



9-Unit Residential Complex

2108 Broadway St, New Orleans, LA 70118

OFFERED AT \$1,350,000



**COMMERCIAL
REAL ESTATE**

NICK B. KALLMAN

Director of Residential Sales & Leasing

nbkallman@srsa-realestate.com

(414) 870-3220



9-Unit Residential Complex

2108 Broadway St, New Orleans, LA 70118



PROPERTY DESCRIPTION

Situated in New Orleans' University corridor, this 9-unit residential complex offers investors a foothold in one of the city's most consistently high-demand rental markets. The neighborhood draws a reliable tenant base from students and young professionals who want walkable access to the best of Uptown living, and proximity to campus remains one of the area's most durable leasing advantages.

The building offers one and two-bedroom floor plans, most featuring updated kitchens with stainless steel appliances, refreshed bathrooms, and wood floors. Select units feature high ceilings, sunrooms with abundant natural light, and private balconies or porches. Off-street parking and tenant storage round out the amenity package, both genuine differentiators in this part of the city.

LOCATION OVERVIEW

The building is walking distance from Tulane and Loyola's campuses, with Maple Street, Oak Street, and Freret Street all within a couple miles, offering access to some of Uptown's most established restaurants, bars, and everyday conveniences. St. Charles Avenue is roughly a mile away, putting the streetcar and the Garden District well within reach. Audubon Park, the Fly, and The Batture round out a neighborhood that consistently draws tenants back year after year.

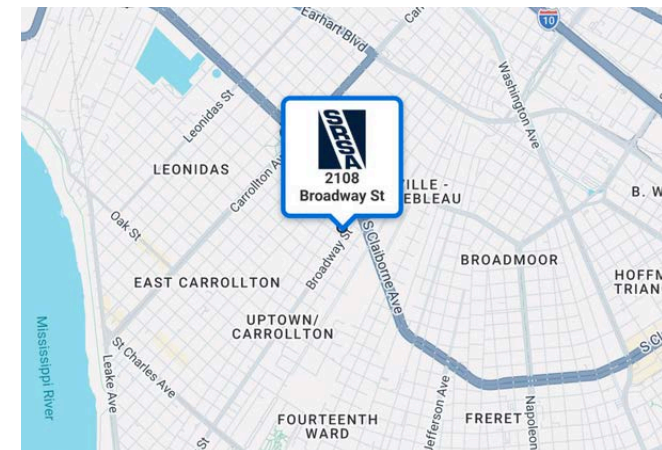
Sale Price **\$1,350,000**

Building Size **7,900 SF**

Lot Size **6,840 SF**

Zoning **HU-RD1**

- **Lot Dimensions:** 57' x 120'
- **Unit Mix:** Seven 1 bed 1 bath and Two 2 bed 1 bath units
- St. Charles Avenue and the streetcar line approx. one mile away
- **In-unit laundry** and **private balconies** in select units
- **X flood zone**



EXTERIOR PHOTOS

2108 Broadway St, New Orleans, LA 70118









2108 BROADWAY ST - Current Rent Roll

9-Unit Multifamily · University Corridor, New Orleans, LA 70118 · As of October 2026

Unit	Type	Status	Mo. Rent	Ann. Rent	Market Rate	Lease Exp.	Notes
Unit 1	2BR/1BA	Leased	\$1,800	\$21,600	\$2,000	August 2027	2-story unit, in-unit laundry
Unit 2	1BR/1BA	Leased	\$1,225	\$14,700	\$1,400	May 2027	Leased below market
Unit 3	1BR/1BA	Leased	\$1,300	\$15,600	\$1,400	Sept 2027	Leased below market
Unit 4	1BR/1BA	Leased	\$1,500	\$18,000	\$1,500	August 2027	Just added in-unit laundry
Unit 5	1BR/1BA	Vacant	\$1,400	\$16,800	\$1,400		
Unit 6	1BR/1BA	Vacant	\$1,475	\$17,700	\$1,500		In-unit laundry & private balcony
Unit 7	1BR/1BA	Leased	\$1,400	\$16,800	\$1,400	May 2027	
Unit 8	1BR/1BA	Vacant	\$1,300	\$15,600	\$1,300		New laminate flooring installed - just listed in October
Unit 9	2BR/1BA	Vacant	\$1,750	\$21,000	\$1,800		Exterior renovations recently completed - just listed in October
TOTAL	9 units	5 leased / 4 vacant	\$13,150	\$157,800	\$13,700		

