



4 BUILDINGS + PARKING

OFFERING MEMORANDUM

S. CARROLLTON & MAPLE ST. PORTFOLIO

NEW ORLEANS, LA 70118

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NEW ORLEANS, LA 70118

LISTING AGENTS:

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THE McENERY COMPANY

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PORTFOLIO OVERVIEW



PROPERTY SUMMARY	
ADDRESS	LIST PRICE
801 S. CARROLLTON AVENUE, NEW ORLEANS, LA 70118	\$420,000
807 S. CARROLLTON AVENUE, NEW ORLEANS, LA 70118	\$590,000
813 S. CARROLLTON AVENUE, NEW ORLEANS, LA 70118	\$495,000
8025 MAPLE STREET, NEW ORLEANS, LA 70118	\$595,000
AGGREGATE LIST PRICE	\$2,045,000

EXECUTIVE SUMMARY:

This portfolio presents a rare opportunity to acquire four established commercial assets at the prominent corner of South Carrollton Avenue and Maple Street, one of Uptown New Orleans' most visible and heavily trafficked intersections. The combined site totals 13,200 square feet with four well-positioned improvements offering long-term stability and strong rental income or direct opportunities for owner-occupied purchases.

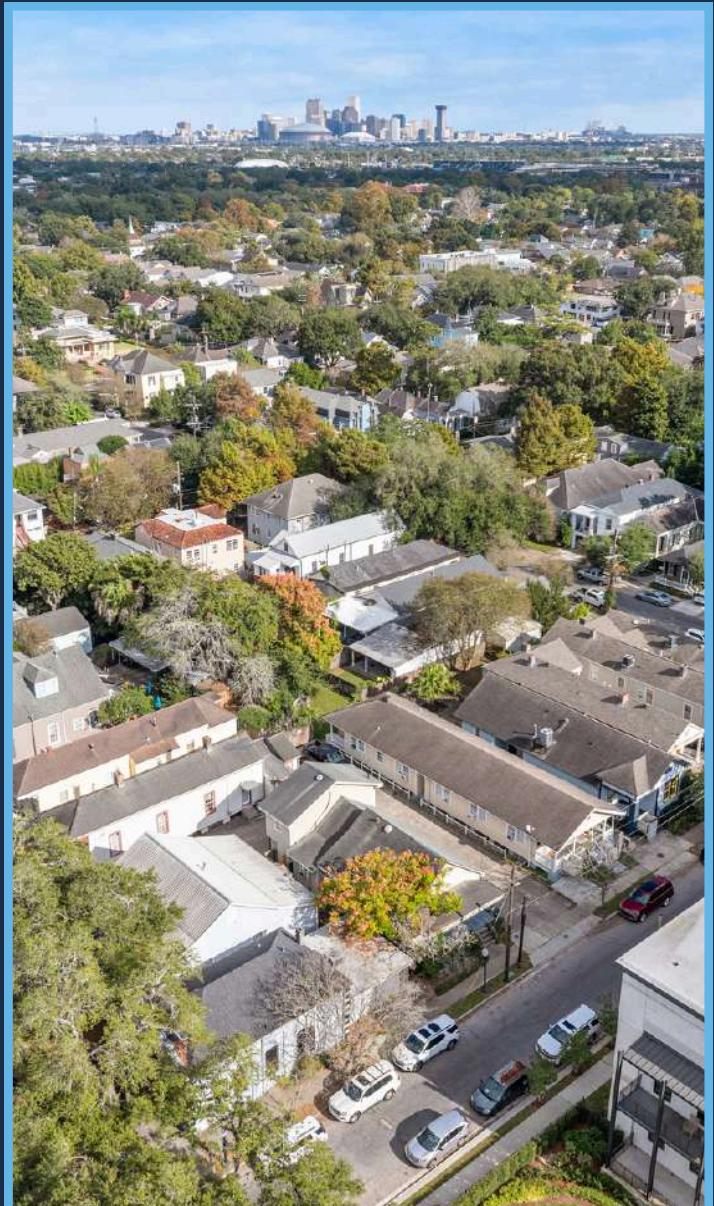
The improvements include 801 S. Carrollton ($\pm 1,052$ SF), currently occupied by a salon; 807 S. Carrollton ($\pm 1,478$ SF), operating as a chiropractic office; 813 S. Carrollton ($\pm 1,380$ SF), leased to a law office through 2026; and 8025 Maple Street ($\pm 1,693$ SF), home to a dental practice with a lease extending through 2026. Collectively, the tenant base has demonstrated exceptional longevity—several occupants have maintained their businesses at this location since the mid-1980s.

