

NEW ORLEANS INVESTMENT PORTFOLIO

18 Properties:
Multifamily | SFR | Retail |
Development Shell |
Vacant Land

Owner Financing
Available



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PORTFOLIO OVERVIEW

A diversified collection of **18 income-producing or value-add properties** located across established neighborhoods in **New Orleans’ core and eastern submarkets**. The portfolio combines stabilized cash-flowing assets with redevelopment and repositioning opportunities, offering investors both immediate income and long-term upside. Assets include **multifamily, single-family rentals, retail, office/redevelopment, and vacant land**.



Properties may be **acquired individually, in sub-packages, or as a full portfolio**, providing flexible entry points for a range of investment strategies. **Owner Financing Available**



Portfolio Overview

- Total Properties: 18
- **Income-Producing Units:**
 - **34-Unit Multifamily** Apartment Building
 - **13 Rental Properties** (single-family homes and small multifamily)
 - Multi-Tenant Retail Strip Center (7 suites – Partial Vacancy / Lease-Up Opportunity)
- **Development & Investment Assets:**
 - Office / Redevelopment Shell (±60,000 SF – Large-Scale Repositioning Opportunity)
 - Vacant Residential Land (2 Lots)



Geographic Focus

- Central New Orleans neighborhoods including Mid-City, Seventh Ward, Treme, Gentilly, Uptown, and Carrollton
- New Orleans East submarkets with strong workforce housing demand

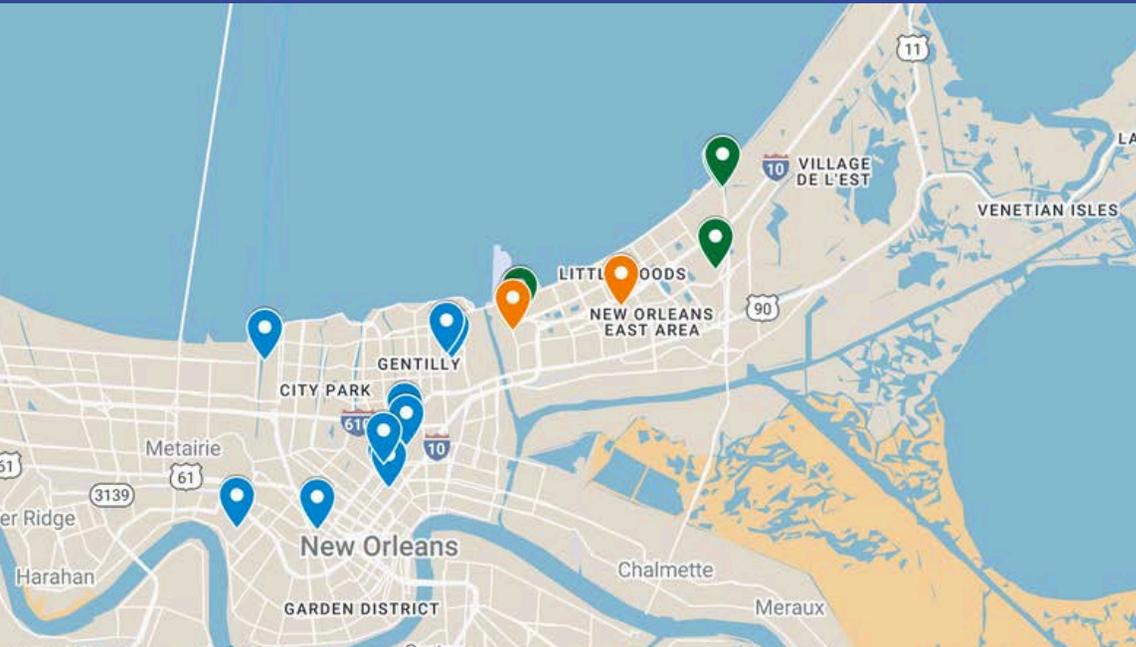
INVESTMENT HIGHLIGHTS

In-Place
Cash Flow

Value-Add
Upside

Portfolio or Individual
Acquisitions

Owner Financing,
Creative Options



MAP KEY

Blue – Central New Orleans Core

Multifamily and urban rentals in Mid-City, Treme, Esplanade Ridge, Seventh Ward, Gentilly & Uptown/Carrollton

Green – New Orleans East / Lake Forest

Workforce housing and townhome communities

Orange – Commercial & Redevelopment

Large-scale office and retail repositioning opportunities

Central New Orleans Core (Blue Pins)

Mid-City, Treme, Esplanade Ridge, Seventh Ward, Gentilly, Uptown/Carrollton
 These neighborhoods represent New Orleans’ most active and liquid rental corridors — anchored by downtown, the medical district, universities, and major cultural districts.