FINANCIALS: Pro Forma & Expenses

2108 Broadway St, New Orleans, LA 70118

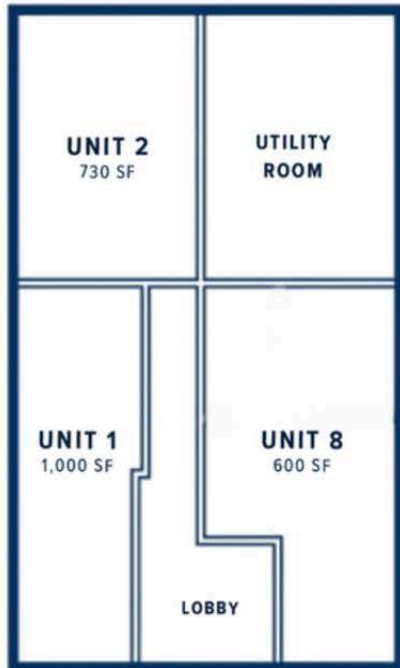
2108 BROADWAY ST - Pro Forma Income & Expense Analysis

9-Unit Multifamily · University Corridor, New Orleans, LA 70118

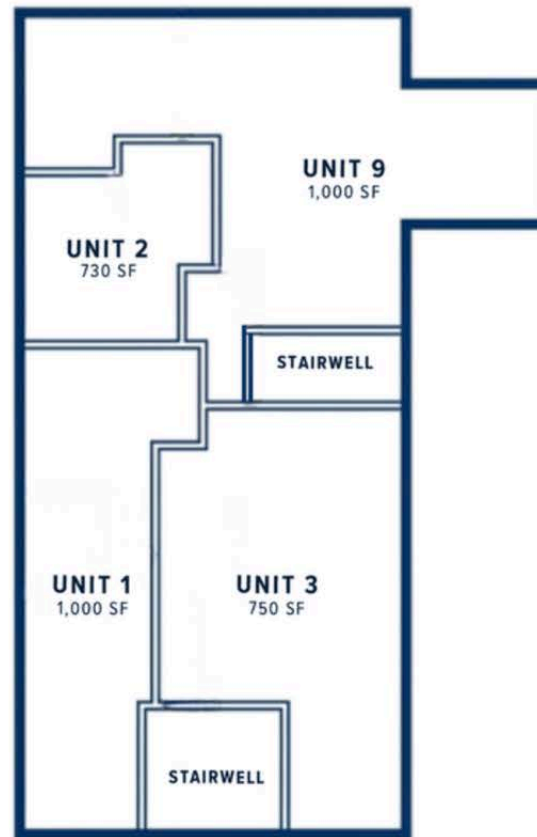
	Monthly	Annual	Annual (w/ 10% Vac.)	Notes
INCOME				
Unit 1 – 2BR/1BA	\$2,000	\$24,000	\$24,000	
Unit 2 – 1BR/1BA	\$1,400	\$16,800	\$16,800	
Unit 3 – 1BR/1BA	\$1,400	\$16,800	\$16,800	
Unit 4 – 1BR/1BA	\$1,500	\$18,000	\$18,000	
Unit 5 – 1BR/1BA	\$1,400	\$16,800	\$16,800	
Unit 6 – 1BR/1BA	\$1,500	\$18,000	\$18,000	
Unit 7 – 1BR/1BA	\$1,400	\$16,800	\$16,800	
Unit 8 – 1BR/1BA	\$1,300	\$15,600	\$15,600	
Unit 9 – 2BR/1BA	\$1,800	\$21,600	\$21,600	
Gross Rental Income (Full Occupancy)	\$13,700	\$164,400	\$164,400	Pro forma at listed rates
Less: Vacancy Factor (10%)		\$0	-\$16,440	
Effective Gross Income		\$164,400	\$147,960	
OPERATING EXPENSES (2025 Estimates - Actuals Pending)				
Insurance	\$1,417	\$17,427	\$17,427	2026 policy. Decreased from ~\$22K prior year
Property Taxes	\$1,396	\$17,108	\$17,108	2026 assessed value
Flood Insurance*	\$0	\$0	\$0	*X flood zone - coverage optional. Current policy is \$1,269 annually
Utilities (owner-paid)	\$600	\$7,200	\$7,200	Water & Gas. Varied \$400 - \$800/mo throughout 2025
Trash	\$500	\$6,000	\$6,000	Ranges \$400 - \$600/mo
Pest Control	\$167	\$2,000	\$2,000	
General Maintenance	\$750	\$9,000	\$9,000	Combination of general maintenance and HVAC/Plumbing in 2025
Management Fee**	\$1,096	\$13,152	\$13,152	**Professional Management took over in October of 2026 at an 8% fee
Total Operating Expenses	\$5,926	\$71,887	\$71,887	Estimates only based on averages from 2024-25 data
NET OPERATING INCOME (NOI)		\$92,513	\$76,073	No vac. With 10% vac.

