



BRIDGEWATER
REALTY ADVISORS

New Orleans, LA

821 Barracks Street

New Orleans, LA, 70116

Offering Memorandum

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821 BARRACKS ST NEW ORLEANS, LA, 70116

5-unit Apartment Building



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OFFERING

Located in the heart of the iconic French Quarter, this 5-unit apartment building offers a prime investment opportunity with a rental income potential of \$8,400/mo currently and \$9,400/mo pro forma. The property includes five separate units, each featuring French Quarter-style living spaces, kitchens, and bathrooms. Building also contains a balcony over Barracks Street.

A stunning 2-story Carriage House at the rear with classic architectural details like hardwood floors, soaring ceilings, and intricate moldings are preserved throughout. The 5 plex could be converted into a 4 plex or into a single family house.

Outside, a private courtyard offers a tranquil oasis for dining, entertaining, or relaxing. This property is steps from world-class dining, shopping, and entertainment, making it a perfect blend of historic charm and modern convenience. Don't miss your chance to own a piece of New Orleans history in a prime location.

SUMMARY

BUILDING PRICE: \$1,050,000

UNIT COUNT: 5

PRICE PER UNIT: \$210,000

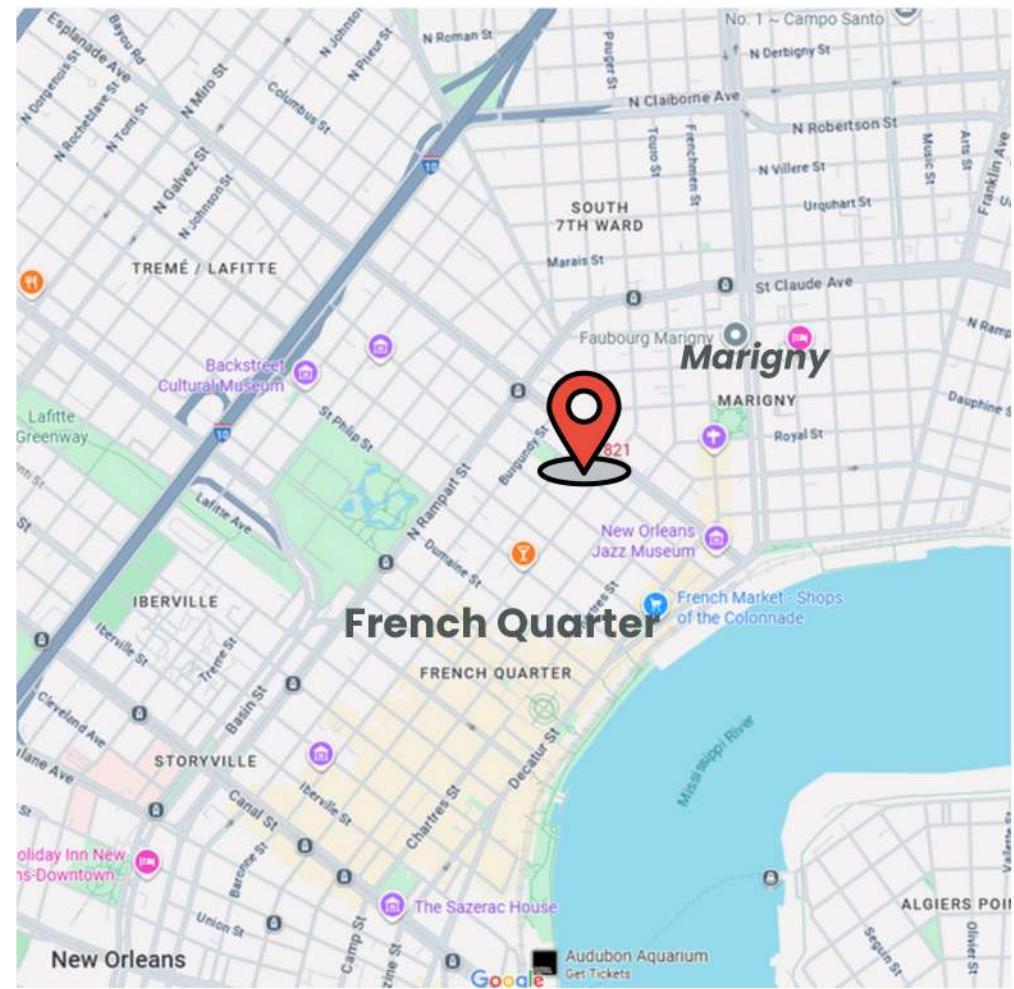
GBA: 3,367 sf

PRICE PER SF: \$311/sf

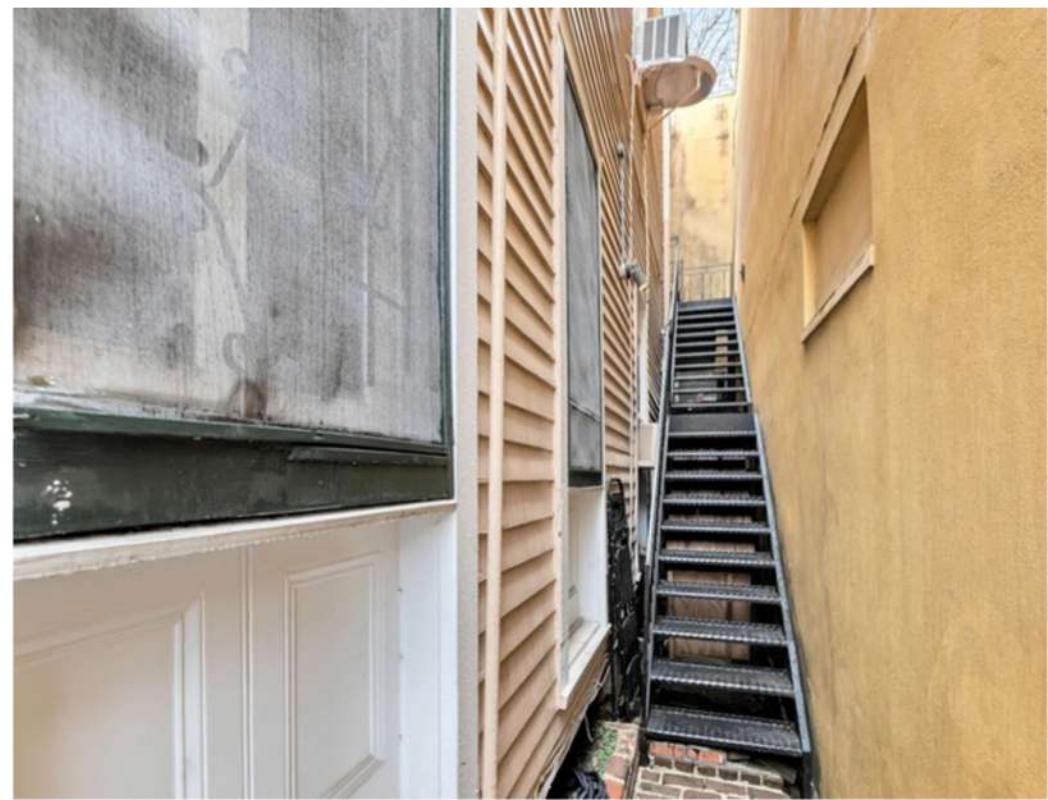
FLOOD ZONE: X

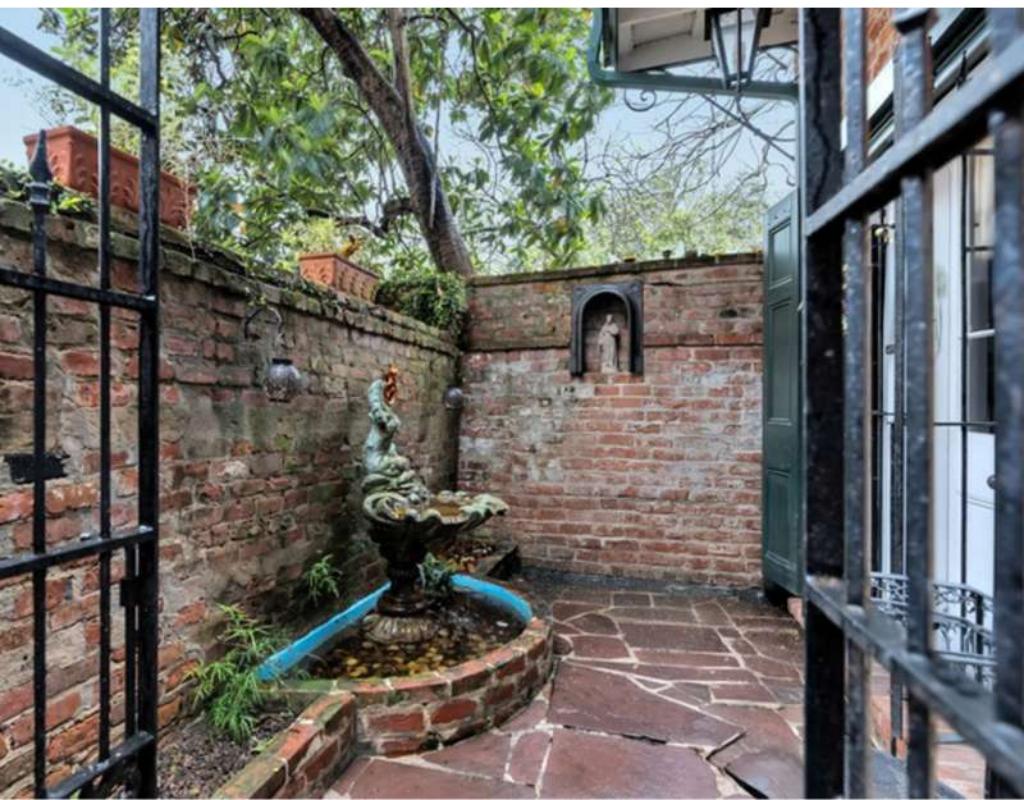
PRO FORMA: \$9,400/month

