



FOR SALE

OFFERING MEMORANDUM · INVESTMENT SALE

8520 Chef Menteur Hwy

New Orleans, LA 70127 · New Orleans East Multifamily

46-Unit Value-Add Multifamily · 1.59 Acres · 78.3% Occupied

LIST PRICE

\$2,600,000

12.5% CAP RATE (T12)

Executive Summary

8520 Chef Menteur Hwy is a 46-unit value-add multifamily investment in the Viavant-Venetian Isles submarket of New Orleans East. Built in 1985 on a 1.59-acre site fronting Chef Menteur Hwy (US-90), the property offers a uniform 2BD/1BA unit mix averaging 850 SF. With 10 of 46 units (21.7%) vacant and in need of rehab, a new owner has a clear lease-up path to stabilize occupancy above the current 78.3%, supported by a Section 8 / HANO income base covering roughly 63% of trailing rental income.

- Immediate value-add — 10 of 46 units (21.7%) currently vacant
- Government-backed income — Section 8 / HANO ≈ 63% of T12 rental income
- Room for rent growth — avg in-place rent \$1,146/mo per 2BR/1BA unit
- Established New Orleans East location on Chef Menteur Hwy (US-90)
- Proven performance — T12 NOI of \$323,731 on \$579,141 total income
- Attractive basis — \$56,522 per unit / \$66.50 per SF



8520 Chef Menteur Hwy — exterior, 46-unit garden-style community

\$2,600,000

LIST PRICE

12.5%

T12 CAP RATE

46 UNITS

2 BD · 1 BA (UNIFORM)

\$323,731

TRAILING-12-MO. NOI



Investment Highlights

TRAILING 12-MONTH OPERATING SUMMARY

Total Operating Income	\$579,141 / yr
Average In-Place Rent	\$1,146 / mo 2BD/1BA (avg)
Less: Operating Expenses	(\$255,411) / yr
Net Operating Income (NOI)	\$323,731 / yr

12.5%
CAP RATE (T12)

\$56,522
PRICE / UNIT

The investment thesis

- **Immediate value-add upside**
10 of 46 units (21.7%) vacant — a clear lease-up path above the current 78.3% occupancy.
- **Government-backed income stream**
Section 8 / HANO rents ≈ 63% of T12 rental income, providing a stable, recurring revenue base.
- **Room for rent growth**
Average in-place rent of \$1,146/mo for 2BR/1BA units, with upside as leases renew and units re-lease.
- **Established New Orleans East location**
1.59-acre site fronting Chef Menteur Hwy (US-90) in the Viavant-Venetian Isles submarket, built 1985.

Financials reflect trailing-12-month (Jun 2025–May 2026) ownership-provided statements and rent rolls; buyer to independently verify all figures during due diligence.



Unit Mix & Occupancy

Unit Type	# Units	Occupancy Detail	Avg SF	Total SF	Avg Rent	Occ. %
2 BD / 1 BA	46	36 Occupied · 10 Vacant	850	39,100	\$1,146	78.3%

Vacant Units: #100, 104, 114, 200, 208, 211, 216, 219, 223, 225



	39,100	\$1,146	\$41,267
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Rent roll snapshot as of 7/10/2026. Current total monthly rent \$41,267 (\$495,204 annualized). 10 vacant units represent the property's near-term lease-up opportunity.

■ PROPERTY DESCRIPTION



Property Facts

PROPERTY NAME	New Orleans East Multifamily Offering
ADDRESS	8520 Chef Menteur Hwy, New Orleans, LA 70127
PROPERTY TYPE	Multifamily — 46 units, 2 stories
BUILDING AREA	39,100 SF (850 SF avg unit · 46 units)
LAND AREA	1.59 Acres
OCCUPANCY	78.3% occupied (36 of 46 units)
YEAR BUILT	1985
UNIT MIX	2 Bed / 1 Bath (uniform)
ZONING	BIP
SUBMARKET	Viavant-Venetian Isles
STORIES	2
PARCEL ID	3-9W-9-205-21
SALE TYPE	Fee simple investment sale

LIST PRICE

\$2,600,000



Interior Condition

Representative unit interiors reflect the property's original 1985 finishes — original cabinetry, fixtures, and flooring throughout, presenting a clear renovation / value-add opportunity for a new owner.



