

1301 CLOUET STREET

NEW ORLEANS, LOUISIANA 70117

LISTING AGENTS:

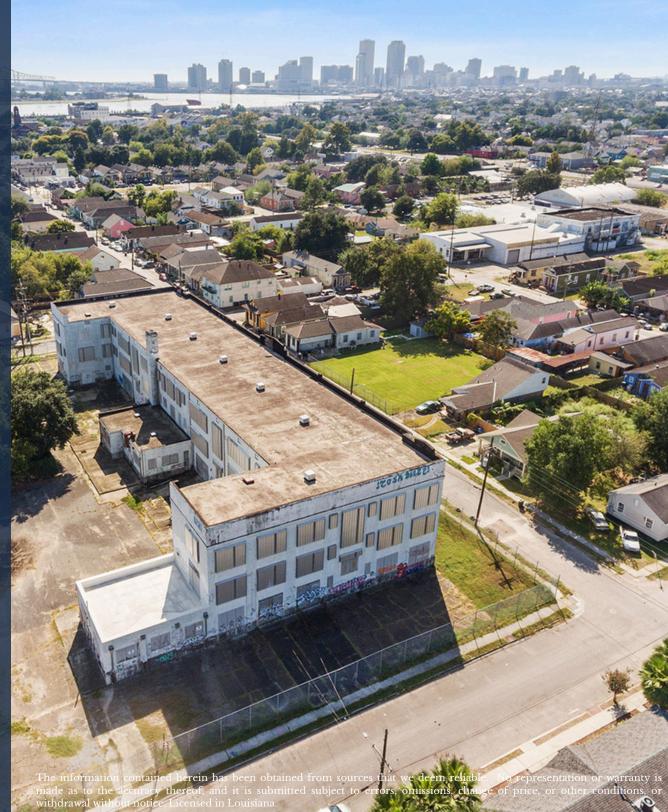
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THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM





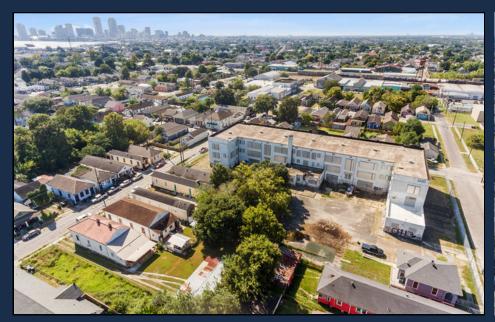
NEW ORLEANS, LOUISIANA 70117

The McEnery Company is pleased to offer for sale: 1301 Clouet Street, a ~60,000-square-foot, 50-unit development opportunity in the Bywater. Priced under \$60k per unit at \$51 per square foot, the former Lorraine Hansberry Elementary School is located just off St Claude Avenue along Clouet Street. The project includes 9% LIHTC current round application, Part 1 & 2 Historic Tax Credit approvals, CD set of plans for 50 units, ESA Phase 1, and other preconstruction materials. Bypass the OPSB auction process!

PROJECT SIZE	50 UNITS
PRICE	\$2,950,000 \$51 PSF \$59K PER UNIT
SITE SIZE	1.5 ACRES 65,358 SF
GBA	58,061 SF
<u>DROPBOX</u>	