New Orleans East / Lake Forest (Green Pins)

This cluster represents workforce housing and newer residential communities with strong affordability and commuter access. These properties serve long-term renters and family households.

Commercial & Redevelopment (Orange Pins)

Located along major transportation and commercial corridors, these assets provide large-scale upside through lease-up, repositioning, or redevelopment while benefiting from in-place land and infrastructure.

FLEXIBLE AQUISITION

Properties may be acquired individually, in sub-packages, or as a full portfolio.

Owner financing and creative options available.



INCOME-PRODUCING PROPERTIES

14 Multifamily & Residential Rentals | Available Individually or In Packages

ADDRESS	TYPE	UNITS	SF	ASKING PRICE
2300 N Broad St. New Orleans, LA 70122	Multifamily (34 Units)	34	18,944	3,490,000
2017-17 1/2 Gov. Nicholls St. New Orleans, LA 70116	Duplex (2 Units)	2	1,740	349,900
1736 and 1/2 Gen Ogden St. New Orleans, LA 70118	Duplex (2 Units)	2	3,124	349,000
2226 Barracks St. New Orleans, LA 70119	Multifamily (3 Units)	3	2,835	524,900
4654 -56 Baccich St. New Orleans, LA 70122	Multifamily (3 Units)	3	3,785	524,900
1222 S. Salcedo St. New Orleans, LA 70125	Multifamily (3 Units)	3	3,842	569,000
2661 Mendez St. New Orleans, LA 70122	Single-Family Rental	1	3,348	595,000
150 Pinehurst Ct. New Orleans, LA 70128	Single-Family Rental	1	3,600	595,000
2669 New Orleans St. New Orleans, LA 70119	Single-Family Rental	1	1,768	298,000
1530 Rousselin Dr. New Orleans, LA 70119	Single-Family Rental	1	634	174,900
6646 Bellaire Dr. New Orleans, LA 70124	Single-Family Rental	1	1,964	524,900
1703 Chimney Wood Ln. New Orleans, 70126	Townhome Rental	1	1,570	124,900
1608 Chimney Wood Ln. New Orleans, 70126	Townhome Rental	1	1,520	149,000
1107 Chimney Wood Ln. New Orleans, 70126	Townhome Rental	1	1,550	124,900
<i>Pricing and availability subject to change.</i>	14 Properties - Total	55	50,224	8,394,300

2 Commercial Assets + 2 Residential Lots

Combined asking price for value-add & land assets: **\$2,824,700**

6700 Plaza Drive, New Orleans

60,000 SF Redevelopment Shell | C-3 Zoning | 2.25 Acres

Building Size	± 60,000 SF	\$1,290,000
Parcel	2.25 Acres	
Zoning	C-3 Commercial	
Use	Office, Medical, Institutional, Mixed-Use, Owner-User	
Asking Price	1,290,000	
	Potential joint venture (JV) opportunity	

7118-7140 Downman Road, New Orleans

Multi-Tenant Retail / Value-Add

Building Size	± 12,954 SF	\$1,495,000
Suites	7	
Configuration	Retail strip with multiple suites including restaurant and smaller inline shops. Ample parking and street frontage along Downman Rd	
Asking Price	1,495,000	

Under-leased retail strip offering stabilization and lease-up upside.

Additional Residential Land Assets, Total \$39,800

100 Curreant Road	± 2,557 SF	\$14,900
1 Venice Blvd	± 5,301 SF	\$24,900

Value-Add & Upside:

- 1. Plaza Drive:** 60,000 SF C-3 shell suitable for medical, office, institutional or mixed-use repositioning
- 2. Downman Road:** Under-leased retail strip offering lease-up, rent growth, and tenant repositioning
- 3. Residential Lots:** Low-basis infill parcels included with the portfolio for future optionality

These assets provide redevelopment, lease-up, and land optionality in addition to the portfolio's stabilized rental income.

