# 1835 Burgundy Street

## New Orleans, LA 70116

TALBOT
REALTY GROUP



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New Orleans, LA

## SUMMARY

| | |
|---|---|
| PRICE: | $1,150,000.00 |
| ADDRESS: | 1835 Burgundy Street New Orleans, LA 70116 |
| LOT SIZE: | 3,072 SF |
| PRICE PER UNIT: | $143,750.00 |
| ZONING: | HMR-1 |
| FLOOD ZONE: | X |
| COMMENTS: | Newly renovated 8 unit apartment building in the Marigny Triangle market, just blocks from the French Quarter. Each unit is legally described as a separate condominium which provides for an excellent exit strategy for potential buyers. The property includes garage storage with laundry unit, fully gated for tenants, and a large second floor common area deck with a view of the French Quarter. |

FOR MORE INFORMATION CONTACT:

**ROSS TALBOT**
**504-525-9763**
**rosstalbot@talbot-realty.com**

**CHRIS TALBOT**
**504-319-1452**
**nola.talbot@gmail.com**

# Individual Condo Owner Expenses / Building Expenses

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| EXPENSE | ANNUAL | MONTHLY |
|---|---|---|
| Insurance:<br>Hazard/Liability/Flood | $7,500.00 | $625.00 |
| **Total Insurance:** | **$7,500.00** | **$625.00** |
| Fire Extinguisher Inspection | $200.00 | $16.67 |
| Back Flow Inspection | $500.00 | $41.67 |
| Yard/Sidewalk Maintenance | $900.00 | $75.00 |
| Termite Treatment | $250.00 | $20.83 |
| Electric | $250.00 | $20.83 |
| Water | $250.00 | $20.83 |
| Rainy Day Fund | $900.00 | $75.00 |
| Taxes | $7,306.96 | $913.37 |
| LLC Annual Filing | $35.00 | $2.92 |
| CPA Tax Filing | $500.00 | $41.67 |

| | | |
|---|---|---|
| Total Expenses | $18,591.96 | $1,853.79 |
| Estimated Monthly Condo Fee | | $372.76 |

# Rent Roll

| UNIT # | TYPE | SIZE | CURRENT RENT | MARKET RENT |
|---|---|---|---|---|
| 101 | Studio | 335 | $975 | $1,200 |
| 102 | Studio | 335 | $975 | $1,200 |
| 103 | Studio | 335 | $975 | $1,200 |
| 104 | Studio | 335 | $975 | $1,200 |
| 201 | Studio | 335 | $975 | $1,200 |
| 202 | Studio | 335 | $975 | $1,200 |
| 203 | Studio | 335 | $975 | $1,200 |
| 204 | Studio | 335 | $975 | $1,200 |
| | PER MONTH | | $7,800.00 | $9,600.00 |
| | PER YEAR | | $93,600.00 | $115,000.00 |

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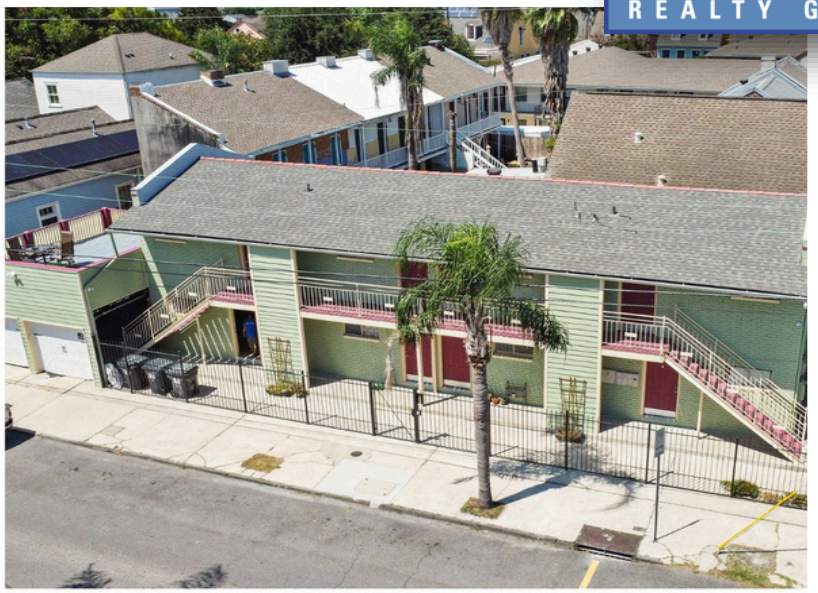



