

HISTORIC FRENCH QUARTER PORTFOLIO FOR SALE



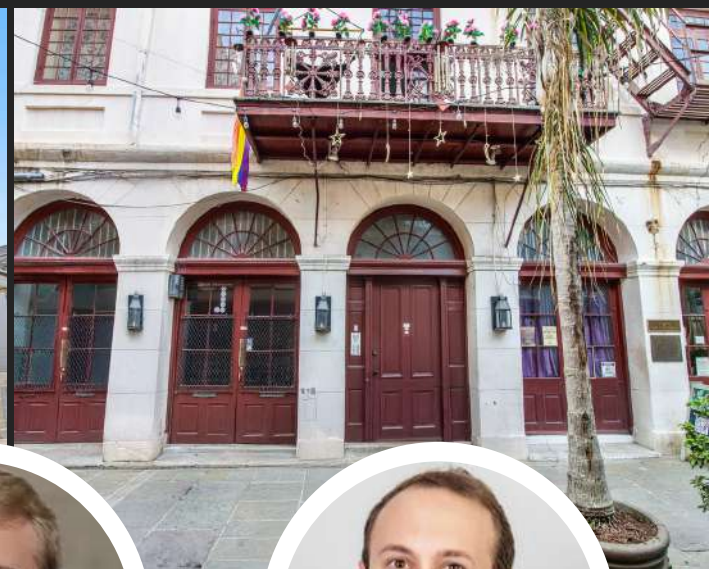
BRIDGEWATER
REALTY ADVISORS

OWNER WILLING TO DISCUSS FINANCING

*(5) Multifamily Properties
(2) Mixed-Use Comm/Residential*

Offering Memorandum

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HISTORIC FRENCH QUARTER PORTFOLIO NEW ORLEANS, LA

(27) Total Units | (7) Properties

Several properties on National Historic Registry



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OFFERING

This (7) building, 27-unit portfolio offers a rare, generational opportunity to acquire a strategically located mix of commercial, multifamily, and residential assets in the heart of the French Quarter—one of the most supply-constrained and historically stable submarkets in the region. The portfolio includes a majority of residential apartments complemented by ground floor commercial spaces, with several properties on the National Historic Registry.

The properties showcase extensive recent capital improvements while preserving their historic charm. 525 and 513 Conti each feature brand-new roofs, 1524 St. Mary St has new gutters, 307 Exchange has a new elevator, and 522-24 Burgundy St includes an award-winning renovation. Additional highlights include new renovations for most units and the courtyard interior at 307 Exchange—where Edgar Degas painted and where a commemorative plaque remains on the exterior.

All assets occupy prime locations within historically protected districts that benefit from year-round foot traffic and limited new construction. These properties have consistently attracted successful commercial tenants and long-term residential tenants, ensuring stable occupancy and proven demand. Historic architecture combined with modernized systems and recent renovations supports ongoing operational viability and long-term appreciation, making this portfolio a once in a lifetime opportunity.