#1

34-UNIT MULTIFAMILY COMPLEX

2300 N Broad Street

3 Buildings, 2 Floors | ±18,944 SF

Current Occupancy: ~88%

For Sale: \$3,490,000



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OWNER FINANCING AVAILABLE

34-UNITS | 2300 N BROAD NEW ORLEANS, LA 70122



ASKING \$3,490,000

34-unit multi-family asset along the active North Broad corridor, near Gentilly, Mid-City, the Fairgrounds, and I-610. Currently **≈88% occupied** with reliable voucher-supported tenancy, the property delivers strong in-place cash flow with meaningful upside through light value-add and optional **seller financing**. HU-MU zoning

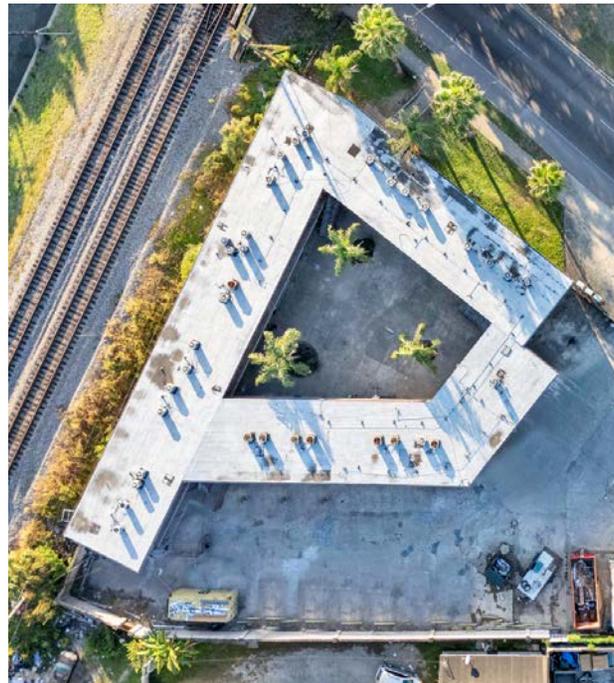


KEY DETAILS

- Unit Count: 34
- Unit Mix: : 1BR/1BA units (~1500 SF each)
- Building Size: ±18,944 SF (3 buildings, 2 stories each)
- Year Built: ~1970
- Current Occupancy: 30 of 34 units (≈ 88%)

Cash-flowing multifamily with strong voucher income in a high-demand corridor

1: 2300 N BROAD - EXTERIOR



1: 2300 N BROAD - INTERIOR UNIT SAMPLE



#2

22-UNIT RENTAL PORTFOLIO

13 Rental Properties

Mostly Occupied | In-Place Income

The properties may be purchased individually, in smaller packages, or as a full portfolio.