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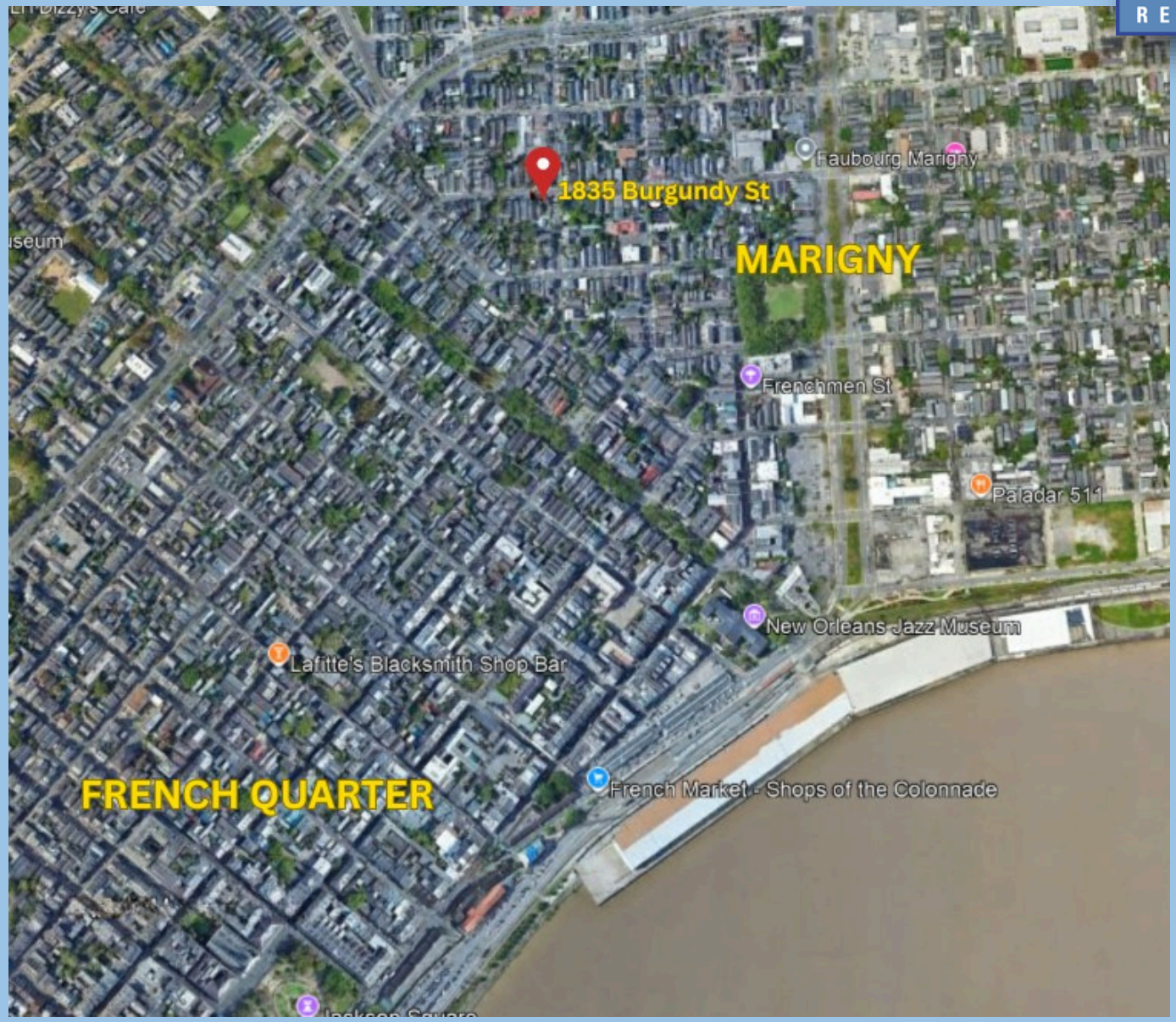

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