BRIDGEWATER
REALTY ADVISORS

FOR SALE

Offering Memorandum

2001 Laharpe Street

New Orleans, LA, 70116

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BRIDGEWATER
REALTY ADVISORS

2001 LAHARPE STREET
NEW ORLEANS, LA, 70116

5 Units

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OFFERING

This stunning, fully renovated 5-unit multi-family property is a rare investment opportunity in Esplanade Ridge, one of New Orleans' most desirable neighborhoods, situated on a high topographical ridge steps from Esplanade Ave. A short walk to Jazz Fest, Pagoda Cafe, and the best of Mid-City and the Marigny. Pro-forma gross revenue of $88,200. Originally built in 1855 and substantially renovated in 2015-2016. Located in Flood Zone X (minimal flood risk) with a detached one-car garage.

The asset consists of two structures on a spacious 7,682 sq ft corner lot: the main house at 2001 Laharpe Street / 1549 N. Johnson Street (4 units, 5,157 sq ft) and a charming detached 1-bedroom/1-bath cottage at 2007 Laharpe St. Apt. Lower, historically a "summer kitchen" outbuilding, now a fully renovated standalone unit. Four units are currently occupied and generating $5,600/month ($67,200 annually); the 3BD/2BA unit at 1549 N. Johnson is intentionally vacant at $1,750/month, offering a buyer flexibility to occupy or lease. With all 5 units leased at market rate, pro-forma revenue reaches $88,200 annually.

Inside, the renovation delivers contemporary living with modern kitchens, updated bathrooms, and quality finishes that respect the building's historic roots while providing turnkey appeal for today's tenants. The property has attained/retained legal, non-confirming status.

