



BRIDGEWATER
REALTY ADVISORS

*1714-16 Marais Street
New Orleans, LA, 70116*

Offering Memorandum

Bridgewater Realty Advisors
A Division of Nations One
www.bridgewater.realty
1590 W Causeway Approach #4
Mandeville, LA 70471
985-778-2600
Licensed in Louisiana



**1714-16 MARAIS ST
NEW ORLEANS, LA, 70116**

5-unit New Construction Multi Family



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OFFERING

1714-16 Marais Street is a 5-unit apartment complex that was recently constructed in 2022 and currently fully occupied. Nestled in a highly sought-after location that is minutes from the French Quarter, Tremé, and Bywater, this property seamlessly combines luxury, convenience, and smart investment potential.

The 3-story building consists of five (5) 2 bedroom 1 bathroom units that are each approx. 900 square feet each. The immediate return on investment is evident as all five units are currently leased, offering a stable and predictable income stream.

The building's construction prioritizes low maintenance, utilizing high-quality materials and energy-efficient features, ensuring minimal upkeep and reduced utility costs. Additionally, the property boasts low insurance costs due to its adherence to the latest safety standards and age of new roof.

This investment promises long-term success, with the property poised for significant appreciation over time. Schedule your viewing today and secure your stake in this exceptional investment opportunity.