KEY METRICS AT ASKING PRICE

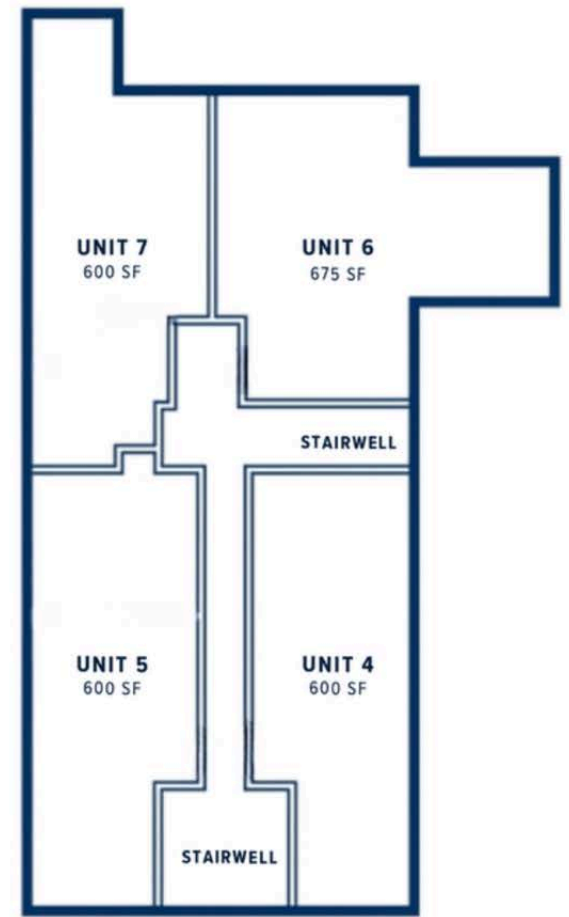
Asking Price	\$1,350,000	
Price per Unit	\$150,000	
Cap Rate (no vacancy)	6.85%	NOI / Asking Price
Cap Rate (10% vacancy)	5.64%	NOI w/ 10% vac. / Asking