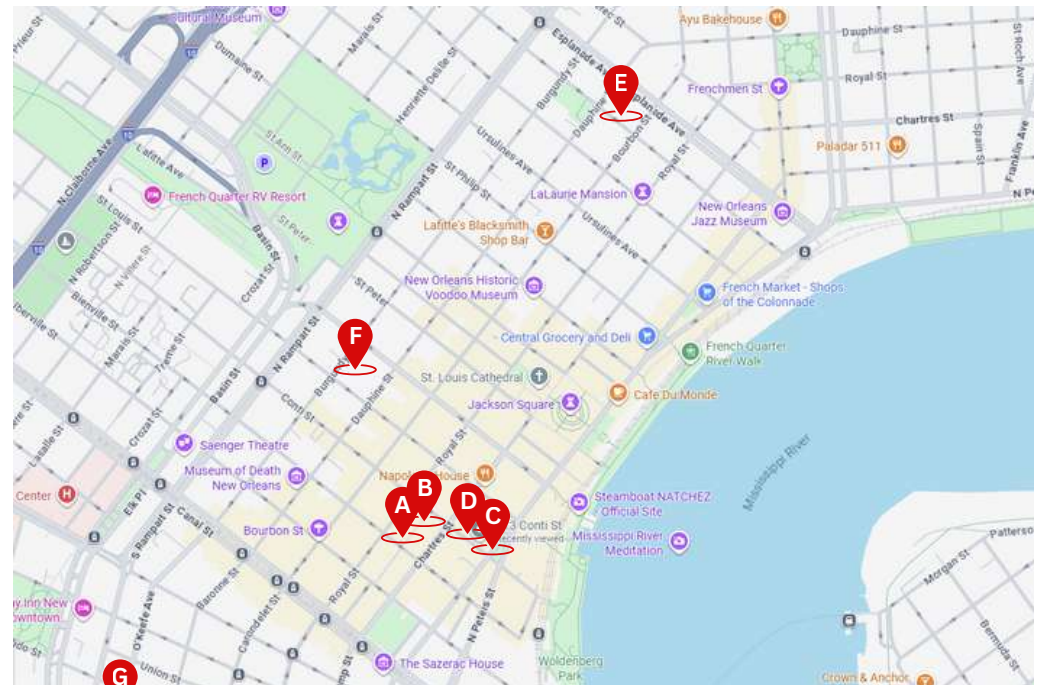
SUMMARY

PORTFOLIO PRICE: \$9,660,000 **GBA:** 25,050 sf

PRICE PER SF: \$385/sf **UNIT COUNT:** 27

PRICE PER UNIT: \$355,555 **# OF BLDGS:** 7

A) 307 Exchange Place:	\$2,500,000		5,857 sf		\$426/sf
B) 317 Exchange Place:	\$800,000		1,344 sf		\$595/sf
C) 513 Conti Street:	\$2,150,000		5,040 sf		\$426/sf
D) 525 Conti Street:	\$1,550,000		3,582 sf		\$432/sf
E) 817-19 Barracks St:	\$1,100,000		3,320 sf		\$337/sf
F) 522-24 Burgundy St:	\$735,000		2,175 sf		\$331/sf
G) 1524-26 St Mary St:	\$825,000		3,732 sf		\$221/sf



on St. Mary - out of view

307 EXCHANGE PL



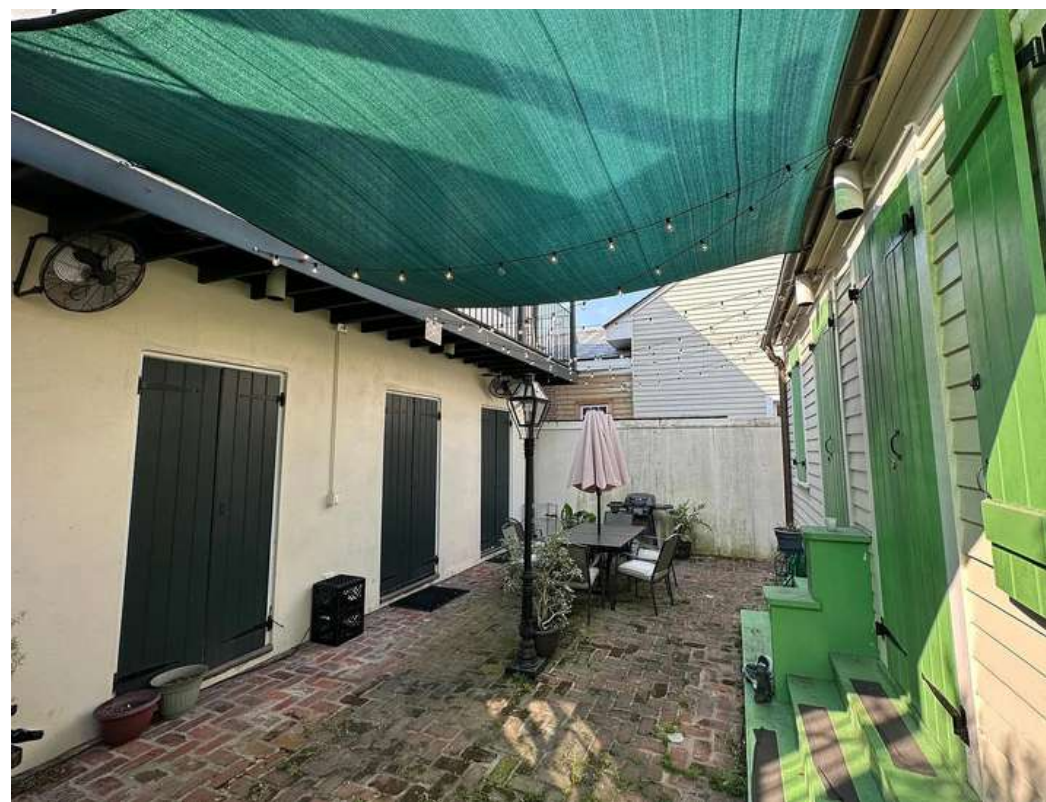
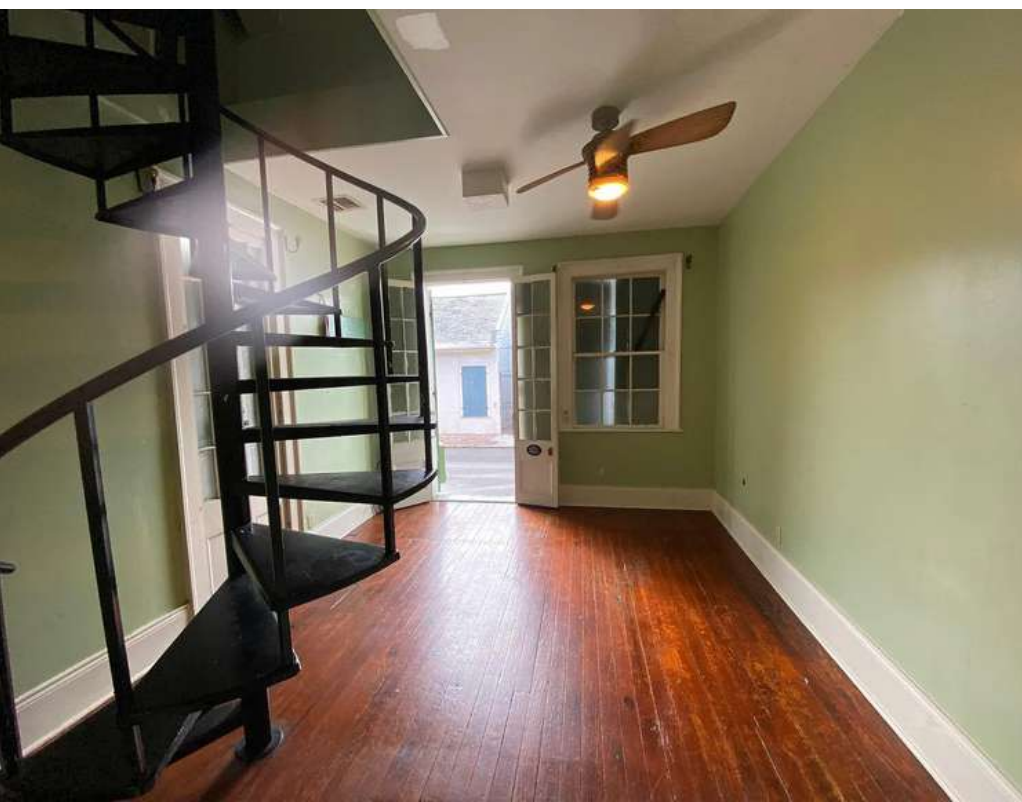