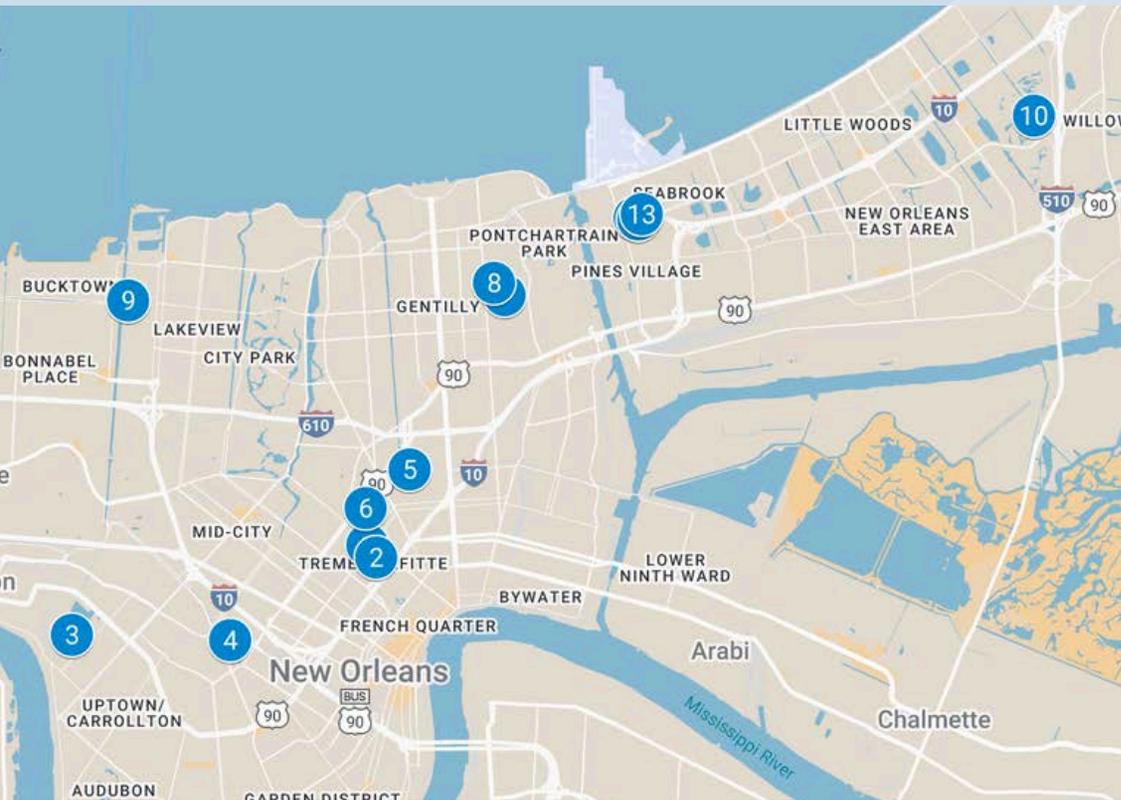
Asking (Portfolio): \$4,900,000



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1736 REALTY GROUP St.
New Orleans, LA 70118

OWNER FINANCING

13-Property | 22-Unit New Orleans Rental Portfolio



ASKING \$4,900,000

Investment Overview

Offered for sale is a 13-property / 22-unit rental portfolio located throughout New Orleans, Louisiana, consisting of a mix of single-family residences and small multifamily properties. The portfolio is mostly occupied with in-place rental income. **The properties may be purchased individually, in smaller packages, or as a full portfolio.**



22 Units | Mostly Occupied | In-Place Rental Income |
Seller Financing Available

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6646 Bellaire Dr.
New Orleans, LA 70124



2226 Barracks St.
New Orleans, LA 70119



2017-17 1/2 Gov. Nicholls St.
New Orleans, LA 70116



2661 Mendez St.
New Orleans, LA 70122



4654 -56 Baccich St.
New Orleans, LA 70122



1222 S. Salcedo St.
New Orleans, LA 70125



1530 Rousselin Dr.
New Orleans, LA 70119



1736 and 1/2 Gen Ogden St.
New Orleans, LA 70118



2669 New Orleans St.
New Orleans, LA 70119

Additional Portfolio Assets (Not Shown):
Townhomes at 1608, 1703 & 1107 Chimney Wood Ln. and Single-Family Residence at 150 Pinehurst Ct., New Orleans, LA 70128 (New photography in progress)

#3

MULTI-TENANT RETAIL / VALUE-ADD

7118-7140 Downman Road, New Orleans
Retail strip with multiple suites including
restaurant and smaller inline shops.

Asking: \$1,495,000



SELLER FINANCING & MASTER LEASE STRUCTURES AVAILABLE

Multi-Tenant Retail / Value-Add

7118-7140 Downman Road



ASKING \$1,495,000

7118–7140 Downman Road is a ±12,954 SF multi-tenant retail strip located along a highly trafficked commercial corridor in New Orleans East. The property consists of seven individual suites including a restaurant anchor and multiple inline retail bays, offering diversified tenant income and leasing flexibility.



KEY DETAILS

- Building Size: ±12,954 SF
- Suites: 7
- Parking: On-site surface parking
- Exposure: High-visibility frontage along Downman
- Occupancy: Under-Leased (Value-Add)

The center is currently under-leased, providing an investor the opportunity to increase NOI through lease-up, tenant repositioning, and rent growth in a corridor that serves a dense residential and workforce population.