PROPERTY OVERVIEW









PROPERTY OVERVIEW



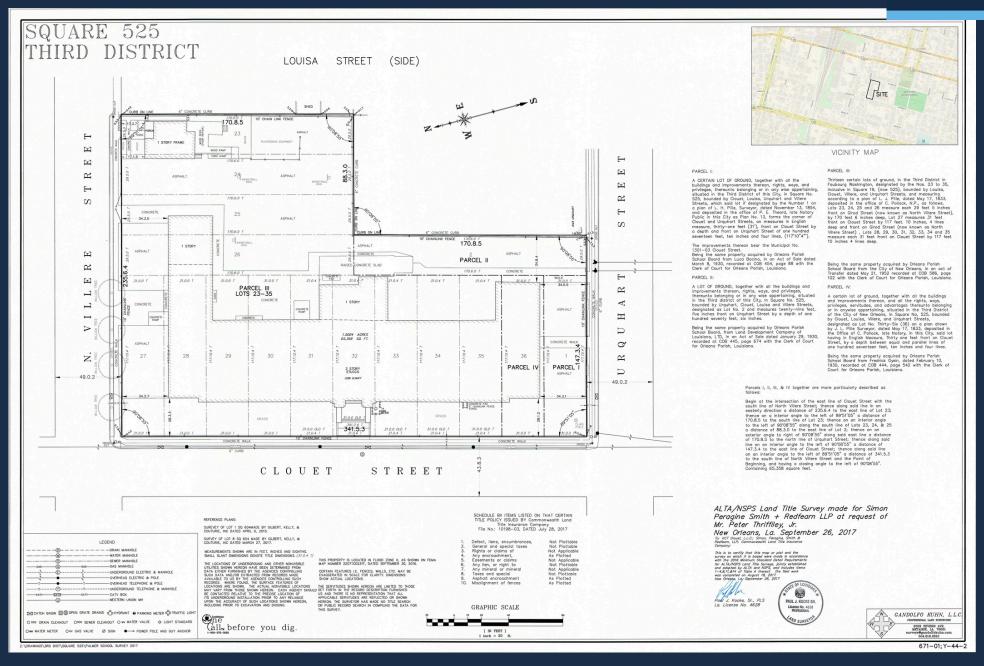




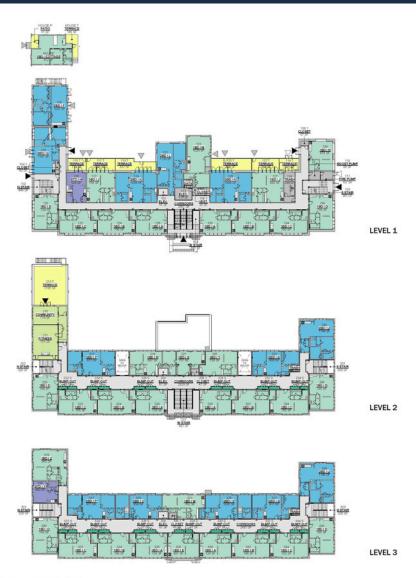


ALTA SURVEY









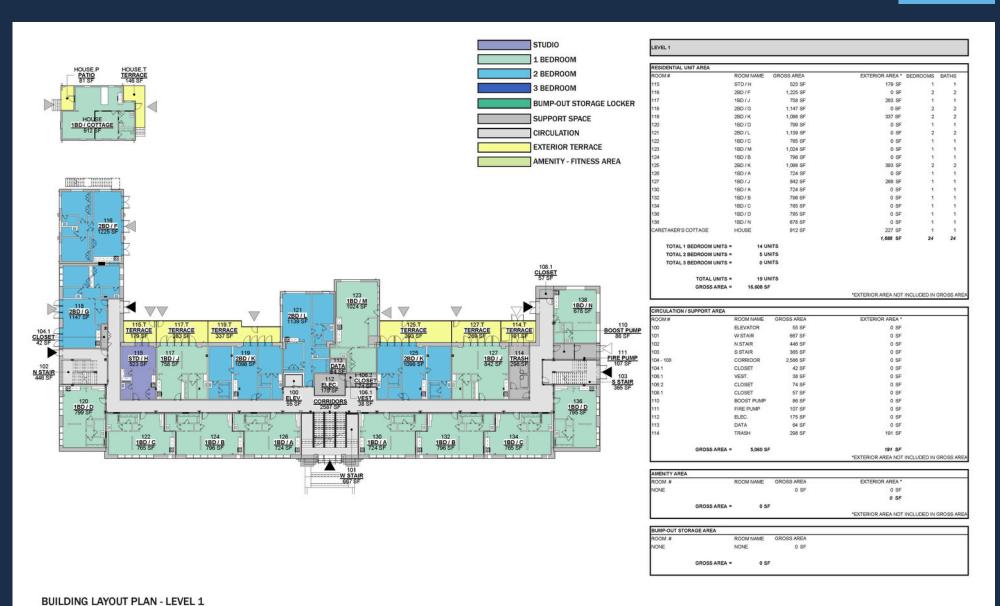
EVEL 1			
RESIDENTIAL UNIT AREA =	16,608 SF		
CIRCULATION/SUPPORT AREA =	5,060 SF		
AMENITY AREA =	0 SF	TOTAL	
FLOOR LEVEL GROSS AREA =	21,668 SF		
.EVEL 2			
RESIDENTIAL UNIT AREA =	11,350 SF		
CIRCULATION/SUPPORT AREA =	4,416 SF		
AMENITY AREA =	1,464 SF		
BUMP-OUT STORAGE AREA =	326 SF	TOTAL	
FLOOR LEVEL GROSS AREA =	17,556 SF		
EVEL 3			
RESIDENTIAL UNIT AREA =	14,064 SF		
CIRCULATION/SUPPORT AREA =	3,695 SF		
BUMP-OUT STORAGE AREA =	373 SF	TOTAL	