With its irreplaceable location, stable tenancy, and significant barriers to entry in the surrounding neighborhood, this portfolio represents an outstanding investment opportunity in one of the city's most enduring commercial corridors.

PORTFOLIO INFORMATION



LOCATION	S. CARROLLTON & MAPLE CORRIDOR
TOTAL SALE PRICE	\$2,045,000
TOTAL GBA	+/- 5,600 SF
TOTAL GROSS SITE SIZE	+/- 13,200
ZONING	HU-B1 & HU-RD2



801 S. CARROLLTON AVENUE



This $\pm 1,052$ square foot building is currently occupied by a salon tenant who has operated at the property for approximately five years. The site tied to this building is approximately 1,683 SF. However, this parcel is part of a multi-parcel portfolio with four adjacent properties with a total combined site size of $\pm 13,200$ SF. The property may be purchased individually or as part of the larger portfolio. This location provides stable cash flow with significant upside potential along a high-visibility Uptown corridor.

INDIVIDUAL PRICE	\$420,000
GBA	+/- 1,052 SF
SITE SIZE	+/- 1,683 SF
ZONING	HU-B1



801 S. CARROLLTON AVENUE

ML



807 S. CARROLLTON AVENUE



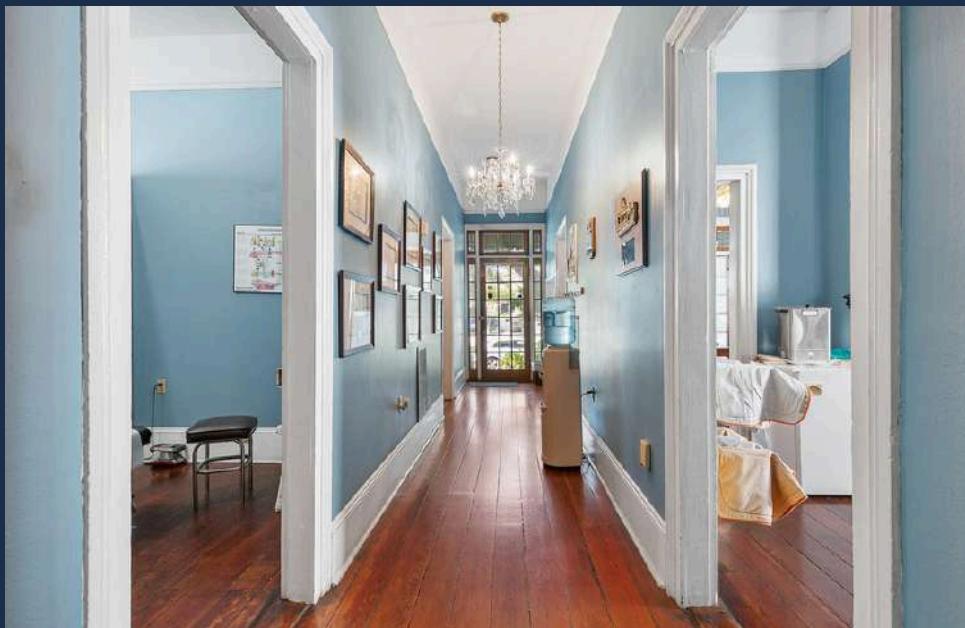
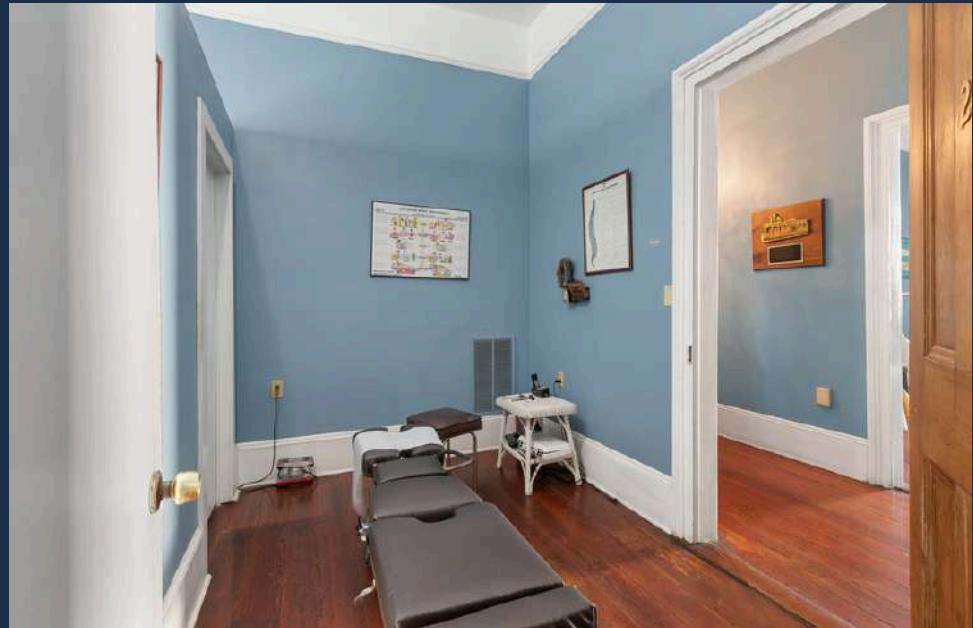
Measuring $\pm 1,478$ square feet, this space has been leased to a chiropractic practice since the mid-1980s, yielding exceptional tenant longevity and consistent neighborhood demand along the busy South Carrollton Avenue corridor. The site tied to this building is approximately 3,504 SF. However, this parcel is part of a multi-parcel portfolio with four adjacent properties with a total combined site size of $\pm 13,200$ SF. The property may be purchased individually or as part of the larger portfolio. This location provides stable cash flow with significant upside potential along a high-visibility Uptown corridor.

