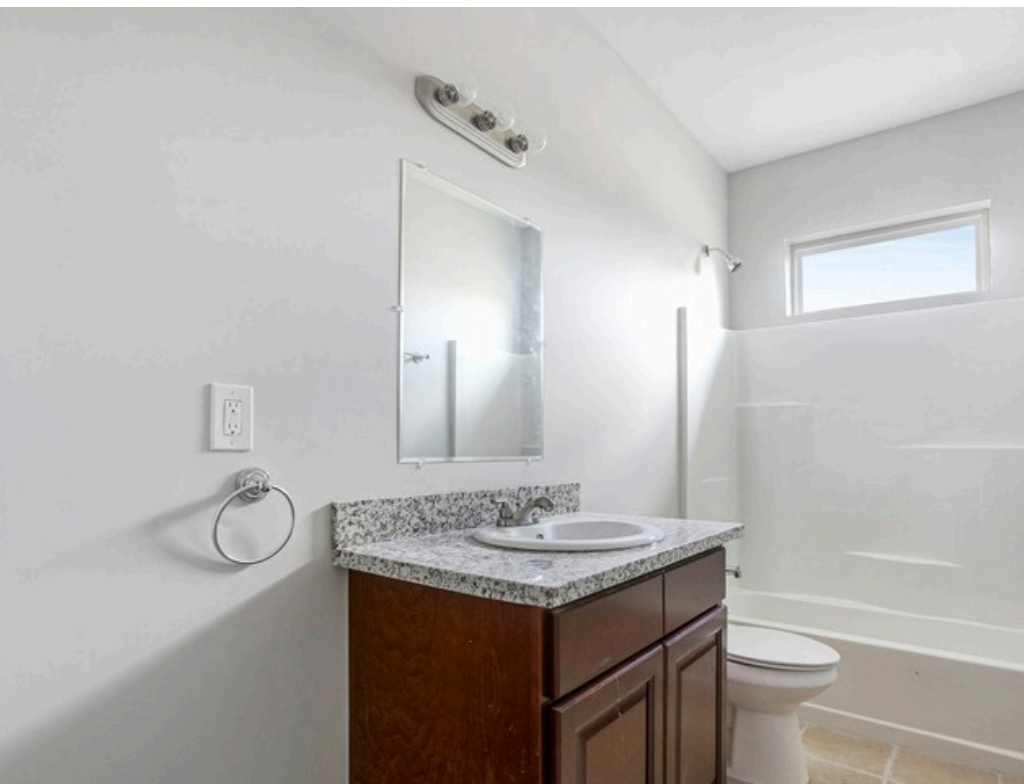
**Age:** 2022

















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



**MASON W. MCCULLOUGH**  
Principal | Broker

Mobile Phone  
504.298.8631

Email Address  
[mason@bridgewater.realty](mailto:mason@bridgewater.realty)



**RICK ROMANO**  
Agent

Mobile Phone  
504-812-5330

Email Address  
[rick@bridgewater.realty](mailto:rick@bridgewater.realty)

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