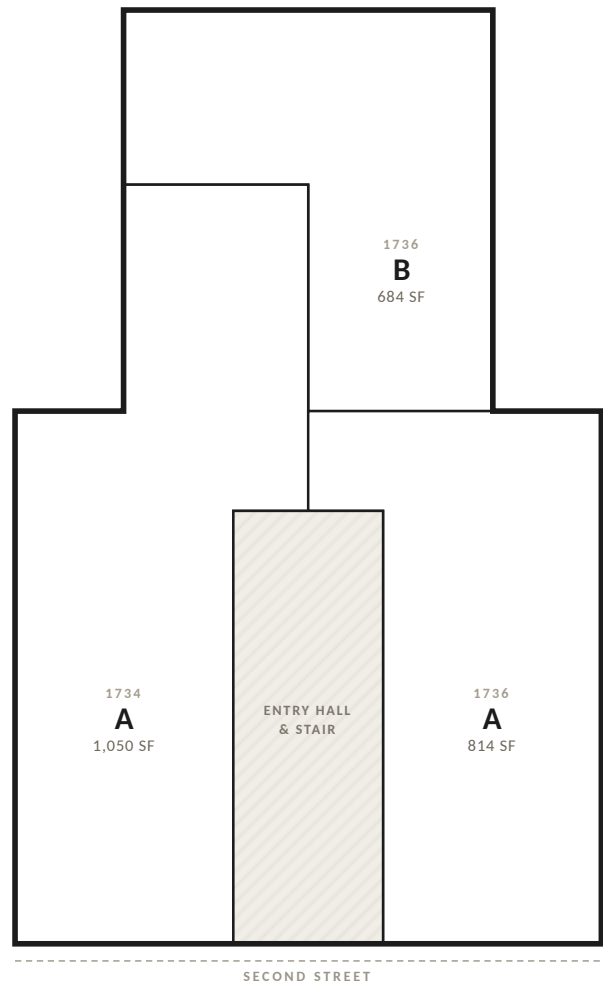


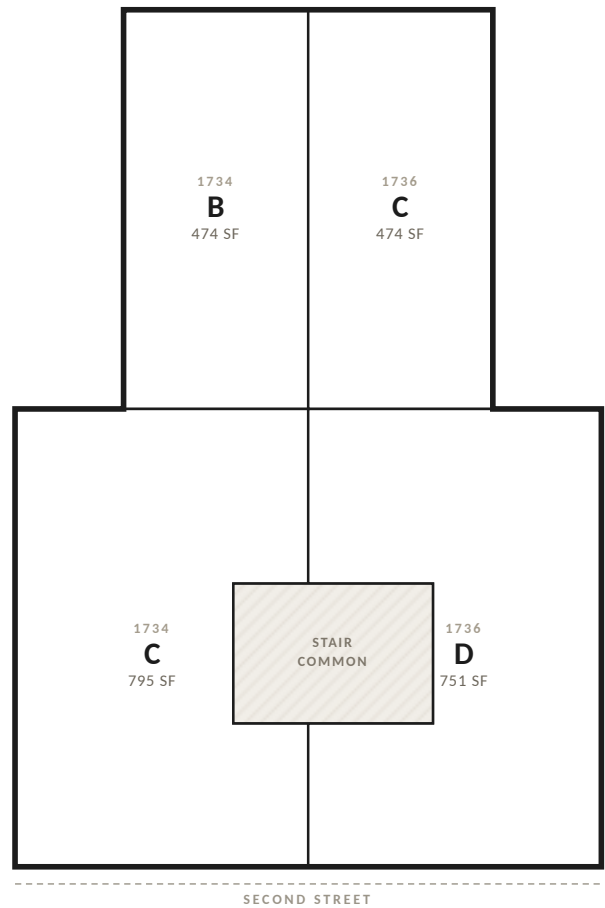
FIRST FLOOR

3 units • 2,548 SF



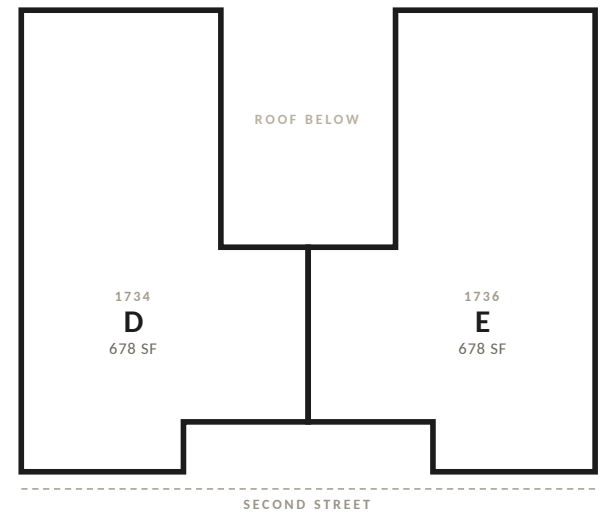
SECOND FLOOR

4 units • 2,493 SF



THIRD FLOOR

2 units • 1,356 SF



- ☐ Residential unit
- ☐ Common area / stairwell

All three floors are drawn to a common scale and aligned on the Second Street frontage. Units at 1734 occupy the left side of the building, units at 1736 the right. The third floor sits over the front block only; the rear wing is two stories. Unit outlines are traced from the dimensioned appraiser sketch and each reconciles to within 2.5% of the appraiser's stated area. Plans are schematic, are not a survey, and are not to scale.

UNIT AREA SCHEDULE

UNIT	LOCATION	AREA (SF)
1734 SECOND STREET		
Unit A	First floor	1,049.7
Unit B	Second floor	473.6
Unit C	Second floor	795.3
Unit D	Third floor	678.0
Subtotal		2,996.6

1736 SECOND STREET		
Unit A	First floor	814.3
Unit B	First floor	684.4
Unit C	Second floor	473.6
Unit D	Second floor	750.8
Unit E	Third floor	678.0
Subtotal		3,401.1

BY FLOOR			
FLOOR	UNITS	NO.	AREA (SF)
First floor	1734 A · 1736 A · 1736 B	3	2,548.4
Second floor	1734 B · 1734 C · 1736 C · 1736 D	4	2,493.3
Third floor	1734 D · 1736 E	2	1,356.0
All floors		9	6,397.7

SOURCE & DISCLAIMER