FIRST FLOOR

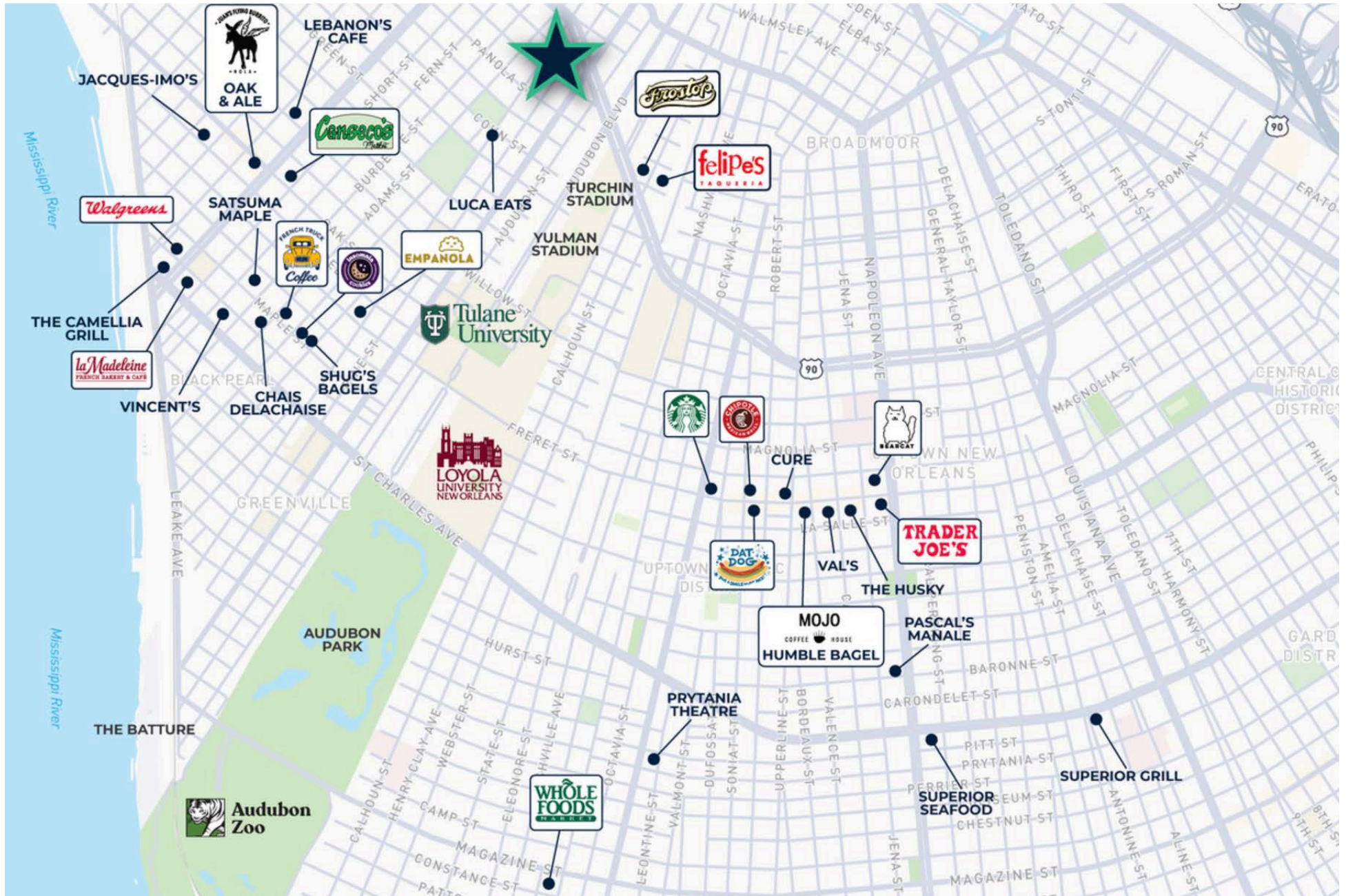


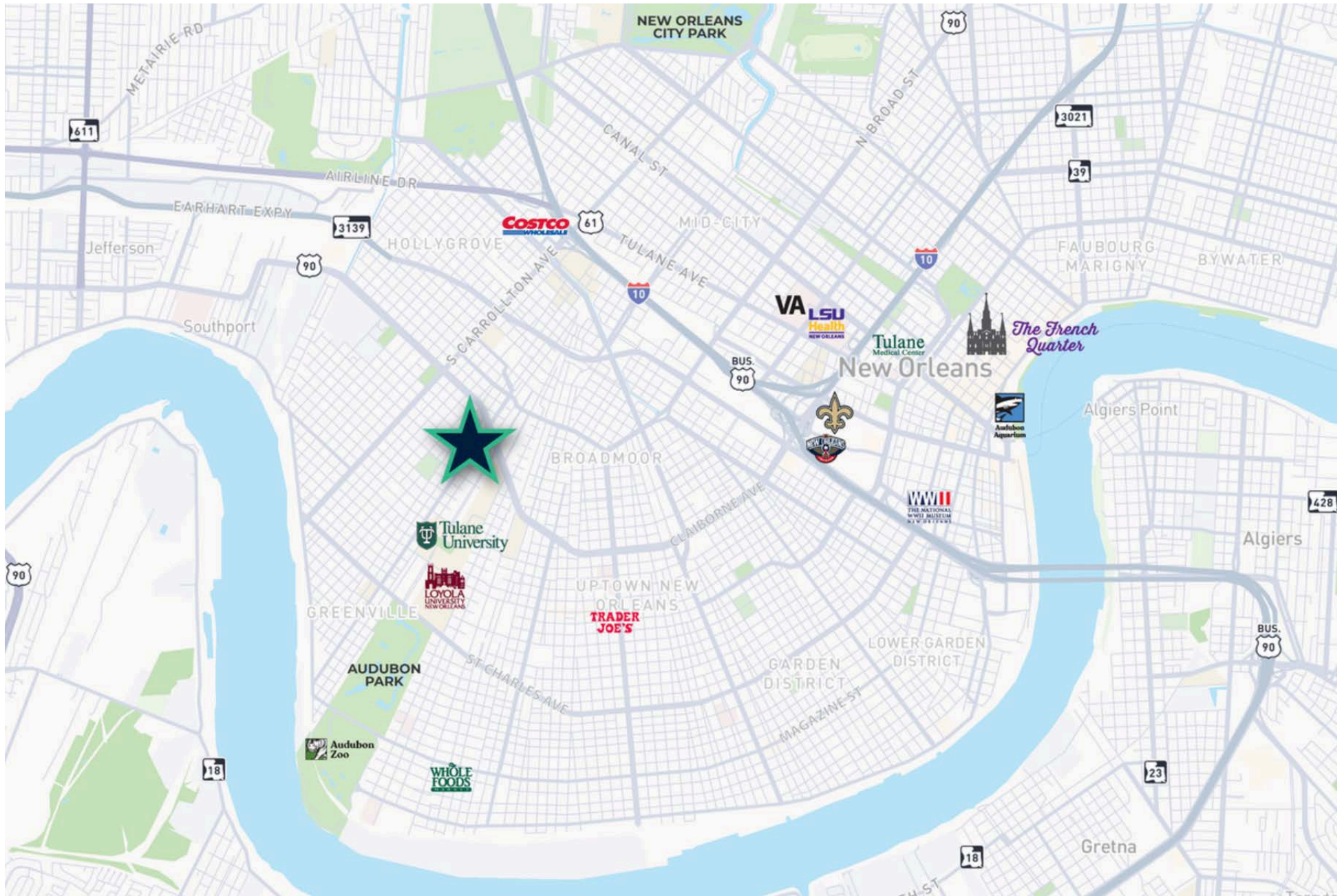
SECOND FLOOR



THIRD FLOOR

FLOOR PLANS ARE APPROXIMATE AND NOT GUARANTEED







DEMOGRAPHICS (DRIVE)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	41,093	127,062	329,378
Total Daytime Population	42,047	181,049	445,130
Total Households	16,566	58,415	156,904
Median HH Income	\$79,798	\$70,266	\$64,494
Total Businesses	1,705	9,006	26,211



9-Unit Residential Complex

2108 Broadway St, New Orleans, LA 70118



Nick B. Kallman

Director of Residential Sales & Leasing

(414) 870-3220

nbkallman@srsa-realestate.com



COMMERCIAL
REAL ESTATE

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

2555 Severn Ave, Suite 200, Metairie, LA 70005

(504) 831-2363 | www.srsa-realestate.com

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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