Living Room



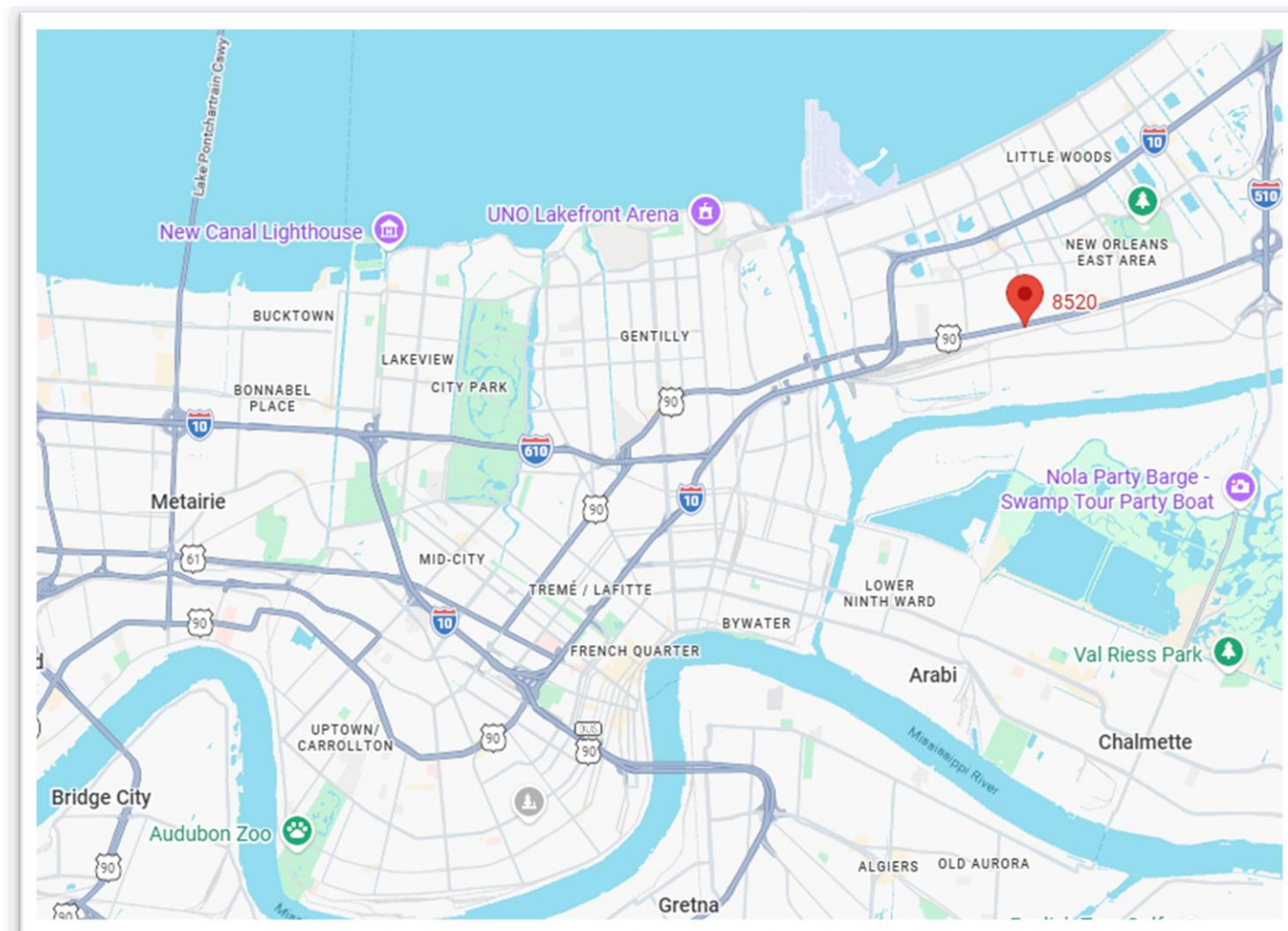
Bedroom



Bathroom

Units reflect the property's original 1985 finishes throughout, presenting a clear renovation / value-add opportunity for a new owner.

New Orleans East



WHY THIS LOCATION



Chef Menteur Hwy (US-90)

Primary east-west corridor linking New Orleans East to Downtown



Interstate 10

Direct access to Downtown New Orleans (~9 mi)



Louis Armstrong Int'l Airport

Approximately 19 miles from the property



Viavant-Venetian Isles Submarket

Established multifamily use since 1985 — zoned BIP



Section 8 / HANO Tenant Base

1-mile median home value of \$163,107

A Densely Populated, Renter-Heavy Submarket



8,260

1-mile population (2025 est.)



2,972

1-mile households (2025 est.)



\$44,196

1-mile median household income



136,781

5-mile population (2025 est.)

Dense, renter-heavy trade area

■ Established New Orleans East corridor

1.59-acre site fronting Chef Menteur Hwy (US-90), a primary east–west corridor connecting New Orleans East to Downtown New Orleans.

■ Affordable workforce housing demand

Submarket median home value of \$163,107 (1-mile) aligns with the property's Section 8 / HANO tenant mix.

■ No entitlement risk

Zoned BIP with an established multifamily use dating to 1985.

■ Government-backed rental demand

Section 8 / HANO housing assistance accounts for ≈63% of T12 rental income, providing stable, recurring demand.



PRESENTED BY · LISTING BROKERS

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12.5% Cap Rate (T12) · 78.3% Occupied

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