INDIVIDUAL PRICE	\$590,000
GBA	+/- 1,478 SF
SITE SIZE	+/- 3,504 SF
ZONING	HU-B1



807 S. CARROLLTON AVENUE

NY



813 S. CARROLLTON AVENUE



At \pm 1,380 square feet, this property has been home to a law office since the 1980s. The property combines long-term tenancy with stable performance in a prime Uptown New Orleans location. The site tied to this building is approximately 4,320 SF. However, this parcel is part of a multi-parcel portfolio with four adjacent properties with a total combined site size of \pm 13,200 SF. The property may be purchased individually or as part of the larger portfolio. This location provides stable cash flow with significant upside potential along a high-visibility Uptown corridor.

INDIVIDUAL PRICE	\$495,000
GBA	+/- 1,380 SF
SITE SIZE	+/- 4,320 SF
ZONING	HU-RD2



813 S. CARROLLTON AVENUE

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8025 MAPLE STREET

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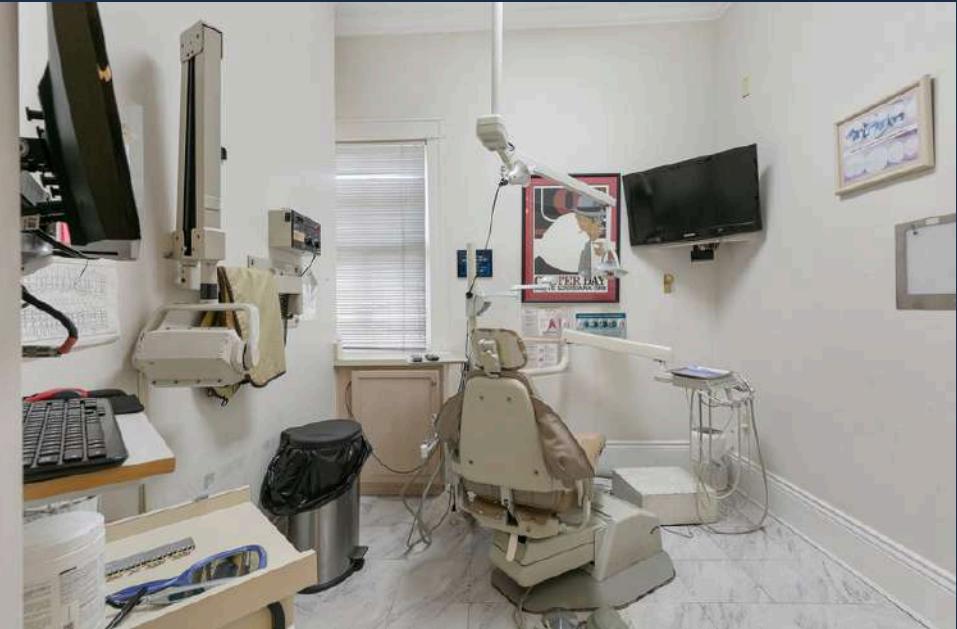
This \pm 1,693 square foot property has been occupied by a dental office since the mid-1980s. The site tied to this building is approximately 3,664 SF. However, this parcel is part of a multi-parcel portfolio with four adjacent properties with a total combined site size of \pm 13,200 SF. The property may be purchased individually or as part of the larger portfolio. This location provides stable cash flow with significant upside potential along a high-visibility Uptown corridor.