1 BEDROOM UNITS =	37 UNITS		
2 BEDROOM UNITS =	13 UNITS		
3 BEDROOM UNITS =	0 UNITS		
TOTAL UNITS =	50 UNITS	(INCLUDES THE COTTAGE)	
RESIDENTIAL GROSS AREA =	42,022 SF		
OTAL COMBINED GROSS AREA =	57,356 SF		
EFFICIENCY =	73.3%		
LOSS FACTOR =	26.7%		
UNIT TERRACE AREA =	1,688 SF	(UNIT PRIVATE EXTERIOR TERRACES)	
AMENITY TERRACE AREA =	1,195 SF	(COMMUNITY ROOM EXTERIOR TERRACE)	
AMENITY AREA =	1,464 SF	(COMMUNITY ROOM AND FITNESS)	
BUMP-OUT UNITS =	13 UNITS		
BUMP-OUT AREA =	699 SF	(AREA NOT INCLUDED IN EFFICIENCY)	



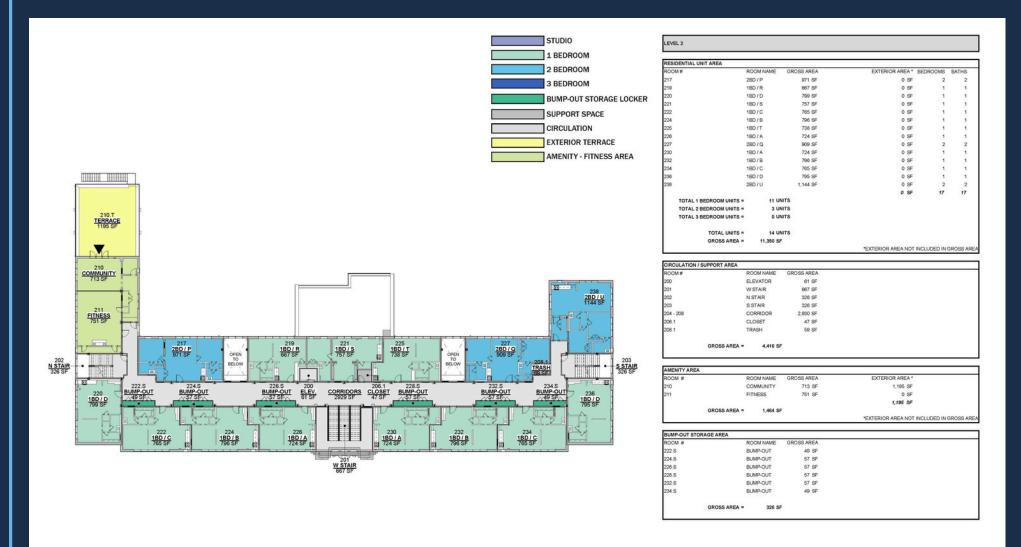
BUILDING LAYOUT PLAN - SUMMARY





BOILDING LATOUT LAN-LEVEL





BUILDING LAYOUT PLAN - LEVEL 2





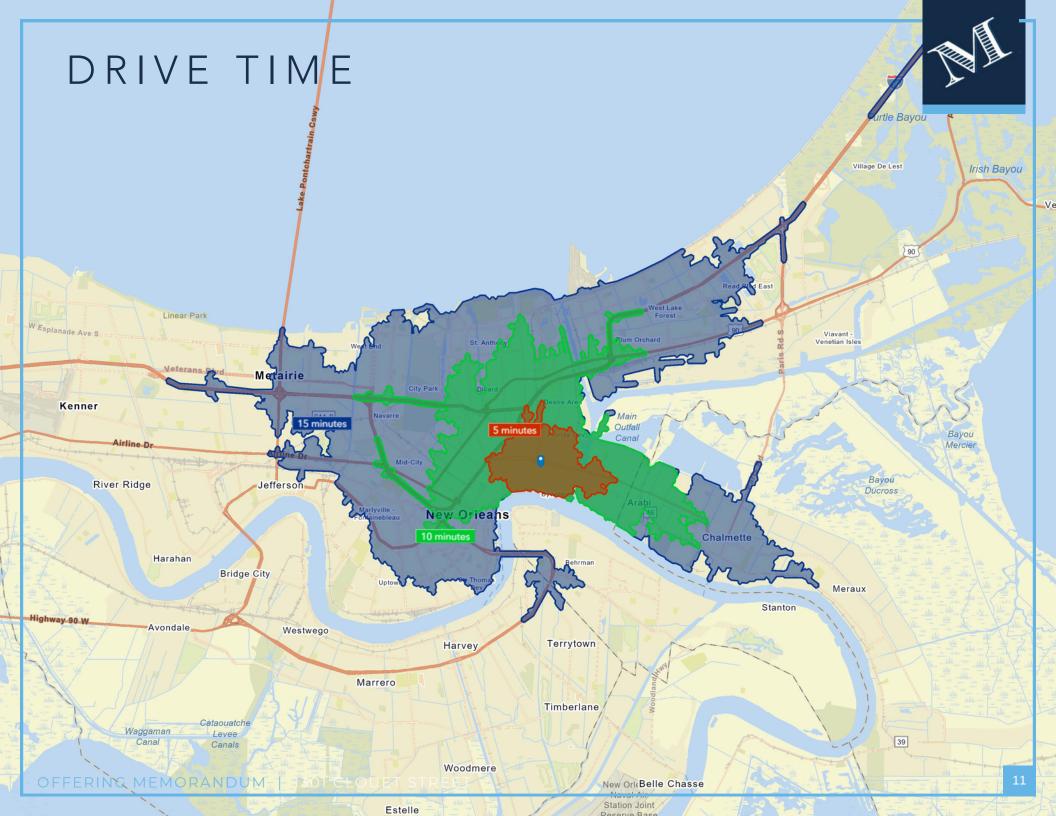
RESIDENTIAL UNIT AREA					
ROOM#	ROOM NAME	GROSS AREA	EXTERIOR AREA *	BEDROOMS	BATHS
316	1BD / Z	965 SF	0 SF	1	1
317	2BD / P	971 SF	0 SF	2	- 1
318	STD/Y	480 SF	0 SF	1	1
319	2BD / V	954 SF	0 SF	2	- 2
320	1BD / D	799 SF	0 SF	1	1
321	1BD/W	762 SF	0 SF	1	1
322	1BD/C	765 SF	0 SF	- 1	1
324	1BD / B	796 SF	0 SF	1	1
325	2BD / X	1,026 SF	0 SF	2	
326	1BD/A	724 SF	0 SF	1	
327	2BD/Q	911 SF	0 SF	2	
328	1BD/E	667 SF	0 SF	1	
330	1BD/A	724 SF	0 SF	1	
132	1BD/B	796 SF	0 SF	1	
334	1BD/C	765 SF	0 SF	1	
336	1BD/D	795 SF	0 SF	1	1
338	2BD/U	1,144 SF	0 SF	2	1
			0 SF	22	22
TOTAL 1 BEDROOM UNITS =	12 UN	NITS			
TOTAL 2 BEDROOM UNITS =	5 UN	NITS			
TOTAL 3 BEDROOM UNITS =	0 U	IITS			
TOTAL UNITS =	17 UN				
GROSS AREA =	14,064 SF		*EXTERIOR AREA NOT		

ROOM#	ROOM NAME	GROSS AREA	
300	ELEVATOR	61 SF	
302	N STAIR	326 SF	
303	SSTAIR	326 SF	
304 - 308	CORRIDOR	2,882 SF	
306.1	CLOSET	43 SF	
308.1	TRASH	57 SF	
GF	ROSS AREA = 3,695 SF		

ROOM #	ROOM NAME	GROSS AREA
322.S	BUMP-OUT	49 SF
324.S	BUMP-OUT	57 SF
326.S	BUMP-OUT	57 SF
328.S	BUMP-OUT	47 SF
330.S	BUMP-OUT	57 SF
