



Offering Memorandum

2001 Laharpe Street

New Orleans, LA, 70116

Bridgewater Realty Advisors
www.bridgewater.realty
3501 Severn Ave, Suite 19
Metairie, LA, 70002
504-901-0463
Licensed in LA, MS



**2001 LAHARPE STREET
NEW ORLEANS, LA, 70116**

5 Units



CAMERON GRIFFIN

Principal | Agent

504.535.5680

cameron@bridgewater.realty

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: \$799,000

PRICE PER UNIT: \$159,800

UNIT COUNT: 5

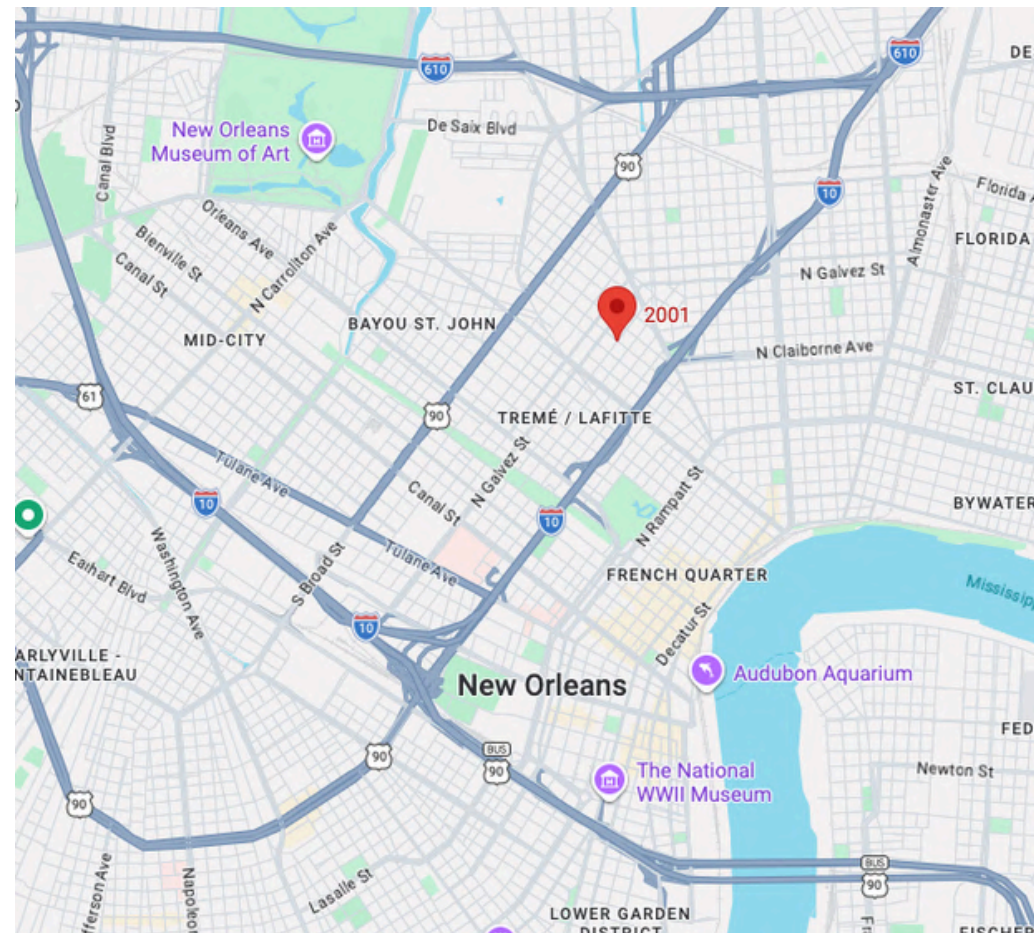
GBA: +/- 5,157 sf

PRICE PER SF: \$154.93/sf

STORIES: 2

GROSS REVENUE: \$88,200

OCCUPANCY: 4/5

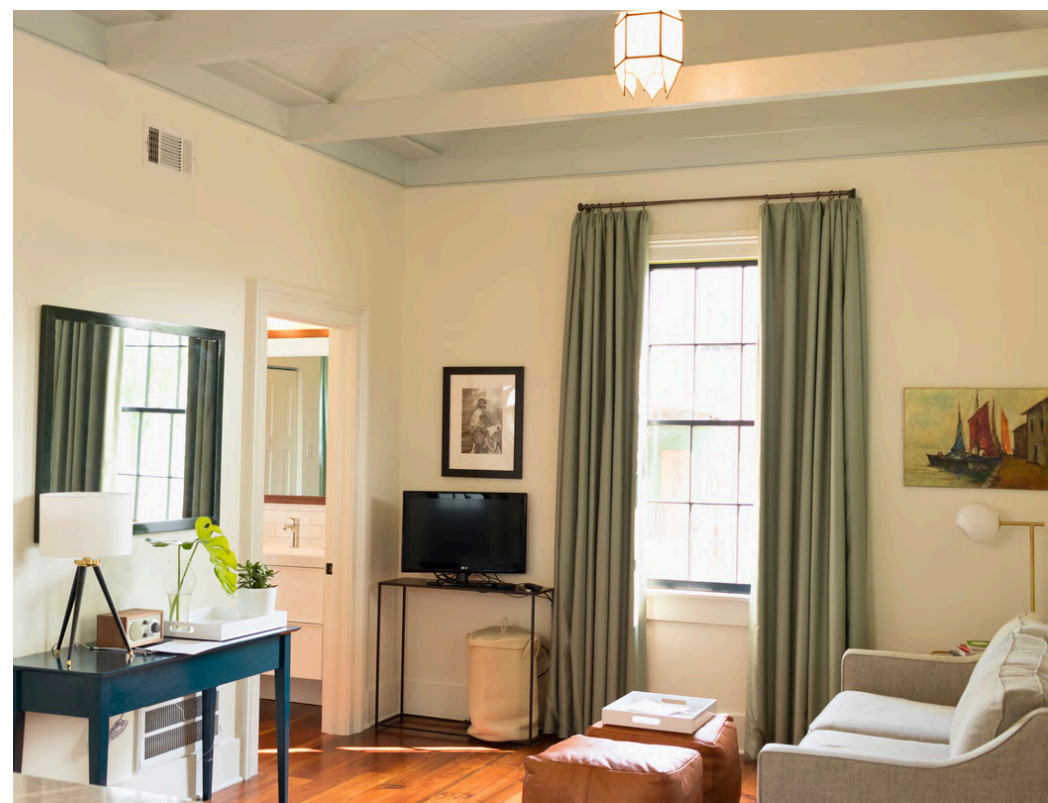


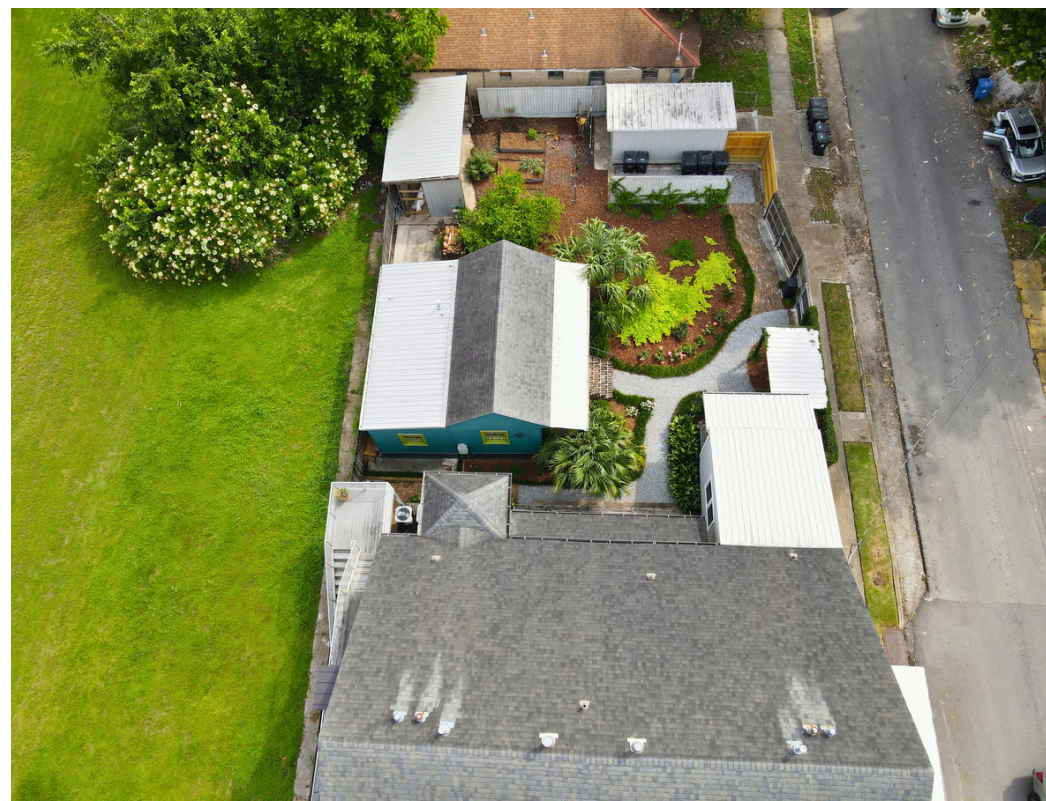








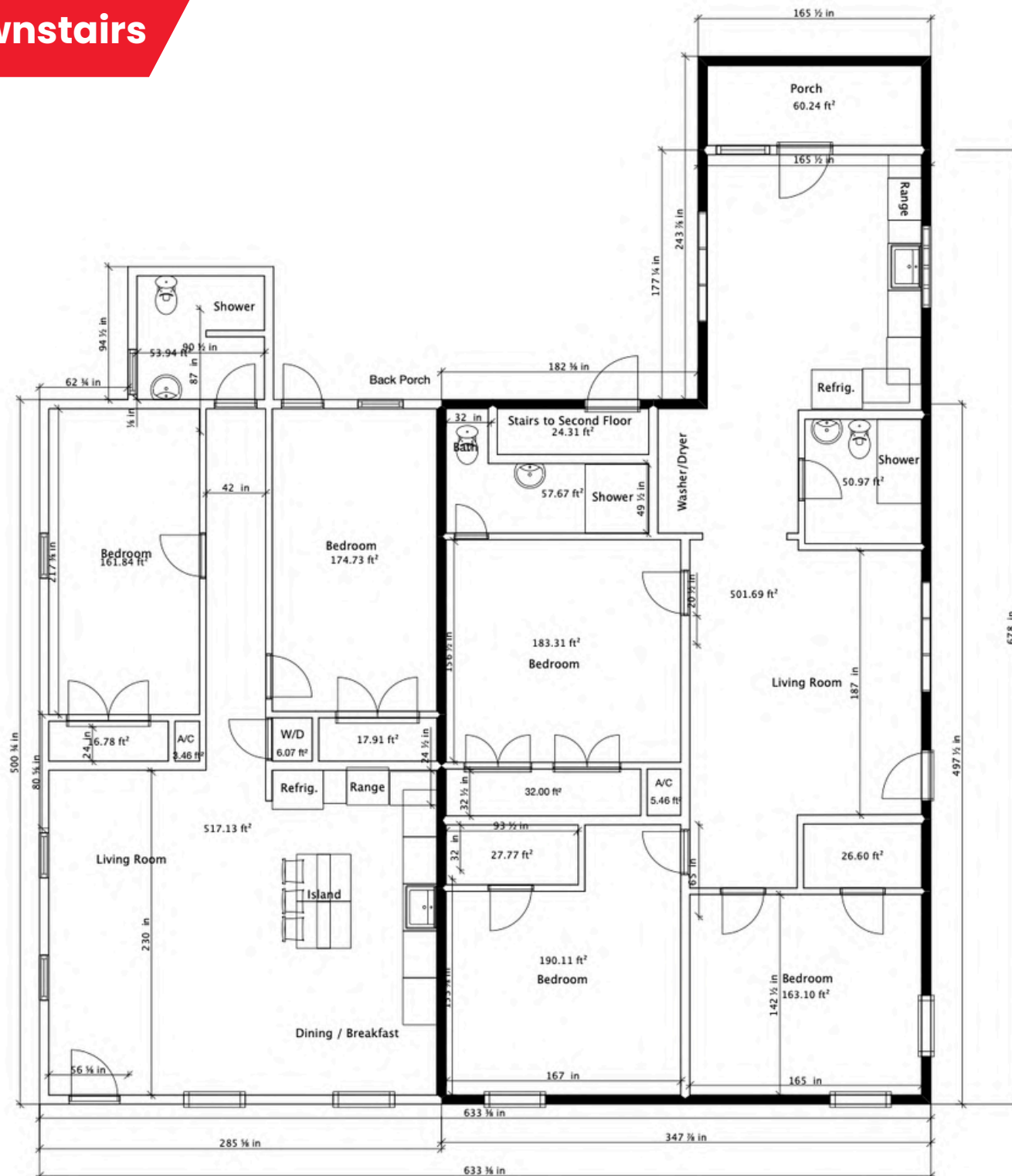




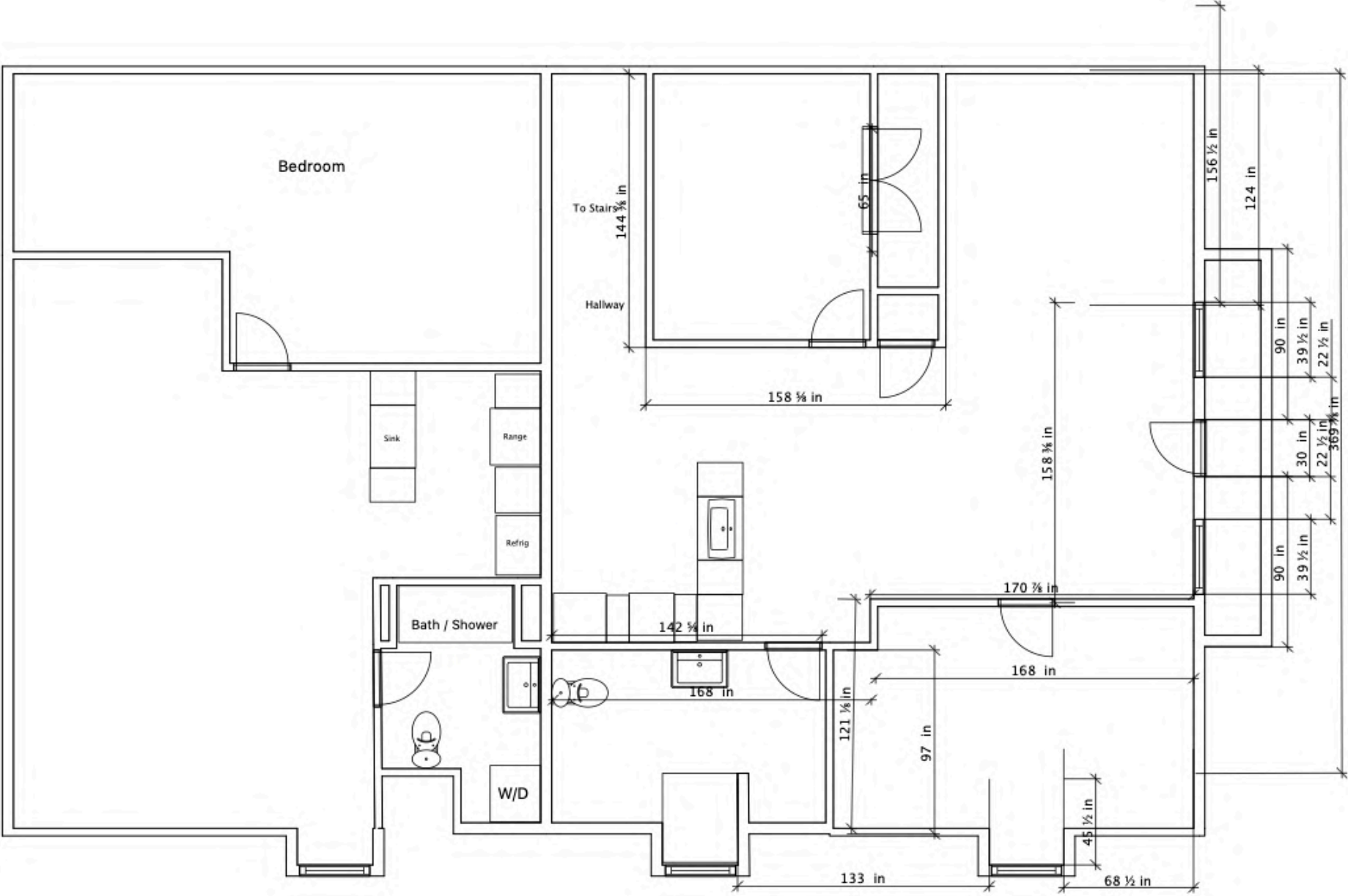


Aerial Overview

