1905 FRANCE STREET
New Orleans, LA 70117

6- Unit Multifamily Property



Blaine Tatje

Listing Agent

504-293-2460

Blaine@TeamTatje.com

Offering Memorandum

PROPERTY DESCRIPTION

1905 France Street is a six-unit multifamily property renovated in 2022 with a focus on durability, efficiency, and ease of ownership. Major systems—including electrical, plumbing, roofing, siding, and interiors—were updated to reduce ongoing maintenance and management costs.

Each 1BD/1BA unit features modern finishes and practical design choices aimed at long-term performance. Ideal for investors seeking predictable returns without the upkeep headaches, this turn-key asset offers a low-hassle path to rental income in the New Orleans market.

PROPERTY SUMMARY

- Address: 1905 France St, New Orleans, La 70117
- Total Units: 6
- Capital Expenditures: Renovated from Studs in 2022
- Utilities: Separately Metered
- Flood Zone: X
- TBA: ~ 3,769 SF

FINANCIAL SUMMARY

List Price: $685,000.00

Annual Rent Roll: $86,856.00

Net Operating Income: $63,036.37

In-Place Cap Rate: 9.2%

Price Per Unit: $114,166.67







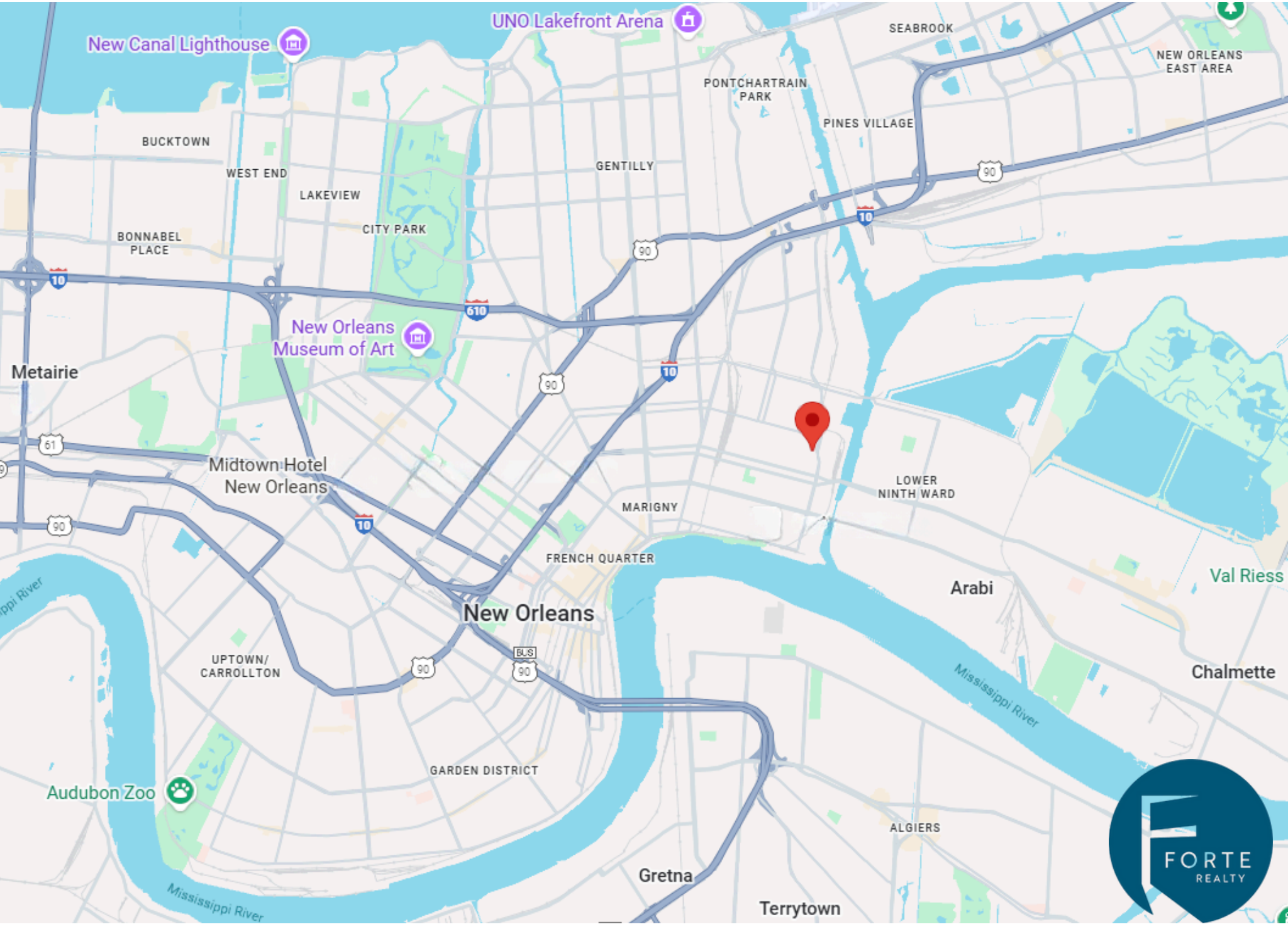








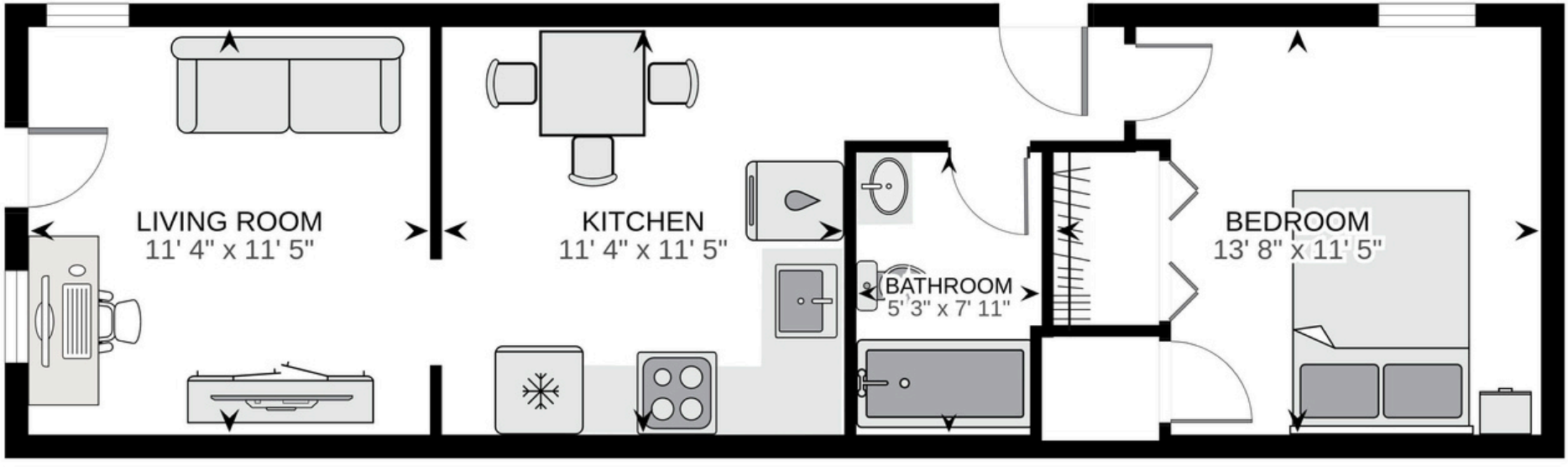



New Canal Lighthouse
UNO Lakefront Arena
SEABROOK
NEW ORLEANS EAST AREA
PONTCHARTRAIN PARK
PINES VILLAGE
BUCKTOWN
WEST END
LAKEVIEW
GENTILLY
CITY PARK
BONNABEL PLACE
New Orleans Museum of Art
Metairie
Midtown Hotel New Orleans
LOWER NINTH WARD
MARIGNY
FRENCH QUARTER
Arabi
Val Riess
New Orleans
UPTOWN/ CARROLLTON
Chalmette
Mississippi River
GARDEN DISTRICT
Audubon Zoo
ALGIERS
Gretna
Terrytown
Mississippi River
FORTE REALTY

RENT ROLL | 1905 FRANCE STREET

Unit #	Type	Current Monthly Rent	Current Annual Rent	Lease End
A	1 BD/ 1 BA	$1,359.00	$16,308.00	11/30/2026
B	1 BD/ 1 BA	$1,359.00	$16,308.00	05/05/2026
C	1 BD/ 1 BA	$1,025.00	$12,300.00	01/31/2027
D	1 BD/ 1 BA	$1,111.00	$13,332.00	Month to Month
E	1 BD/ 1 BA	$1,359.00	$16,308.00	10/30/2026
F	1 BD/ 1 BA	$1,025.00	$12,300.00	Month to Month
	Total	***$7,238.00***	***$86,856.00***	

Typical Floorplan



INCOME STATEMENT

