

A large, vibrant photograph of a modern backyard. In the center is a rectangular swimming pool with clear blue water. To the left of the pool is a wooden cabana with a red roof and a large window. To the right is a wooden deck with several lounge chairs and a small table. In the background, there is a dark blue wall with a large mural of a butterfly. A large tree is on the left, and a modern house with large windows is on the right.

The Syd - Turnkey Hospitality Investment Opportunity

SALE

1726-30 CLIO ST

New Orleans, LA 70113

PRESENTED BY:

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PROPERTY SUMMARY



LOCATION DESCRIPTION

The Syd is centrally located between the French Quarter/Downtown and the Garden District of New Orleans, just steps from the Brown's Dairy redevelopment project. There are coffee shops, restaurants, and bars within walking distance and you'll be a one minute walk from the famous St. Charles Streetcar, which you can take to both the French Quarter and Garden District. The Superdome, Convention Center and the Cruise terminal are also just minutes away.

OFFERING SUMMARY

SALE PRICE:	Contact Advisor*
LOT SIZE:	0.29 Acres
TOTAL BUILDING SIZE:	12,519 SF
NOI:	\$952K*

*CONTACT ADVISOR FOR GUIDANCE

PROPERTY DESCRIPTION

SVN | Urban Properties is pleased to present The Syd, a licensed hotel designed with groups in mind, curated by local artists and makers. The project opened its doors in the spring of '21, offering a newly constructed hotel (1730 Clio), consisting of four, large format units, or villas, and outdoor amenities (heated pool, hot tub, grills, sauna, etc.). Recently, The Syd expanded with the addition of an adjacent duplex (1726-28 Clio), bringing the total offering to 40 bedrooms and 23.5 bathrooms across 6 villas.

Whether in town for Mardi Gras, a Saints or Pelicans game, a festival, convention, or just a vacation, The Syd offers guests a welcoming home away from home, infused with the vibrant spirit of New Orleans.

The Syd is securing a liquor license, opening the door for the hotel to become part of the city's bustling wedding and private event scene.