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

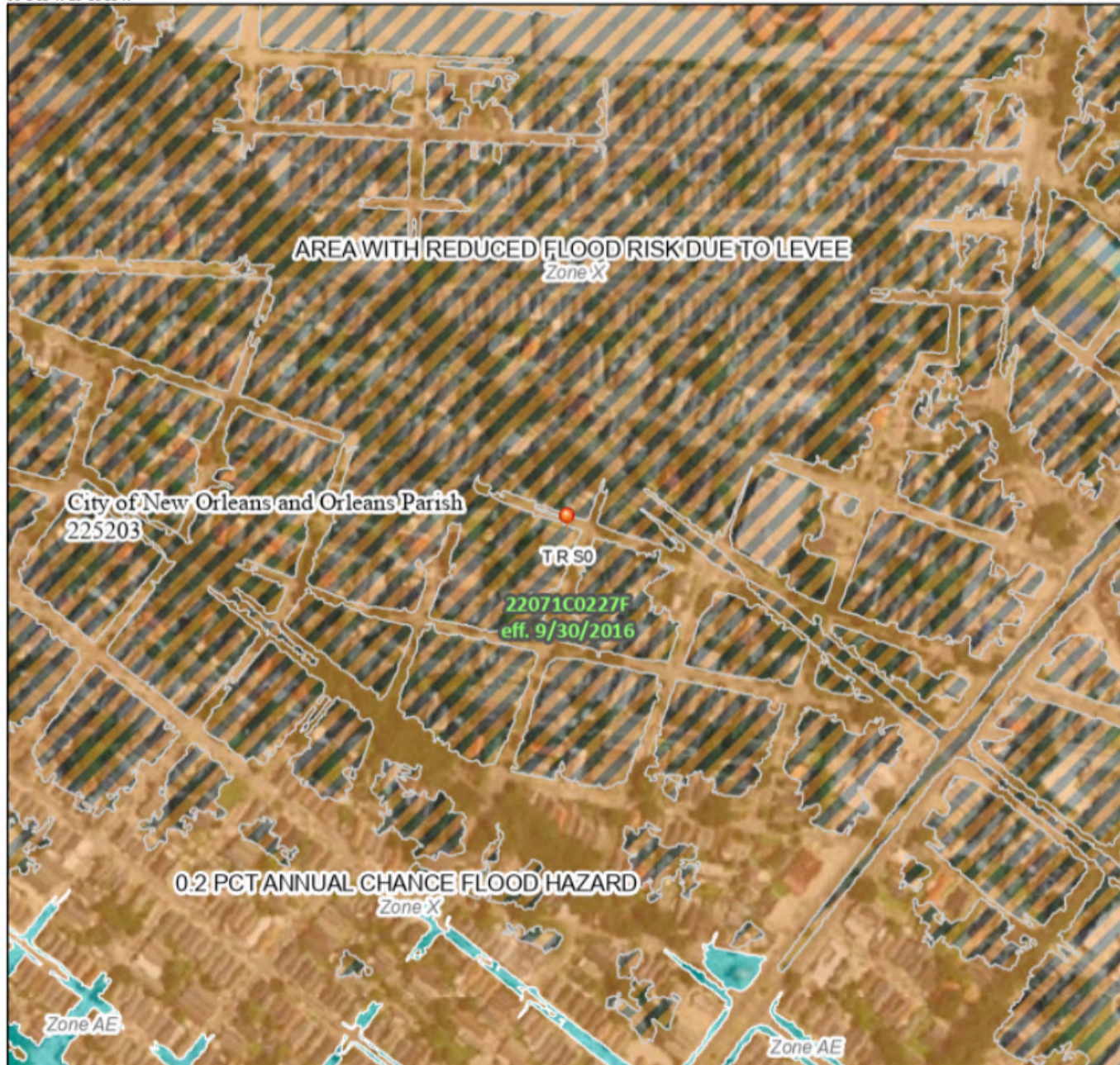
Potential Gross Income (5 units @ market)	\$88,200
Vacancy Loss @ 5%	(\$4,410)
Effective Gross Income	\$83,790
Less: Operating Expenses	(\$27,651)
Property Taxes: \$12,721 Insurance: \$4,479 Maintenance: \$3,849	
Management (5%): \$4,190 Utilities/Reserves: \$2,412	

Flood Zone Map

National Flood Hazard Layer FIRMette



90°5'13"W 29°58'55"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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
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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		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.

Basemap Imagery Source: USGS National Map 2023

CONTACT DETAILS



CAMERON GRIFFIN

Principal | Agent

Mobile Phone

504-535-5680

Email Address

cameron@bridgewater.realty

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, permissible or conditional uses, zoning or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.

Bridgewater Realty Advisors
www.bridgewater.realty
3501 Severn Ave, Suite 19
Metairie, LA, 70002
504-901-0463
Licensed in LA, MS