INDIVIDUAL PRICE	\$595,000
GBA	+/- 1,693 SF
SITE SIZE	+/- 3,664 SF
ZONING	HU-B1



8025 MAPLE STREET

ML



AERIAL OVERVIEW

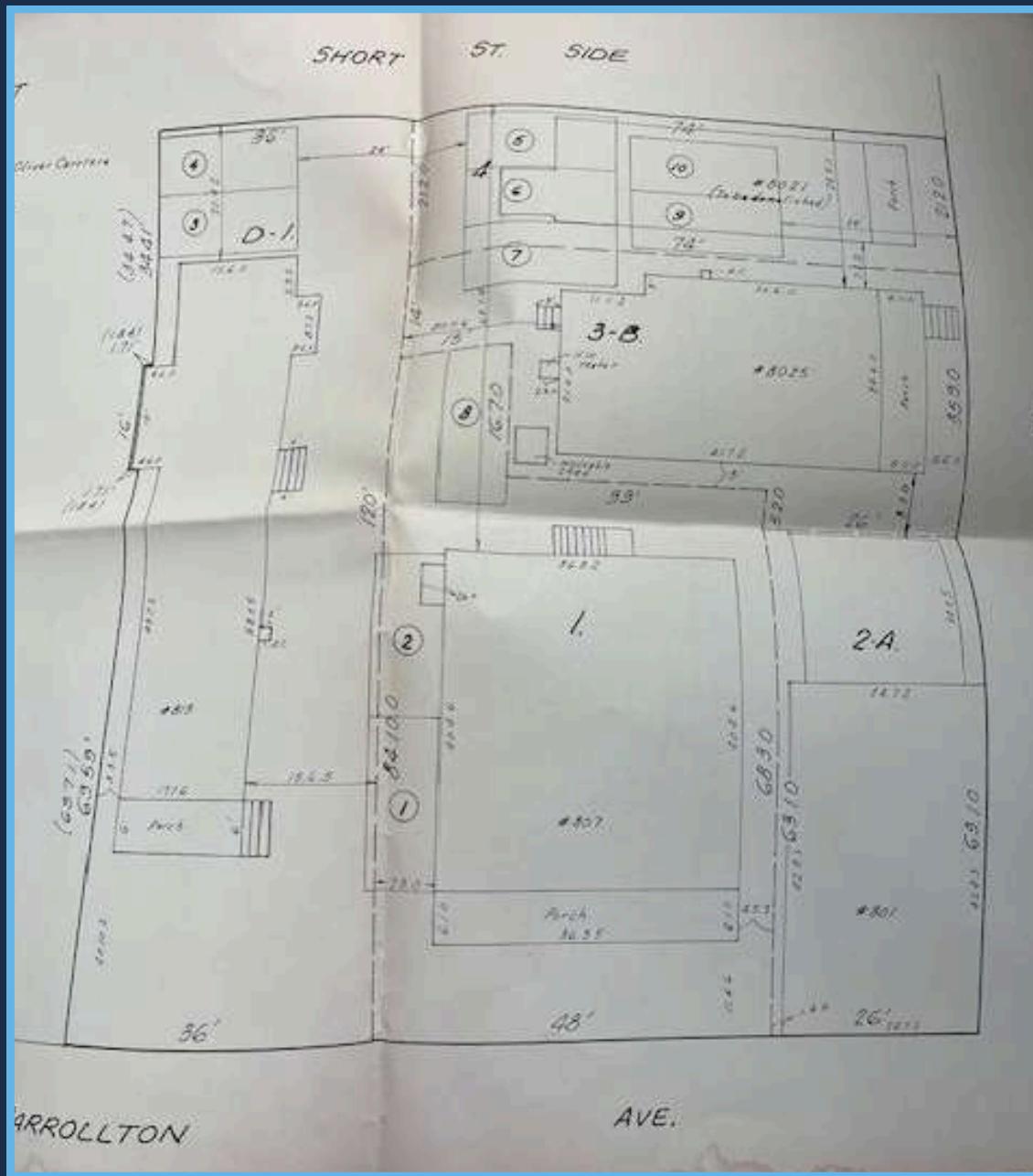


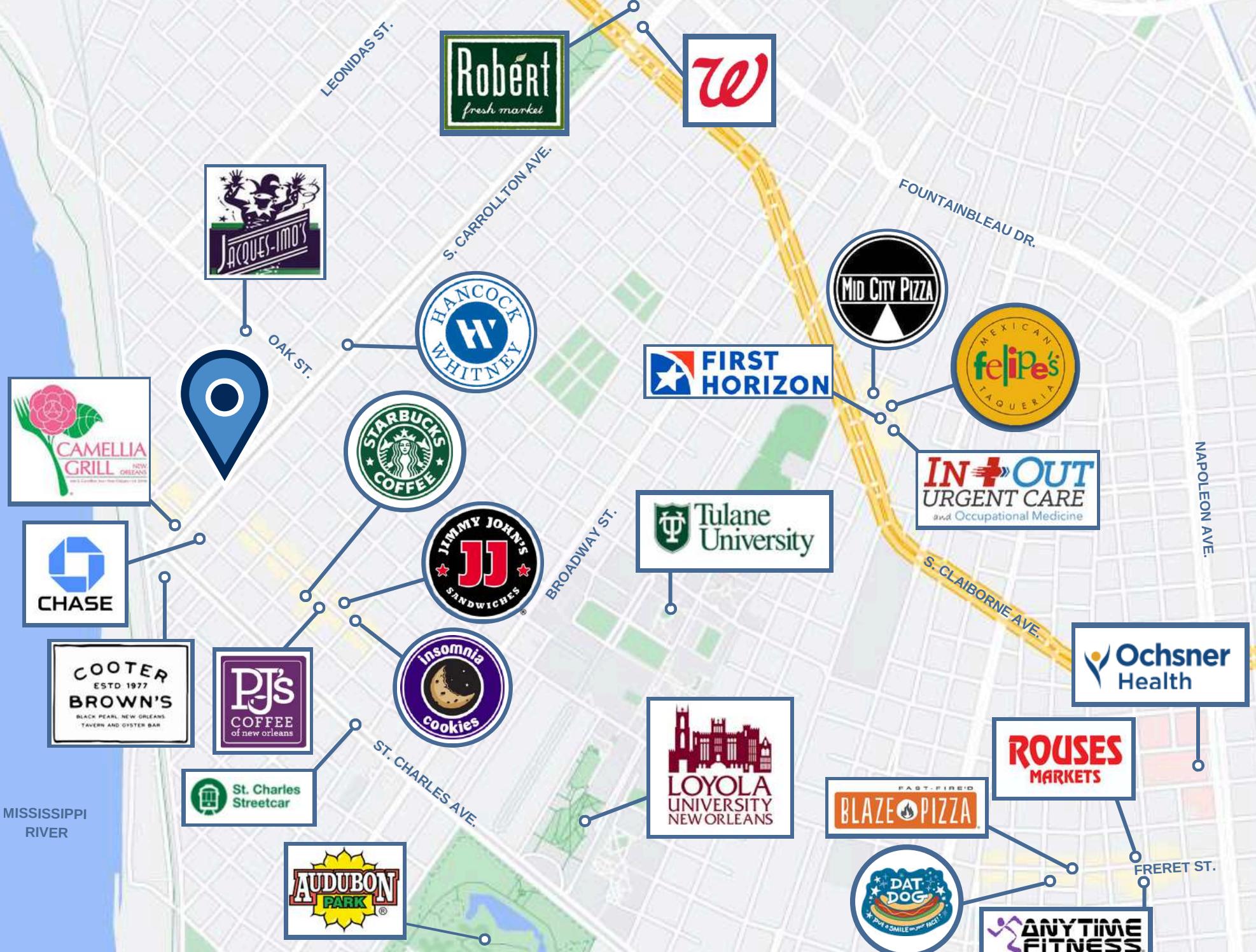
S. CARROLLTON AVE.



PROPERTY SURVEY

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EXCLUSIVELY LISTED BY



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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) _____ (Insert name(s) of licensee(s) undertaking dual representation) and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____ (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

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:

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