OCCUPANCY: 100%





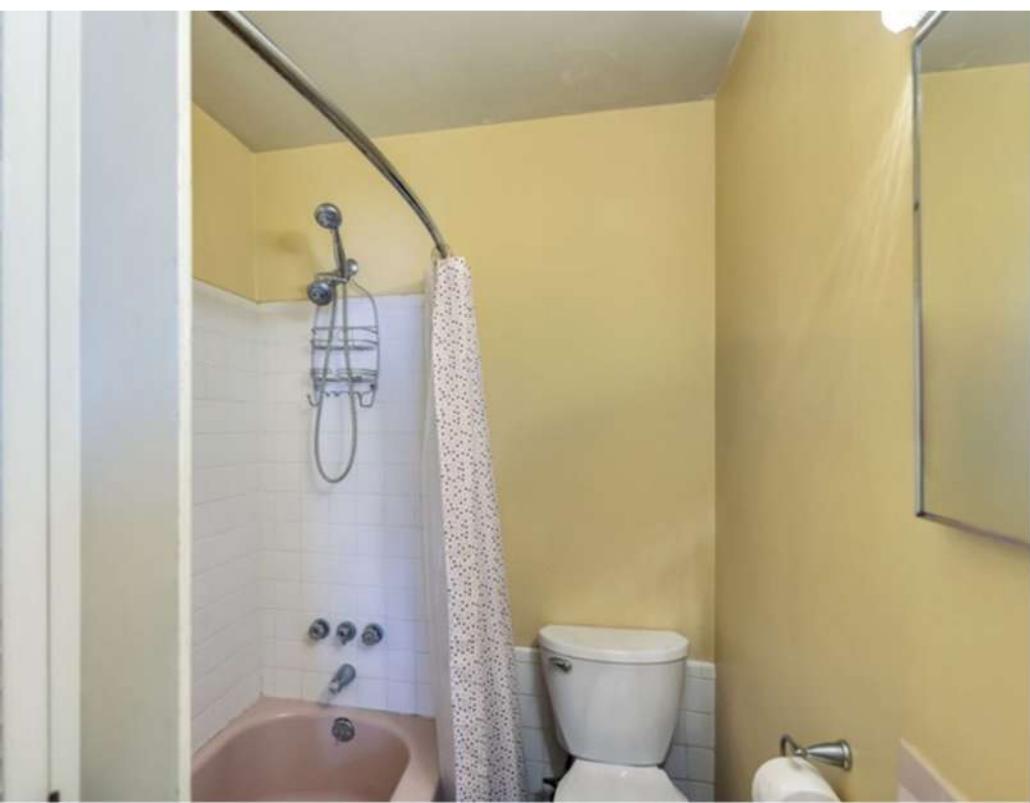
















FINANCIAL OVERVIEW

821 BARRACKS ST, NEW ORLEANS, LA, 70116

RENT ROLL // 821 BARRACKS ST

| Unit # | Type | Size | Current Rent | Market Rent |
|-----------|---------------|---------|--------------|-------------|
| 1 | 1 BD / 1 BA | 528 | \$1,400 | \$1,500 |
| 2 | 1 BD / 1 BA | 528 | \$1,200 | \$1,500 |
| 3 | 1 BD / 1 BA | 724 | \$1,800 | \$1,800 |
| 4 | 1 BD / 1 BA** | 724 | \$1,800 | \$1,800 |
| 5 | 1 BD / 2 BA | 863 | \$2,200 | \$2,800 |
| PER MONTH | | 3367 | \$8,400 | \$9,400 |
| PER YEAR | | 9259.25 | \$100,800 | \$112,800 |

**owner lives in unit 4 - market rent is \$1,800/mo

CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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