SUMMARY

LISTING PRICE: $740,000

PRICE PER UNIT: $148,000

UNIT COUNT: 5

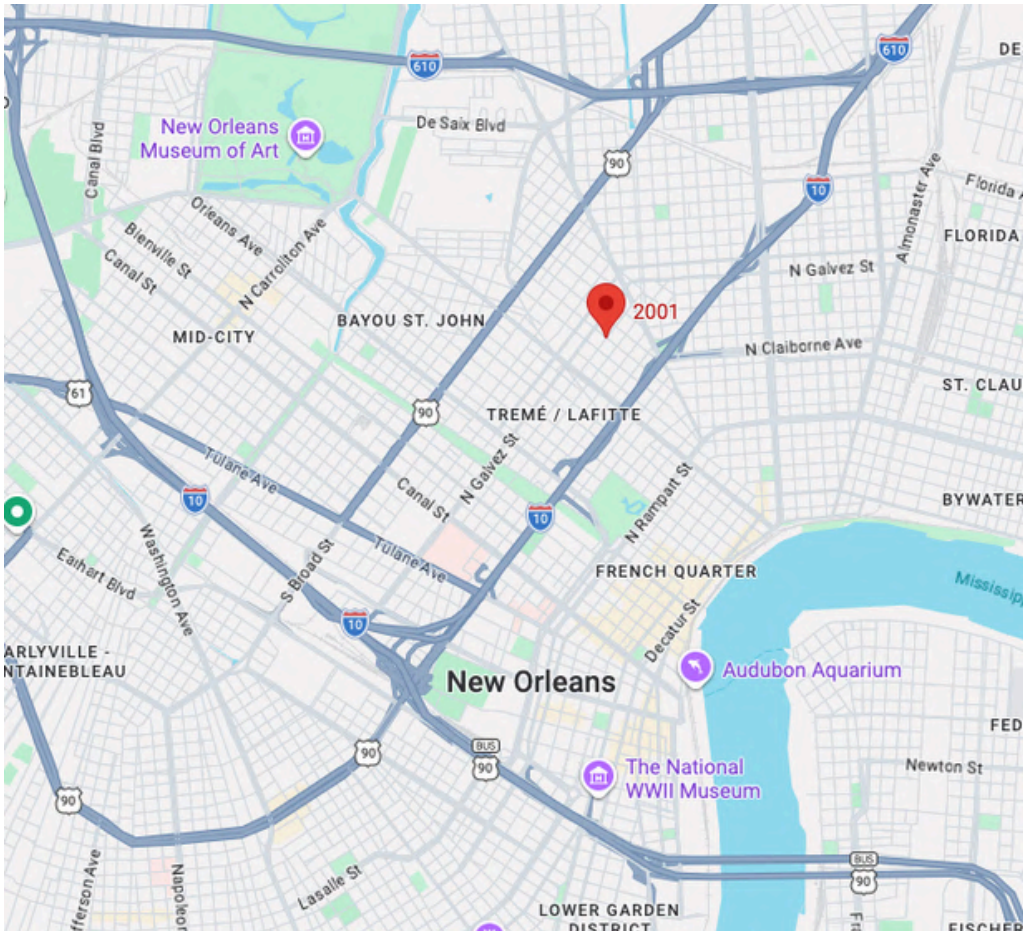
GBA: +/- 5,157 sf

PRICE PER SF: $143.49/sf

STORIES: 2

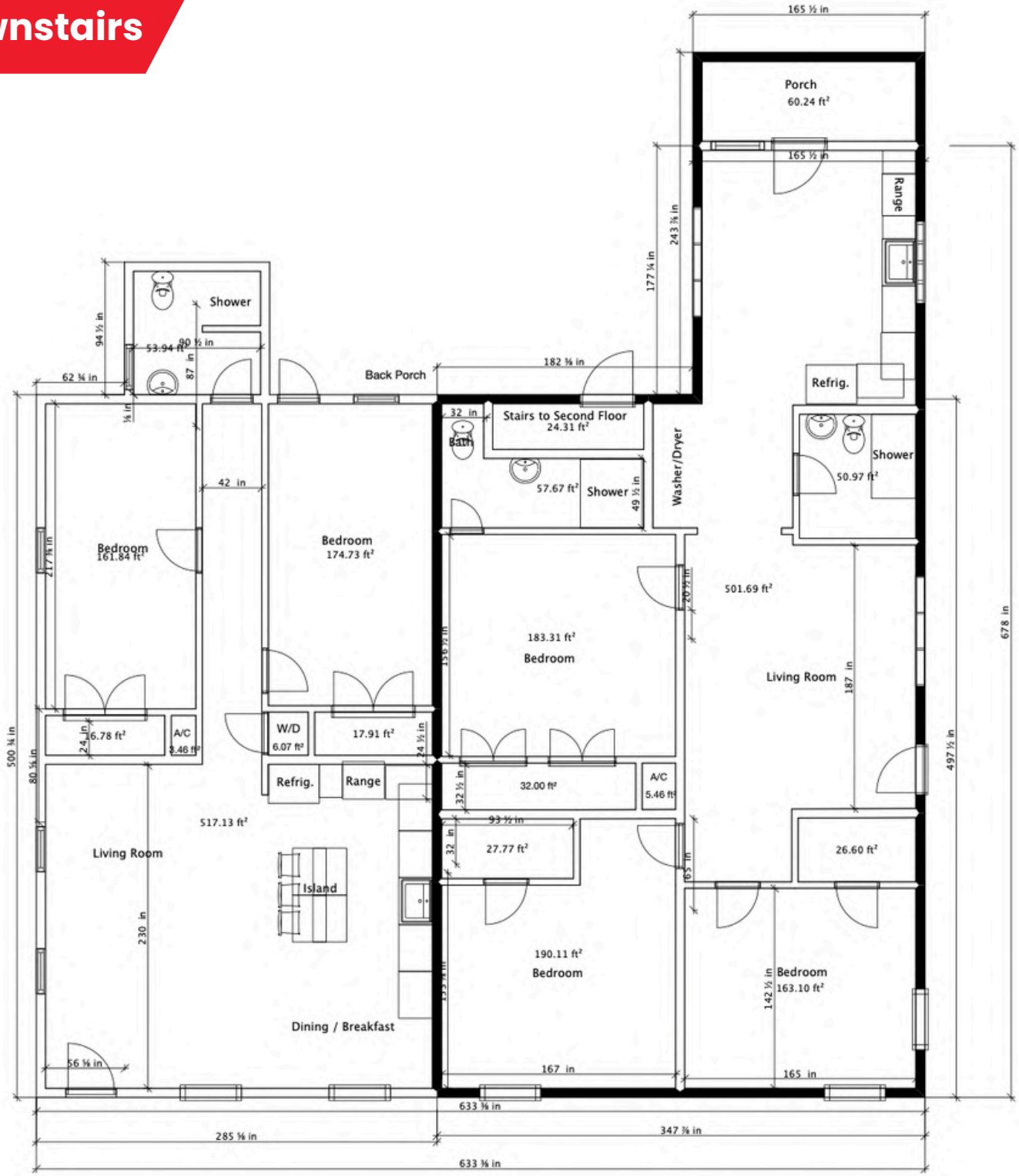
GROSS REVENUE: $88,200

OCCUPANCY: 4/5

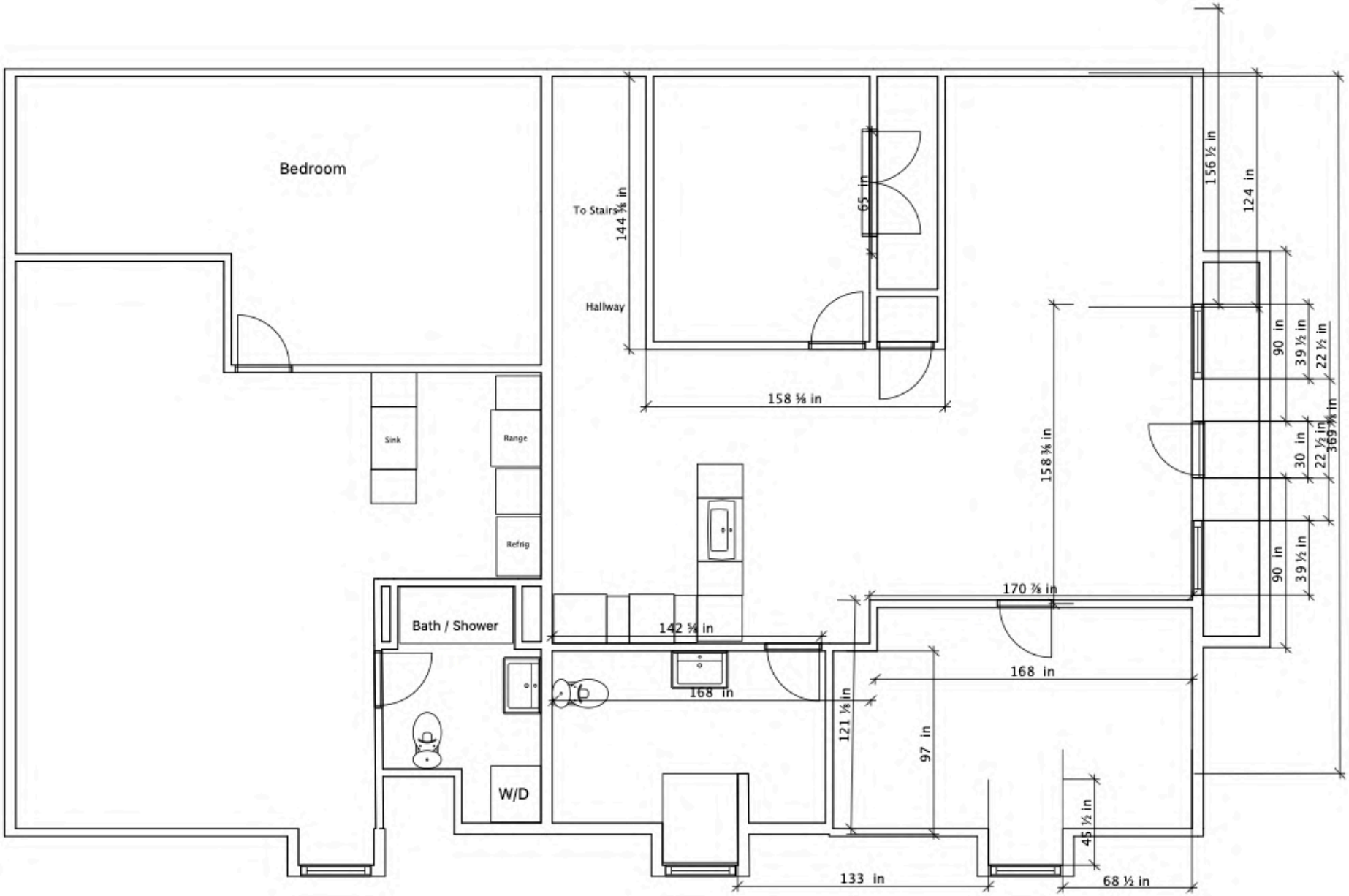


Aerial Overview

Floor Plan-Downstairs



Floor Plan-Upstairs



FINANCIAL OVERVIEW

2001 LAHARPE STREET, NEW ORLEANS, LA, 70116

Rent Roll & Expenses

Unit	Type	Monthly	Annual
2001 Laharpe St	2BD/1BA	$1,650	$19,800
2007 Laharpe (Upper)	1BD/1BA	$1,150	$13,800
2007 Laharpe (Lower)	1BD/1BA	$1,400	$16,800
1549 N. Johnson	3BD/2BA	$1,750	$21,000
1549 N. Johnson Apt A	2BD/1BA	$1,400	$16,800
Total (5 rented)		**$7,350/mo**	**$88,200/yr**

Potential Gross Income (5 units @ market)	$88,200
Vacancy Loss @ 5%	($4,410)
Effective Gross Income	**$83,790**
Less: Operating Expenses	($27,651)
Property Taxes: $12,721 | Insurance: $4,479 | Maintenance: $3,849	
Management (5%): $4,190 | Utilities/Reserves: $2,412	

Flood Zone Map

National Flood Hazard Layer FIRMette

FEMA

90°5'13"W 29°58'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

90°4'36"W 29°58'24"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/22/2026 at 5:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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CONTACT DETAILS

For bookings and viewings

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