



OFFERING MEMORANDUM

St. Charles Avenue 4-Plex

7836 Saint Charles Ave, New Orleans, LA 70118

Presented By:

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PROPERTY DESCRIPTION

Introducing an exceptional trophy asset - a 7,615 SF multifamily property on the historic St. Charles Avenue. This historic property has 4 units, well-maintained, spacious, well-designed floor plans and off-street parking. 100% occupied with strong rental demand due to proximity to universities and Audubon park. With rent currently below market and strong demand, this property presents an enticing prospect for an investor to stabilize rental rates to market and/or plan for a condo conversion.

PROPERTY HIGHLIGHTS

- 7,615 SF building with 4 units
- Prime location in New Orleans on Historic St. Charles Avenue
- 100% occupancy, stable rental income
- Off street parking
- Great investment opportunity with strong rental demand

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,600,000 |
| Number of Units: | 4 |
| Lot Size: | 6,300 SF |
| Building Size: | 7,615 SF |

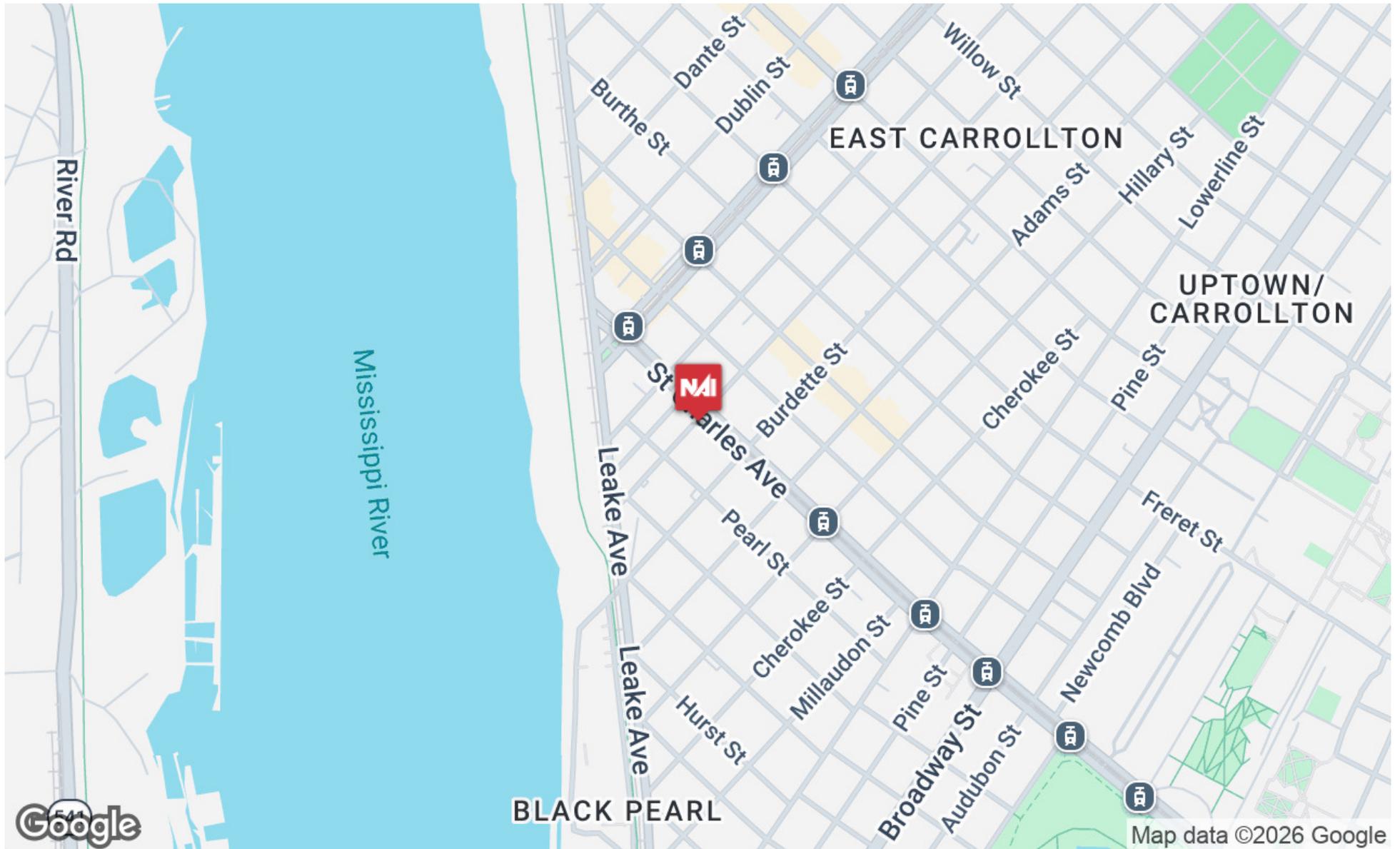
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| SUITE | BEDROOMS | BATHROOMS | SIZE SF | RENT | RENT / SF | MARKET RENT | MARKET RENT / SF | SECURITY DEPOSIT | LEASE START | LEASE END |
|-----------------|----------|-----------|-----------------|----------------|---------------|-----------------|------------------|------------------|-------------|-----------|
| A | 2 | 2 | 1,764 SF | \$2,150 | \$1.22 | \$2,646 | \$1.50 | \$2,150 | 7/1/2024 | 5/31/2026 |
| B | 3 | 2 | 2,325 SF | \$2,025 | \$0.87 | \$3,488 | \$1.50 | - | - | - |
| C | 2 | 1 | 1,764 SF | \$1,850 | \$1.05 | \$2,646 | \$1.50 | \$1,850 | 6/1/2024 | 4/30/2025 |
| D | 2 | 1 | 1,764 SF | \$1,850 | \$1.05 | \$2,646 | \$1.50 | \$1,750 | 6/1/2024 | 5/31/2025 |
| TOTALS | | | 7,617 SF | \$7,875 | | \$11,426 | | \$5,750 | | |
| AVERAGES | | | 1,904 SF | \$1,969 | \$1.05 | \$2,856 | \$1.50 | \$1,917 | | |

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For More Information:

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