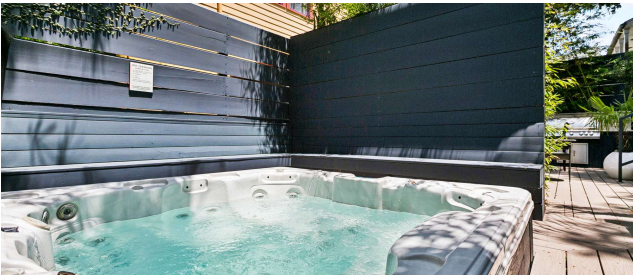
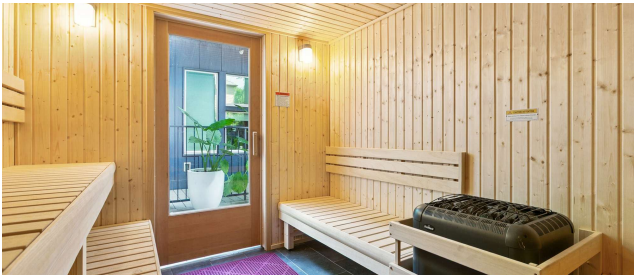
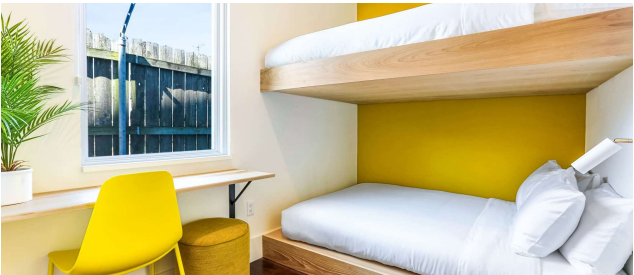
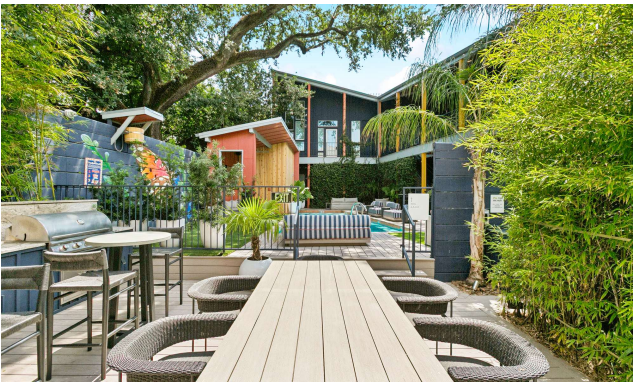
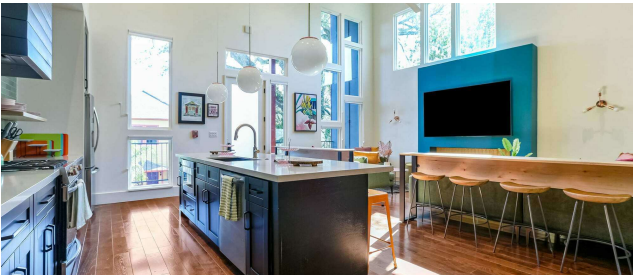
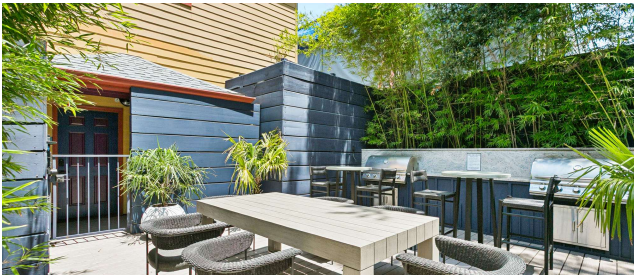
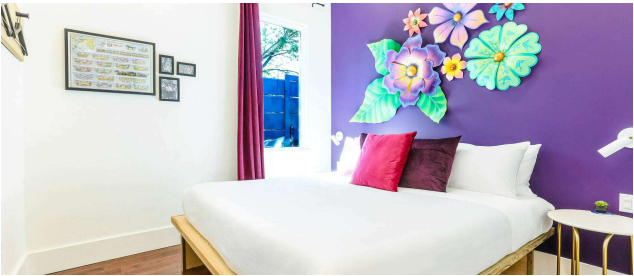
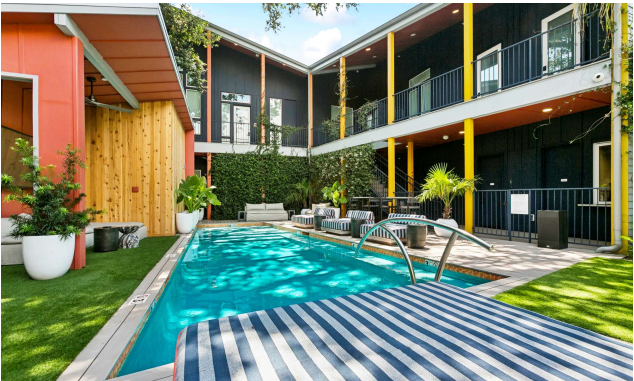
The Syd represents an excellent opportunity for those seeking an unparalleled hospitality investment in the heart of New Orleans!

WEBSITE

<https://thesyd.com/>

UNIT MIX		T12 ADR	T12 REV PAR
1	10 BR/6 BA	\$1,833.12	\$1,064.71
1	8 BR/4.5 BA	\$1,750.92	\$949.81
2	6 BR/3.5 BA	\$1,361.19*	\$643.44*
2	5 BR/3 BA	\$1,361.19*	\$643.44*
TOTAL: 6	40 BR/23.5 BA	\$225.72/BR	\$114.71/BR