332.S	BUMP-OUT	57 SF
334.S	BUMP-OUT	49 SF
GF	ROSS AREA = 373 SF	



BUILDING LAYOUT PLAN - LEVEL 3





LOCATION STATS



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1301 Clouet St. New Orleans, LA 70117

CITY, STATE

New Orleans, LA

POPULATION

194,887

AVG. HHSIZE

2.36

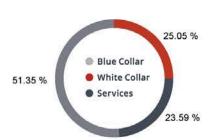
MEDIAN HHINCOME

\$37,071

HOME OWNERSHIP



EMPLOYMENT



41.15 %

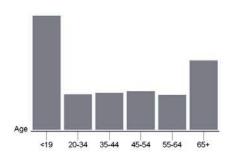
3.15 %

EDUCATION

25.49 % High School Grad: 21.42 % Some College: 3.38 % Associates: 21.69 %

Bachelors:

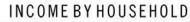
GENDER & AGE 47.49 % 52.51 %

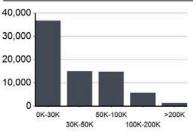


RACE & ETHNICITY

White: 25.72 % 0.16 % 0.02 % Native American: 0.00 % Pacific Islanders: African-American: 70.21 % 2.68 % 1.21 % Two or More Races:

Catylist Research





HHSPENDING











\$319





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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction,
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT. PLEASE READ THE FOLLOWING:

The undersigned designated agent(s)	
	(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

Buyer or Lessee	Seller or Lessor
Date	Date
Buyer or Lessee	Seller or Lessor
Date	Date
Licensee	Licensee
Date Date	Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- · No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- · To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- · To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- · To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- · The client permits the disclosure by word or conduct.
- · The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:	
Ву:	By:	170
Title:	Title:	
Date:	Date:	
Licensee:	Licensee:	-
Date:	Date:	



AgencyForm Rev. 10/10