



BRIDGEWATER
REALTY ADVISORS

*High end, turn key
New Orleans Portfolio*

Offering Memorandum

Bridgewater Realty Advisors
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**2604 CHARTRES ST; 2229 DUMAINE ST
2725 PENISTON ST**

9 units, 3 separate properties



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OFFERING

This is a rare opportunity to own a beautifully renovated 9-unit portfolio in the vibrant New Orleans area. The portfolio includes two modern 4-plex buildings and a stylish single-family residence, offering flexibility to purchase the entire collection or select individual properties to suit your investment goals.

Many of the units are fully furnished and boast high-end finishes, providing a turnkey solution for investors or owner-occupants. Interiors have been meticulously updated, blending contemporary design with comfort and functionality. With a strong history of 100% occupancy and commanding premium rental rates, this portfolio promises immediate cash flow and long-term growth potential.

Whether you're looking to expand your investment portfolio or secure a profitable multi-property acquisition, this opportunity is not to be missed.

Portfolio Offering:

Can be purchased together or separately

PORTFOLIO PRICE: \$2,330,000

UNIT COUNT: 9

PRICE PER SF: \$282/sf

GBA: 8,263 sf

Individual Pricing:

2604 CHARTRES ST PRICE: \$1,320,000

PRICE PER SF: \$300/sf

GBA: 4,393 sf

UNIT COUNT: 4

2229 DUMAINE ST PRICE: \$590,000

PRICE PER SF: \$252/sf

GBA: 2,345 sf

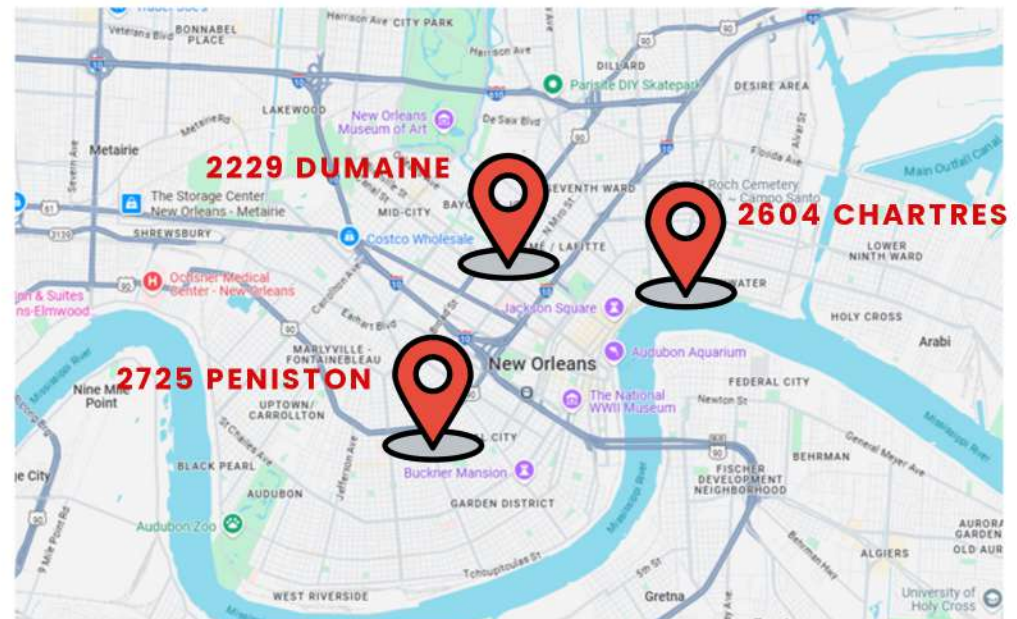
UNIT COUNT: 4

2725 PENISTON ST PRICE: \$420,000

PRICE PER SF: \$275/sf

GBA: 1,525 sf

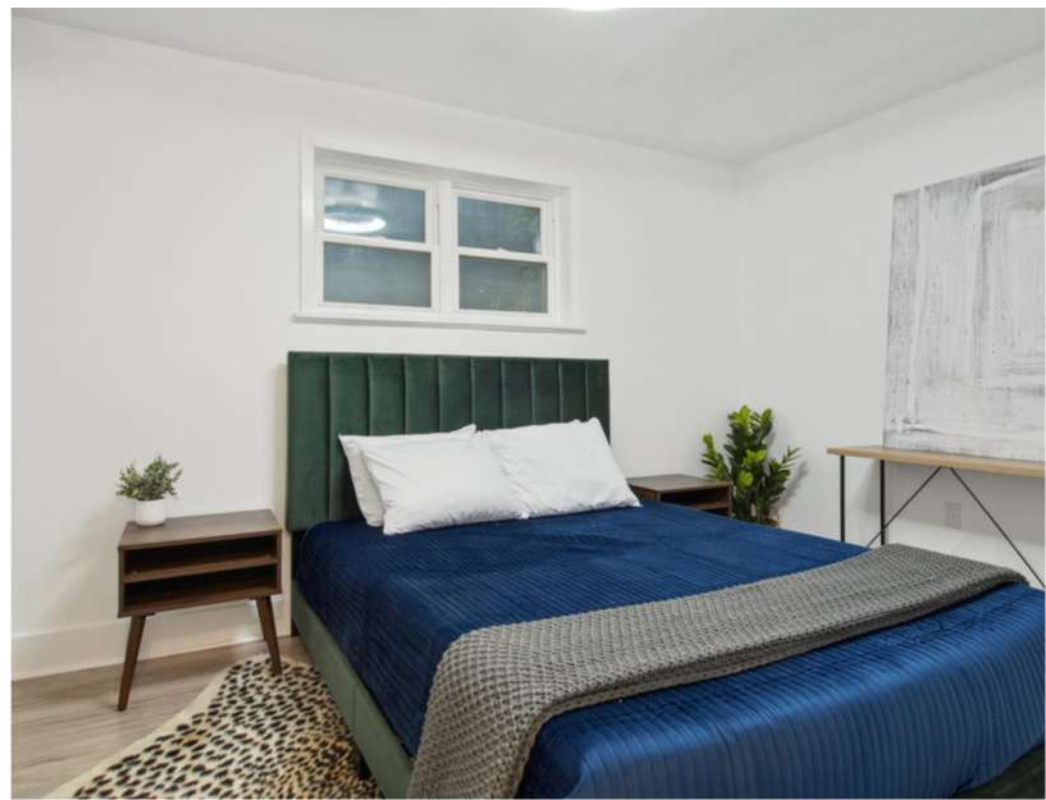
UNIT COUNT: 1 (sfr)