SUMMARY

BUILDING PRICE: \$799,000

UNIT COUNT: 5

IN PLACE CAP RATE: 7.38%

GBA: ~4,500 sf

PRICE PER UNIT: \$159,800

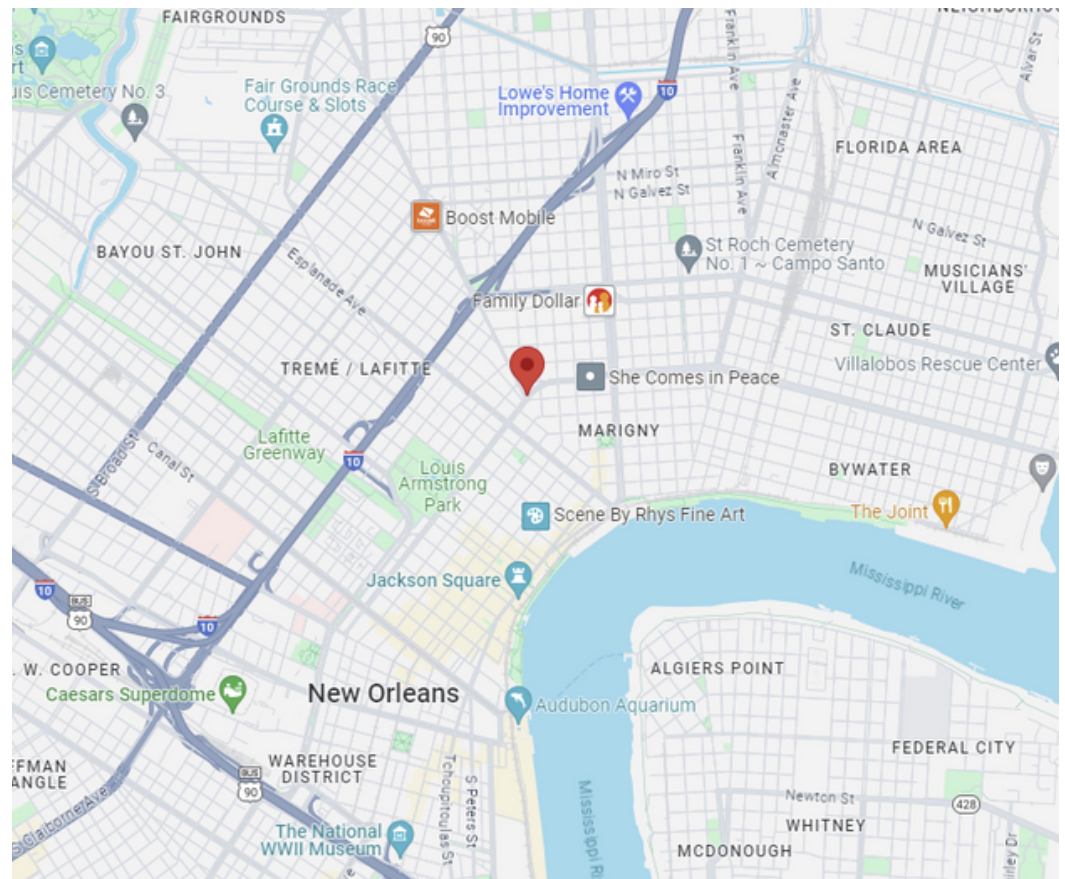
LOT SIZE: ~3,200 sf

PRO FORMA CAP RATE: 7.83%

FLOOD ZONE: X

PRICE PER SF: \$178/sf

Age: 2022











FINANCIAL OVERVIEW

1714-16 MARAIS ST, NEW ORLEANS, LA, 70116

RENT ROLL

Unit #	Type	Size (sf)	Current	Market
1A	2 BD/1 BA	900	\$1,385	\$1,550
1B*	2 BD/1 BA	900	\$1,505	\$1,550
2A	2 BD/1 BA	900	\$1,435	\$1,550
2B	2 BD/1 BA	900	\$1,425	\$1,550
3A*	2 BD/1 BA	900	\$1,505	\$1,550
	PER MONTH		\$7,255	\$7,750
	PER YEAR		\$87,060	\$93,000