ADDITIONAL PHOTOS



RETAILER MAP

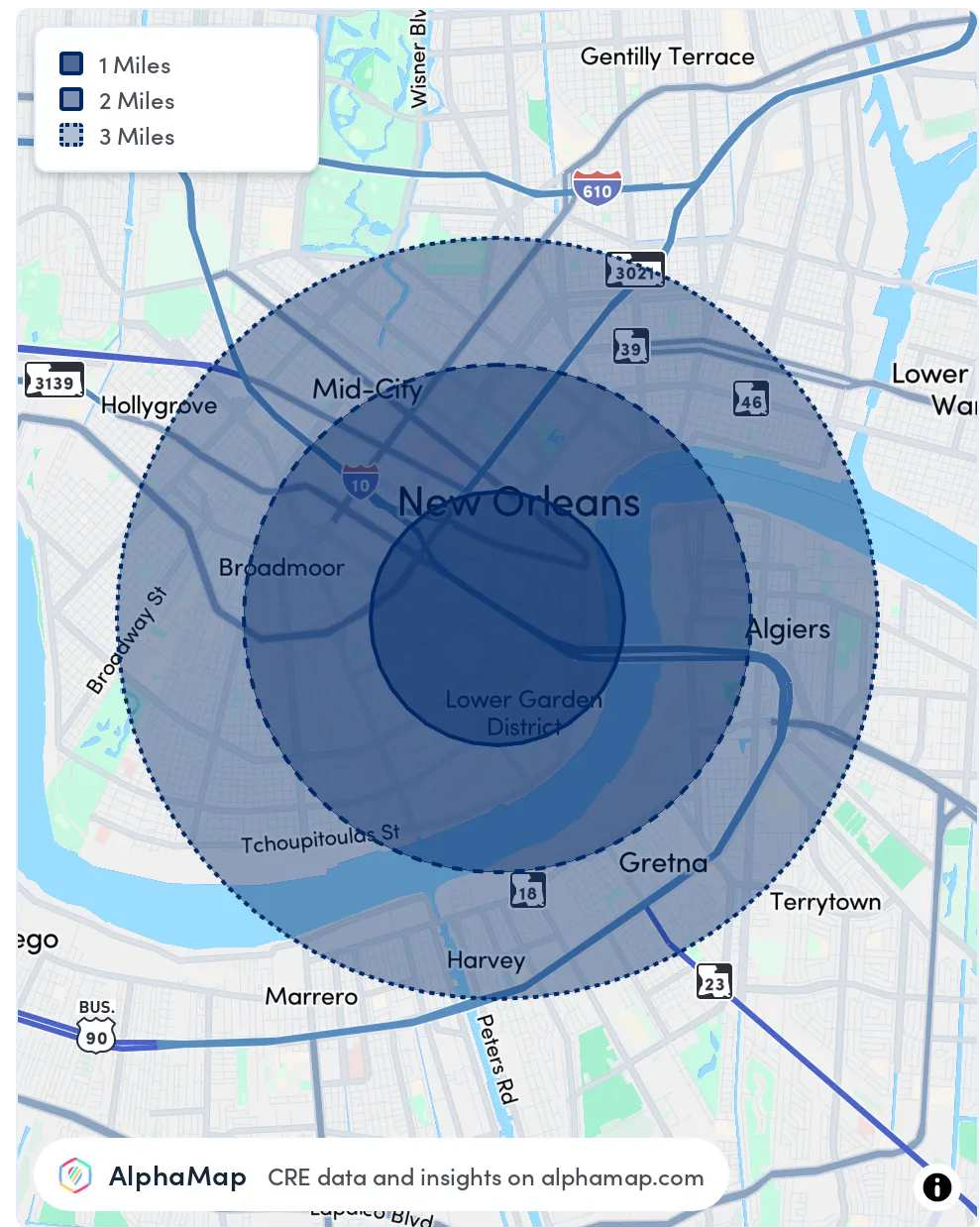


AREA ANALYTICS

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,263	73,803	165,261
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	42	40	40
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	11,704	37,552	78,722
PERSONS PER HH	1.7	2	2.1
AVERAGE HH INCOME	\$87,650	\$88,096	\$90,848
AVERAGE HOUSE VALUE	\$620,982	\$556,548	\$521,616
PER CAPITA INCOME	\$51,558	\$44,048	\$43,260

Map and demographics data derived from AlphaMap



CONTACT INFO



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