#5

60,000 SF REDEVELOPMENT SHELL C-3 COMMERCIAL ZONING | 2.25 ACRES

6700 Plaza Drive, New Orleans
Asking \$1,290,000



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OWNER FINANCING - LEASE PURCHASE - JOINT VENTURE (JV) OPTIONS

Multi-Tenant Retail / Value-Add 7118-7140 Downman Road



ASKING \$1,290,000

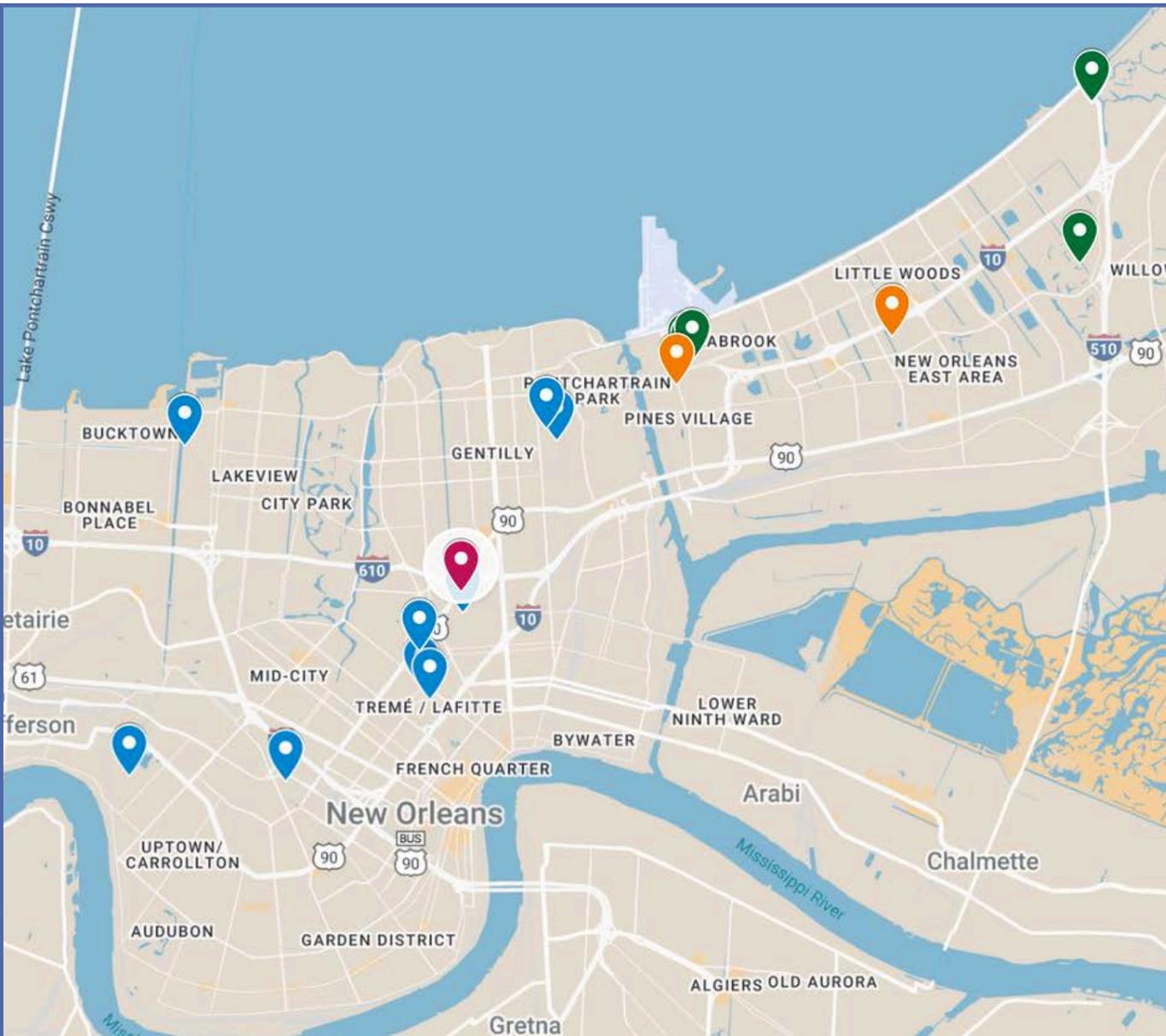
Two-story concrete & steel office building (~60,000 SF) on 2.25-acres, currently in shell condition, offering a blank-slate redevelopment opportunity in New Orleans East. Ideal for medical, institutional, or owner-user repositioning, as well as adaptive reuse for flex/multi-tenant office or residential conversion. Excellent frontage and visibility along Read Boulevard and the I-10 corridor, with ample surface parking.



Key Details

- Building Size: ±60,000 SF
- Land: ±2.25 Acres
- Zoning: C-3 Commercial

Situated in the East New Orleans submarket, this property stands to potentially benefit from the recently approved \$510 M New Orleans city bond, allocated to high-priority infrastructure, drainage, and affordable housing projects across the city.



Portfolio Composition

Central Core New Orleans
Mid-City, Tremé, Gentilly,
Uptown

- (1) 34-Unit MultiFamily Complex
- (8) Rentals (Doubles and Single Family)

New Orleans East (7 assets)
Workforce housing, 3 townhomes
and 2 vacant lots

Commercial & Redevelopment

- (1) Restaurant/Retail strip
- (1) 60,000 SF Office shell

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