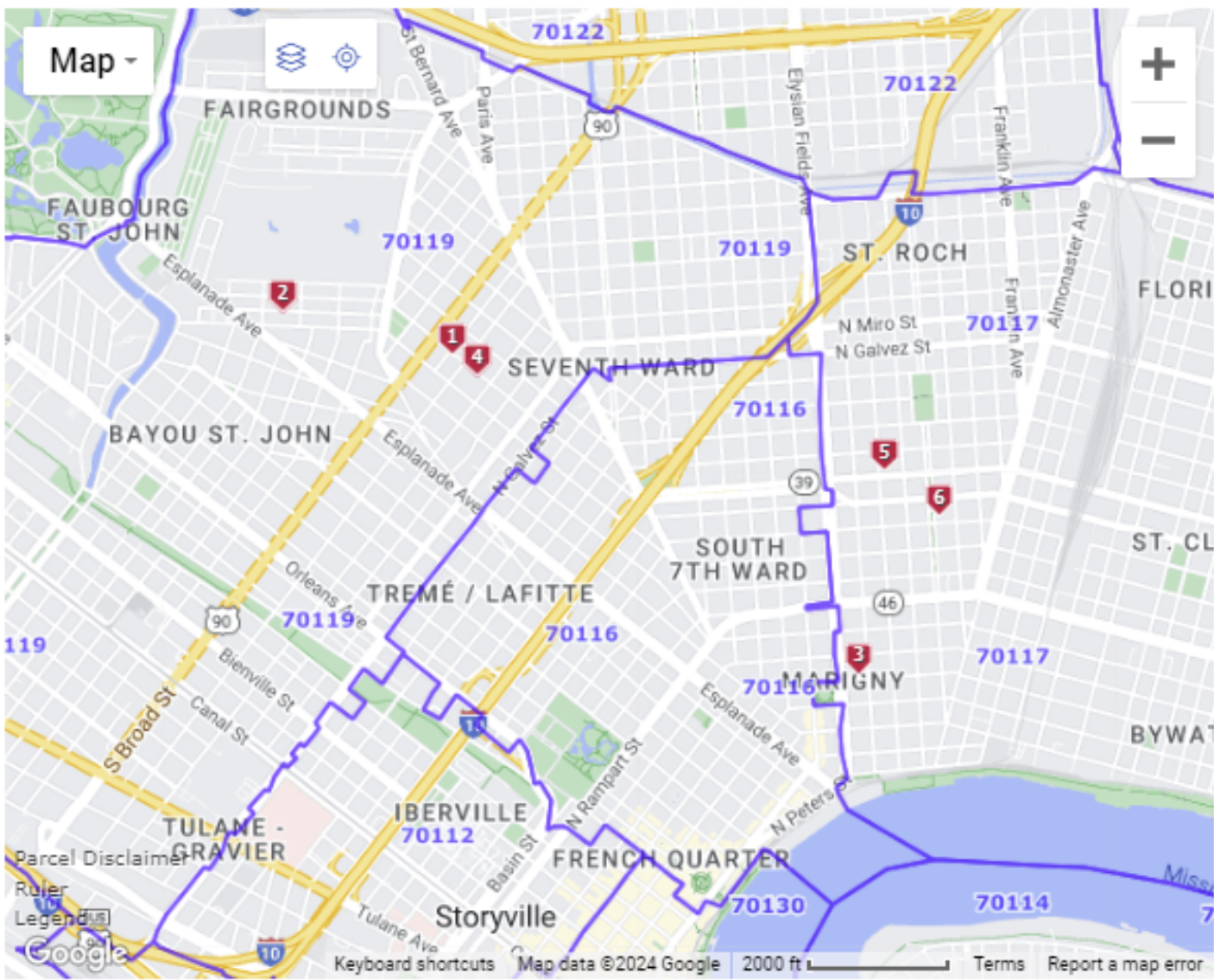
*Government assisted tenants

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RENT COMPARABLES



Address	MLS#	Status	Price	Beds	Baths
1 2522 LAPEYROUSE Street	2416453	Closed	\$1,700	2	1 (1 0)
2 3032 PONCE DE LEON Street	2413374	Closed	\$1,700	2	1 (1 0)
3 2225 DAUPHINE Street Unit#A	2397220	Closed	\$1,575	2	1 (1 0)
4 2420 LAPEYROUSE Street	2397506	Closed	\$1,550	2	1 (1 0)
5 1605 MANDEVILLE Street	2411563	Closed	\$1,500	2	1 (1 0)
6 1411 ST ROCH Avenue	2394304	Closed	\$1,500	2	1 (1 0)

OPERATING STATEMENT // 1714-16 MARAIS STREET

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Potential Gross Rent	\$87,060		\$93,000			\$17,412	\$19.35
Physical Vacancy	\$0.00	0.00%	\$2,325	2.50%	[1]	\$0	\$0.00
Effective Rental Income	\$87,060		\$90,675			\$17,412	\$19.35
Laundry	\$0.00		\$0.00			\$0	\$0.00
Effective Gross Income	\$87,060		\$90,675			\$17,412	\$19.35
EXPENSES							
EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes	\$7,980		\$7,980			\$1,596	\$1.77
Insurance	\$9,151		\$9,151			\$1,830	\$2.03
Utilities - Electric	\$120		\$120			\$24	\$0.03
Utilities - Water	\$5,304		\$5,304		[2]	\$1,061	\$1.18
Fire Alarm Monitoring	\$744		\$744			\$149	\$0.17
Fire Alarm Annual Recertification	\$240		\$240			\$48	\$0.05
Internet (Security Cameras)	\$1,512		\$1,512		[3]	\$302	\$0.34
Trash Removal	\$1,728		\$1,728			\$346	\$0.38
Repairs & Maintenance	\$1,200		\$1,200		[4]	\$240	\$0.27
Landscaping	\$0		\$0		[5]	\$0	\$0
Pest Control	\$120		\$120			\$24	\$0.03
Total Expenses	\$28,099		\$28,099			\$5,620	\$6.24
Expenses as % of EGI	32%		31%			32%	32%
Net Operating Income	\$58,961		\$62,576			\$11,792	\$13.10

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CASH FLOW ANALYSIS

(current)

Purchase Price	\$799,000
Down Payment	\$199,750
Loan Amount	\$599,250
Monthly Payments	(\$3,987)
Annual Debt Service	(\$47,842)
NOI	\$58,961
Income After ADS	\$11,119
DSCR	1.23
Cash on Cash Return	5.57%
Monthly Cash Flow	\$927

Financing Terms:

Rate (%)	7.0
Amortization	30
LTV	75%

CASH FLOW ANALYSIS

(pro forma)

Purchase Price	\$799,000
Down Payment	\$199,750
Loan Amount	\$599,250
Monthly Payments	(\$3,987)
Annual Debt Service	(\$47,842)
NOI	\$62,576
Income After ADS	\$14,734
DSCR	1.31
Cash on Cash Return	7.38%
Monthly Cash Flow	\$1,228

Financing Terms:

Rate (%)	7.0
Amortization	30
LTV	75%

Operating Statement Notes (previous page):

- [1] Market vacancy is 2.5%
- [2] 1 meter for water (building) and 1 meter for sprinkler system
- [3] Owner pays WiFi for security system
- [4] Repairs & Maintenance very minimal as building is new construction
- [5] Landscaping is mostly gravel rocks

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CONTACT DETAILS

For bookings and viewings

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