



9-Unit Residential Complex

2108 Broadway St, New Orleans, LA 70118

OFFERED AT \$1,350,000



**COMMERCIAL
REAL ESTATE**

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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. Three of the units are currently leased and the remaining six are currently being marketed and receiving lots of interest.

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.

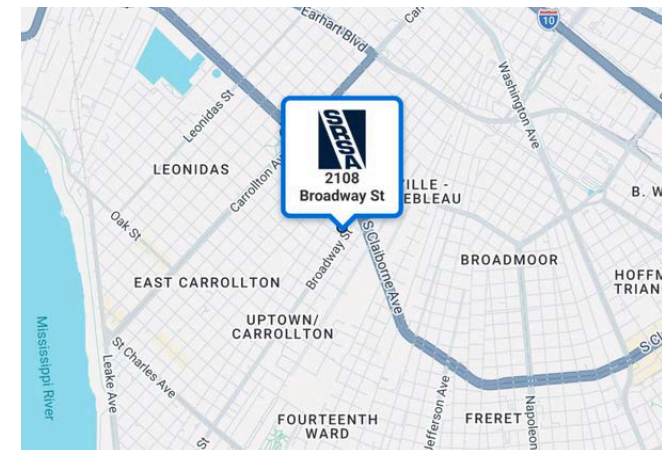
Sale Price **\$1,350,000**

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

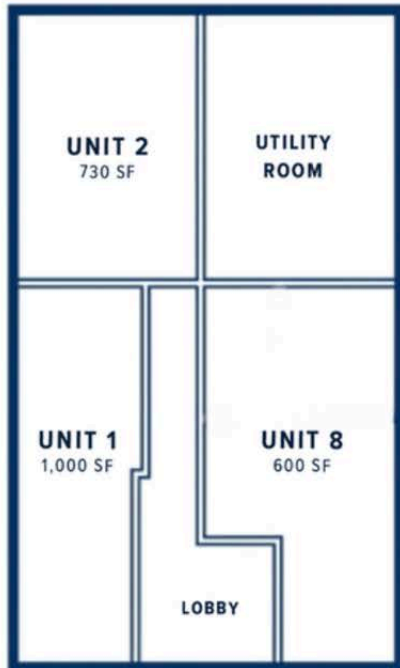
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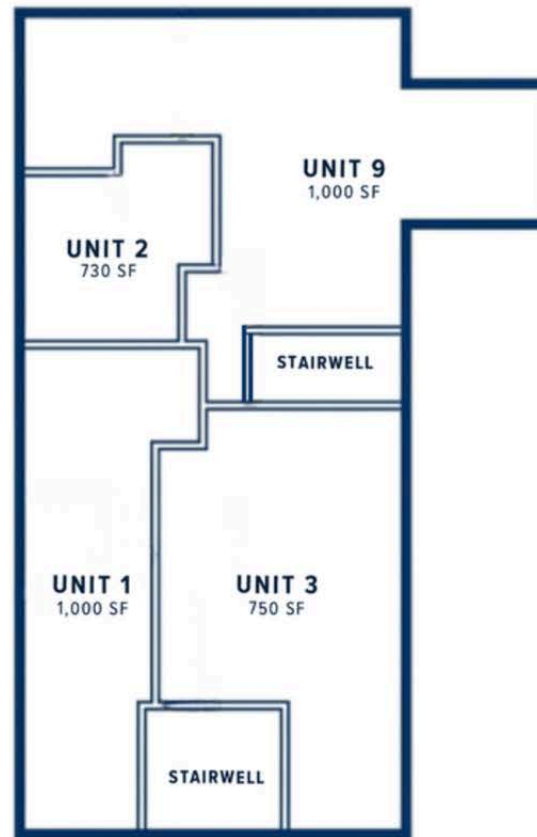