513 CONTI ST



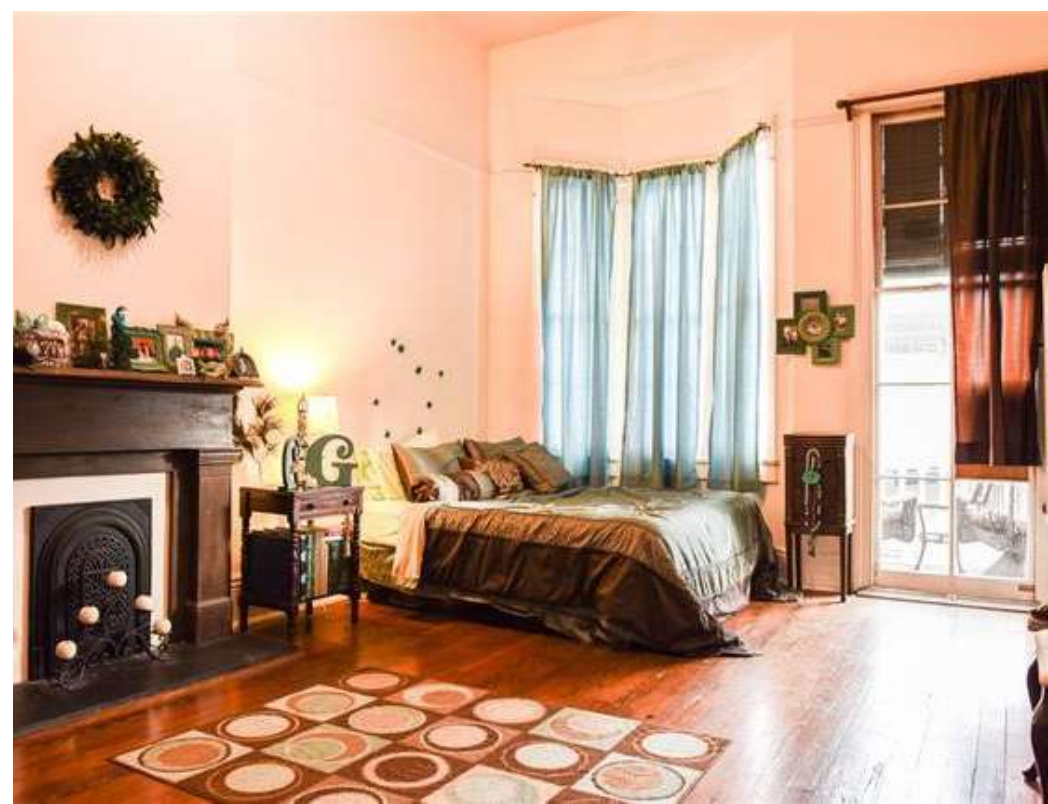
525 CONTI ST





817 BARRACKS







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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