Gross Revenue	$86,856.00
Property Insurance	$8,542.27
Property Taxes	$4,805.28
Property Management [1]	$4,342.80
Maintenance & Repairs	$2,211.00
Electricity	$1,212.39
Water, Sewer, Trash	$1,187.49
Internet	$818.40
Pest Control	$700.00
Total Expenses [2]	$23,819.63
Net Operating Income	**$63,036.37**

Footnotes:

1 Assumes 5% fee. Property is currently self-managed.

2 Expenses from 2025.

CASH FLOW ANALYSIS

Purchase Price	$685,000.00
Down Payment	$171.250.00
Loan Amount	$513,750.00
Monthly Payments	($3,830.38)
Annual Debt Service	($45,964.58)
Net Operating Income	$63,036.37
Annual Cash Flow	**$17,071.79**
Cash on Cash Return	**9.97%**
DSCR	1.37
Assumptions:	
Interest Rate	6.50%
Amortization	20
LTV	75%

Figures shown are for illustrative purposes only and reflect current owner operations. Actual performance, expenses, and financing terms may vary. Buyers should conduct their own analysis and due diligence.

CONTACT DETAILS

Disclaimer:

The information contained herein has been obtained from sources believed to be reliable; however, Forte Realty, LLC, makes no representations or warranties, express or implied, as to the accuracy or completeness of any information, including but not limited to square footage, unit count, property condition, or financial performance. All figures and descriptions are approximate and subject to errors, omissions, changes, or withdrawal without notice. Buyers are solely responsible for conducting their own independent investigation of the property, including all physical, financial, and legal aspects. Any projections, assumptions, or estimates provided are for illustrative purposes only and do not constitute guarantees of future performance or income. Buyers are strongly advised to consult with their own legal, tax, and financial advisors prior to entering into any transaction. Forte Realty, LLC, is a licensed real estate brokerage in the State of Louisiana.



Blaine Tatje

Listing Agent

504-293-2460

Blaine@TeamTatje.com

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT FORTE REALTY, LLC FOR MORE DETAILS.