Areas, unit designations and layout redrawn from the appraiser's sketch/area table addendum and building area summary for 1734–36 Second Street, New Orleans, LA (J W Lee & Assoc.). Dimensions and square footages are approximate and are provided for illustration only. This drawing is not a survey, architectural plan, or as-built document, and is not drawn to scale. Buyer and buyer's representatives are responsible for independently verifying all areas, unit counts, room configurations, and zoning or code compliance. Neither the listing broker nor the seller warrants the accuracy of this information.

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RESIDENTIAL UNITS

6,398

SF NET RENTABLE

7,494

SF GROSS BUILDING

BUILDING AREA	
Net rentable area	6,397.7
Common area	1,096.0
Gross building area	7,493.7

SITE	
Land area	6,030.0 SF
Land-to-building ratio	0.80

UNIT MIX		
UNIT SIZE	COUNT	TOTAL SF
473.6 SF	2	947.2
678.0 SF	2	1,356.0
684.4 SF	1	684.4
750.8 SF	1	750.8
795.3 SF	1	795.3
814.3 SF	1	814.3
1,049.7 SF	1	1,049.7
All units · avg. 711 SF	9	6,397.7

UNIT CONFIGURATION

The appraiser's sketches show each of the nine units laid out as a living room, one bedroom, a kitchen and a full bath. Unit 1734 A also has a separate dining room. Bedroom and bath counts should be confirmed against the rent roll before publication.