



BRIDGEWATER
REALTY ADVISORS

*Broad Street
Retail/Office Portfolio*

***ASSUMABLE DEBT**

Offering Memorandum

Bridgewater Realty Advisors
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504-901-0463
Licensed in LA, MS



**2701-05; 2721-23; 2725-27 S. BROAD ST
NEW ORLEANS, LA, 70125**

10-unit, 3-building retail/office portfolio



MASON W. MCCULLOUGH
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OFFERING

Located near the corner of Broad and Washington, the Broad Street Portfolio is a remarkable retail/office investment property. This ten-unit property presents an exceptional investment opportunity, boasting a prime location at one of the busiest intersections in the city. This offering comes with attractive assumable financing - reach out to listing broker for more info.

The property's impressive condition ensures a hassle-free ownership experience. Each unit is meticulously maintained, providing an inviting and professional atmosphere for tenants and customers alike.

The ample parking available at 2701-27 Broad Street is a notable advantage, as it caters to the needs of both tenants and customers. This provision of convenient parking contributes to the property's appeal and enhances its accessibility, encouraging a steady flow of visitors to the establishment.

Positioned at one of the busiest intersections in New Orleans, this property benefits from high foot and vehicular traffic. The strategic location maximizes exposure for tenants, increasing their visibility and potential customer base.

Assumable Financing Offered:

reach out for more details on assumable financing

PORTFOLIO PRICE: \$3,000,000

UNIT COUNT: 10

PRICE PER UNIT: \$300,000

GBA: 14,583 sf

PRICE PER SF: \$206/sf

LOT SIZE: 38,508 sf

IN PLACE CAP RATE: 6.46%

STORIES: 2

PRO FORMA CAP RATE: 7.02%

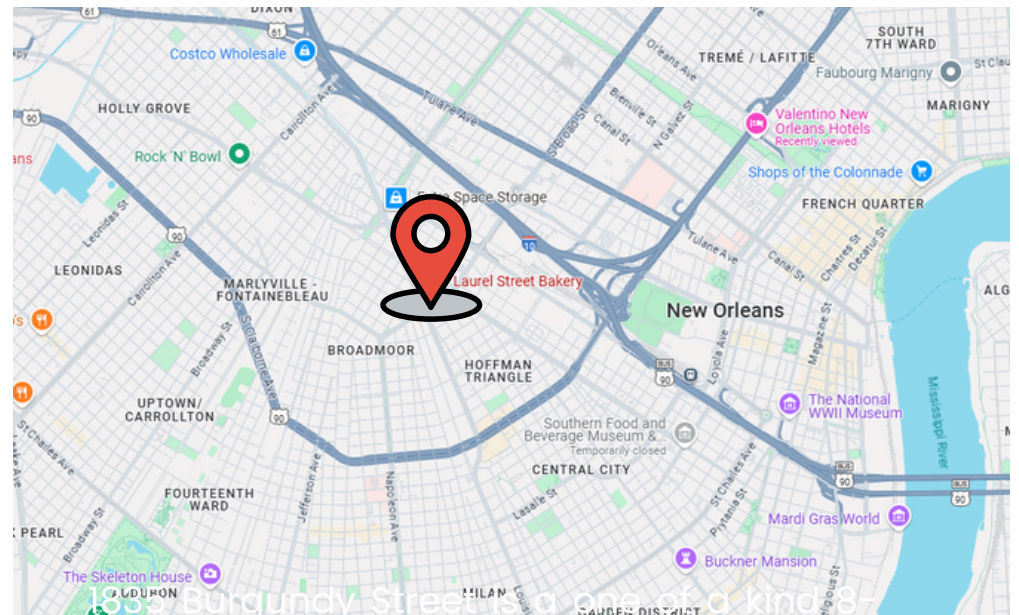
FLOOD ZONE: AE

INDIVIDUAL PRICING

2701-05 S. BROAD STREET PRICE: \$1,000,000

2721-23 S. BROAD STREET PRICE: \$800,000

2725-27 S. BROAD STREET PRICE: \$1,200,000



















FINANCIAL OVERVIEW

BROAD STREET, NEW ORLEANS, LA, 70125

RENT ROLL // BROAD STREET PORTFOLIO

Unit #	Tenant/Type	Size (sf)	Base Rent	Base Rent/SF	CAM Charges	CAM Charges/SF
2701	Laurel Street Bakery/Mod Gross	1402	\$1,865	\$15.96	\$660	\$5.65
2703	VACANT - MARKET RENT	1881	\$2,508	\$16.00	\$1,200	\$7.66
2705	Ink Mule/Mod Gross	1388	\$2,313	\$20.00	\$290	\$2.51
2721	Together New Orleans/NNN	1447	\$4,125	\$34.21	\$724	\$6.00
2723 Back Patio	Broad Street Cider	458	\$1,050	\$27.51	\$20	\$0.53
2723	VACANT - MARKET RENT	1200	\$1,600	\$16.00	\$600	\$6.00
2725-101	Elegant Tax Solutions	1140	\$1,235	\$13.00	\$690	\$7.26
2725-102	Piety&Desire/Mod Gross	919	\$2,083	\$27.20	\$251	\$3.28
2725-103	Roulaison Distilling Co	2238	\$3,184	\$17.07	\$490	\$2.63
2725-104	VACANT - MARKET RENT	2510	\$2,928	\$14.00	\$1,520	\$7.27
10	PER MONTH	14583	\$22,892		\$6,446	
	PER YEAR		\$274,701		\$77,350	

OPERATING STATEMENT // BROAD STREET PORTFOLIO

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Potential Gross Base Rent	\$274,701		\$288,436		[1]	\$27,470	\$18.84
Physical Vacancy	-\$13,735	5.00%	-\$14,422	5.00%		-\$1	-\$0.94
CAM Reimbursements	\$77,350		\$81,217			\$7,735	\$5.30
Effective Gross Income	\$338,316		\$355,231			\$33,832	\$23.20
EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes	\$35,762		\$35,762			\$3,576	\$2.45
Property Insurance	\$18,906		\$18,906			\$1,891	\$1.30
Flood Insurance	\$4,149		\$4,149			\$415	\$0.28
Contract Cleaning	\$6,390		\$6,390			\$639	\$0.44
Utilities	\$27,900		\$27,900			\$2,790	\$1.91
Repairs & Maintenance	\$28,313		\$28,313			\$2,831	\$1.94
Management Fee	\$23,151		\$23,151			\$2,315	\$1.59
Total Expenses	\$144,572		\$144,572			\$14,457	\$9.91
Expenses as % of EGI	43%		41%			43%	43%
Net Operating Income	\$193,744		\$210,660			\$19,374	\$13.29

[1] Pro Forma consists of a 5% increase in base rent and CAM reimbursements

CONTACT DETAILS

For bookings and viewings

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