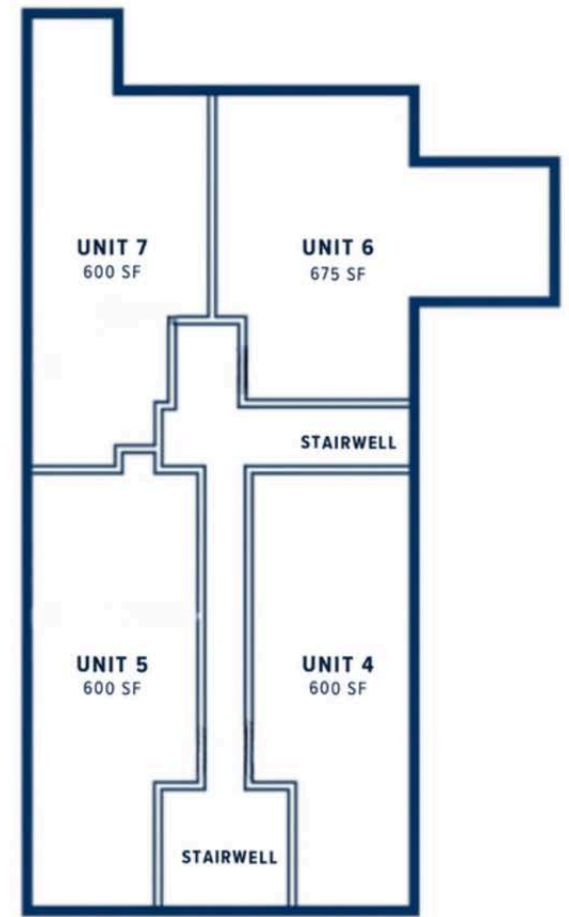




FIRST FLOOR

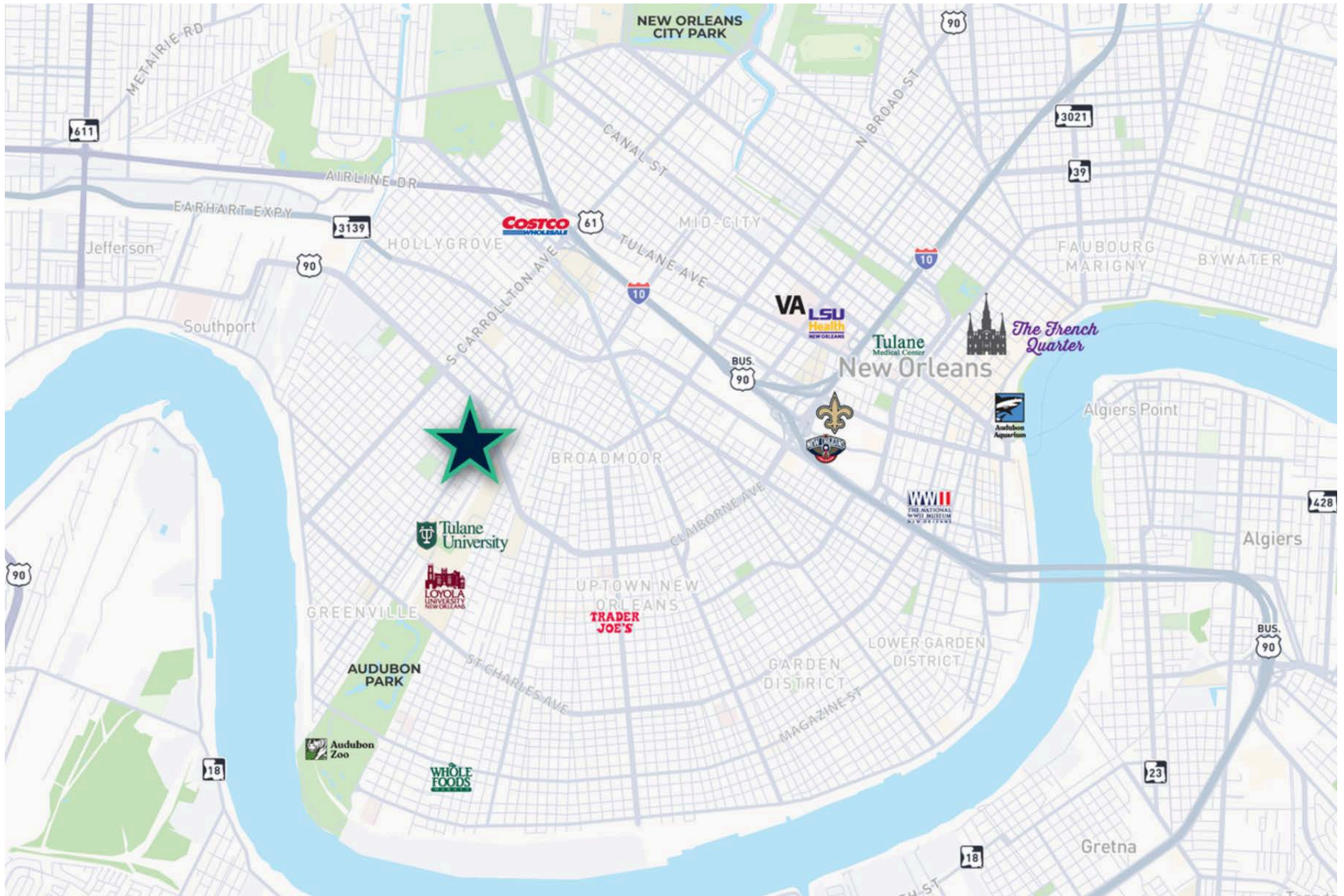


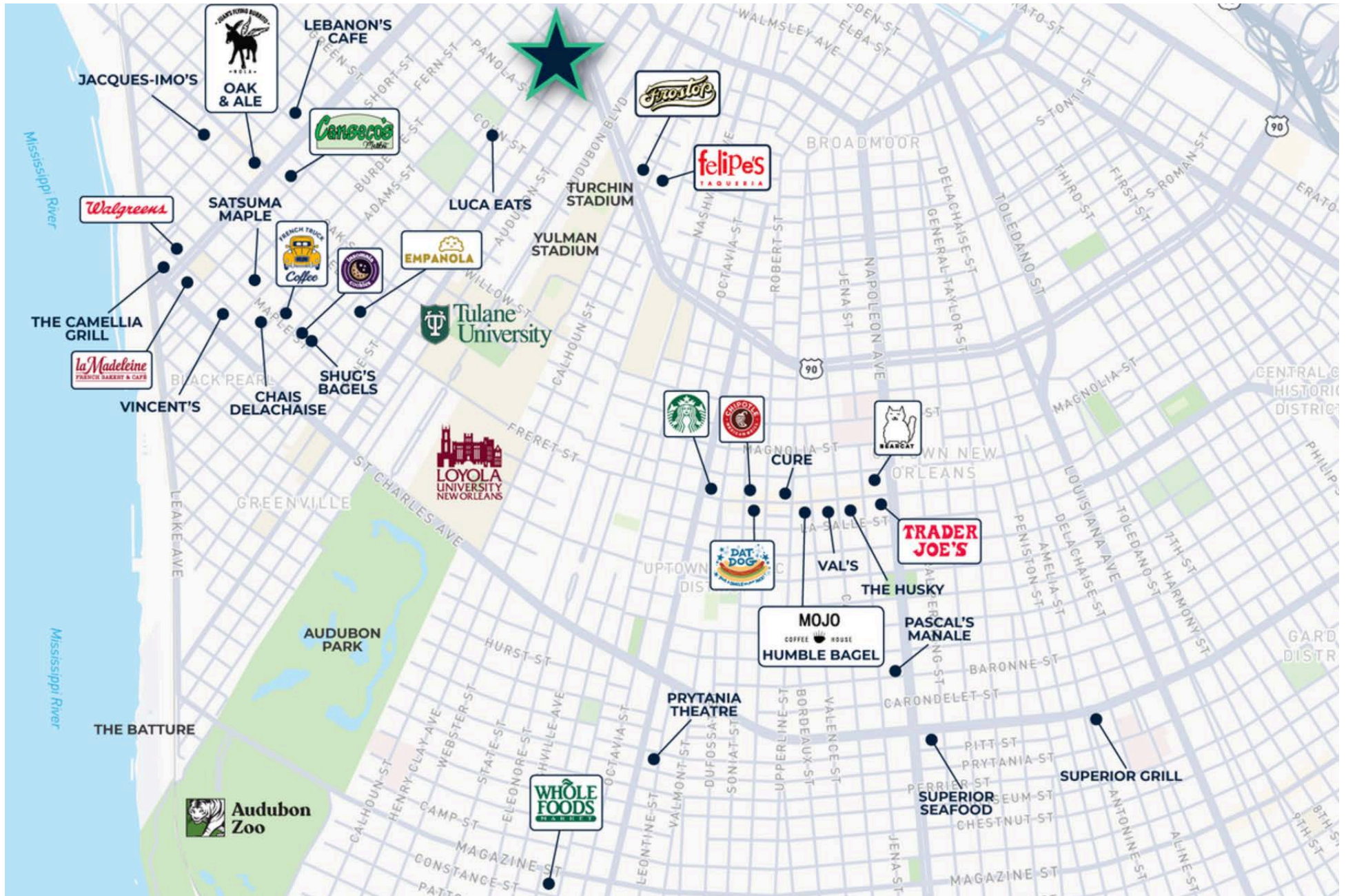
SECOND FLOOR



THIRD FLOOR

FLOOR PLANS ARE APPROXIMATE AND NOT GUARANTEED







Demographics (Drive Time)

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



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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.

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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: _____

