

1835 Burgundy Street

New Orleans, LA 70116

TALBOT
REALTY GROUP



SUMMARY

PRICE: \$1,250,000.00

ADDRESS: 1835 Burgundy Street
New Orleans, LA 70116

LOT SIZE: 3,072 SF

PRICE PER UNIT: \$155,000.00

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



<u>EXPENSE</u>	<u>ANNUAL</u>	<u>MONTHLY</u>
Insurance:		
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

1835 Burgundy Street



Rent Roll

UNIT #	TYPE	SIZE	CURRENT RENT	MARKET RENT
101	Studio	335	\$0	\$1,200
102	Studio	335	\$0	\$1,200
103	Studio	335	\$1,000	\$1,200
104	Studio	335	\$1,000	\$1,200
201	Studio	335	\$0	\$1,200
202	Studio	335	\$0	\$1,200
203	Studio	335	\$0	\$1,200
204	Studio	335	\$0	\$1,200
	PER MONTH		\$2,000.00	\$9,600.00
	PER YEAR		\$24,000.00	\$115,000.00

1835 Burgundy Street

TALBOT
REALTY GROUP



1835 Burgundy Street

TALBOT
REALTY GROUP



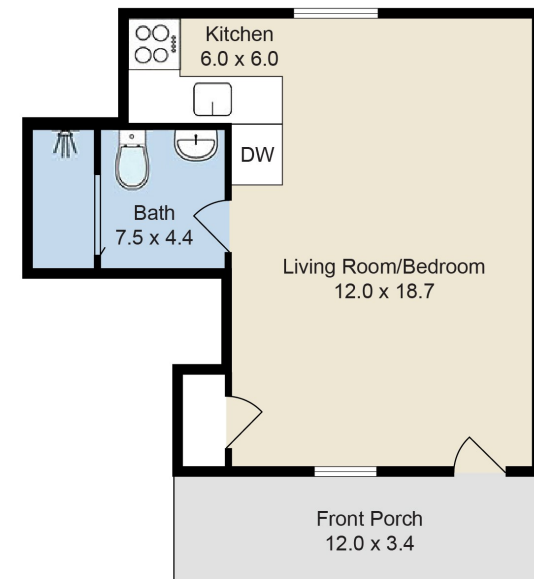
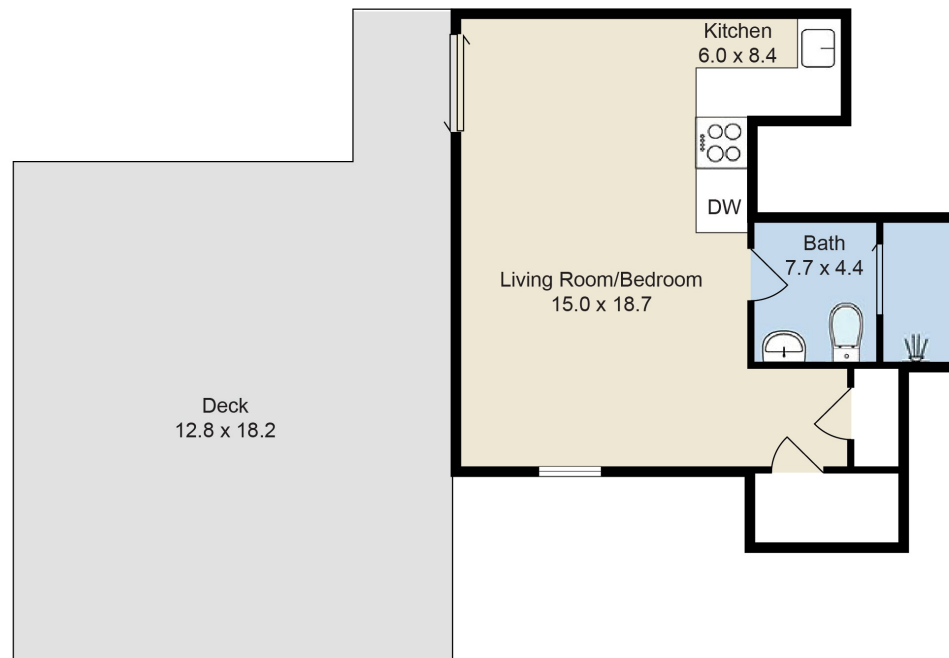
1835 Burgundy Street

TALBOT
REALTY GROUP



1835 Burgundy Street

TALBOT
REALTY GROUP



For Guidance Only

1835 Burgundy Street

TALBOT
REALTY GROUP



1835 Burgundy Street

TALBOT
REALTY GROUP