2604 CHARTRES



2604 CHARTRES



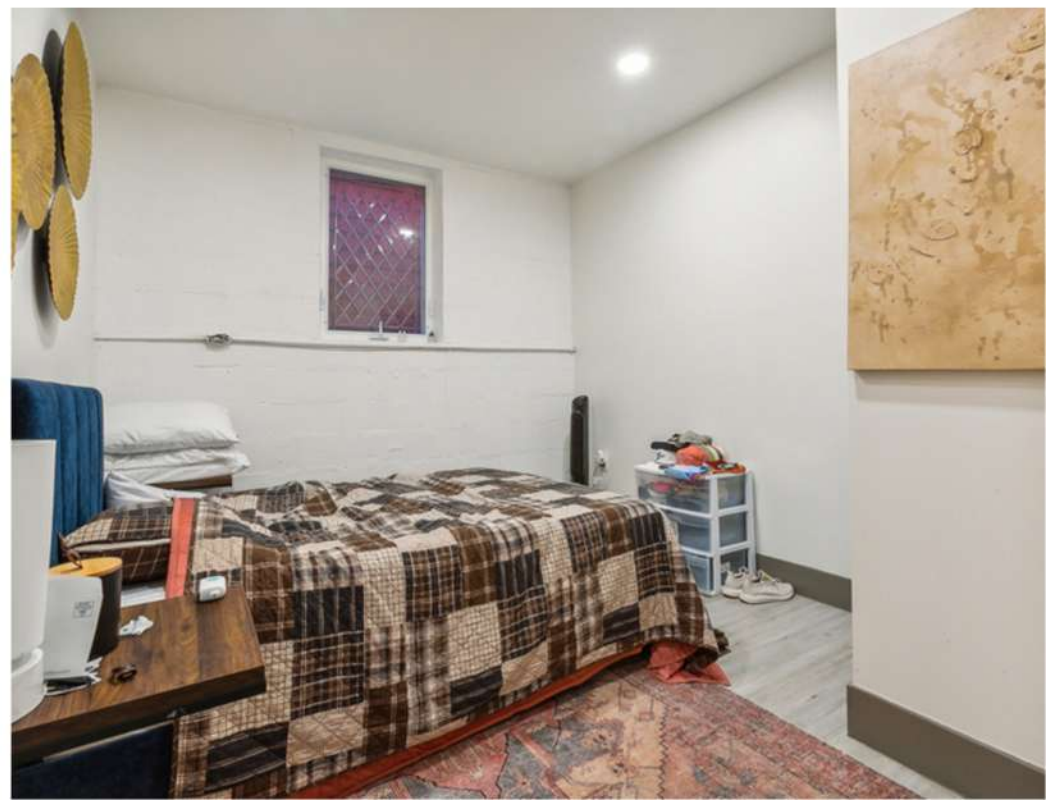
2604 CHARTRES



2604 CHARTRES



2604 CHARTRES



2604 CHARTRES



2604 CHARTRES



2229 DUMAINE



2229 DUMAINE



2229 DUMAINE



2725 PENISTON



2725 PENISTON



2725 PENISTON



2725 PENISTON





FINANCIAL OVERVIEW

NEW ORLEANS 9-UNIT PORTFOLIO

RENT ROLL // 2604 CHARTRES STREET

Unit #	Type	Size (sf)	Current Rent	Notes
A	2 BD / 1 BA	828	\$1,900	Unfurnished, no Utilities
B	2 BD / 1 BA	1464	\$2,900	Furnished, All Utilities/MTR 2 months
C	4 BD / 2 BA	1636	\$4,000	Furnished, All Utilities/includes \$200 monthly cleaning
D	1 BD / 1 BA	465	\$1,650	Furnished, All Utilities
	PER MONTH	4393	\$10,450	
	PER YEAR		\$125,400	

OPERATING STATEMENT // 2604 CHARTRES STREET

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Potential Gross Rent	\$125,400		\$131,670			\$31,350	\$28.55
Physical Vacancy	\$6,270	5.00%	\$6,584	5.00%	[1]	\$1	\$1.43
Effective Rental Income	\$119,130		\$125,087			\$29,783	\$27.12
Laundry	\$0.00		\$0.00			\$0	\$0.00
Effective Gross Income	\$119,130		\$125,087			\$29,783	\$27.12
EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes	\$9,560		\$9,560			\$2,390	\$2.18
Property Insurance & GL	\$6,862		\$6,862			\$1,716	\$1.56
Utilities - Water	\$2,787		\$2,787			\$697	\$0.63
Utilities - Electric	\$5,441		\$5,441			\$1,360	\$1.24
Utilities - Internet	\$1,307		\$1,307			\$327	\$0.30
Repairs & Maintenance	\$4,393		\$4,393		[2]	\$1,098	\$1.00
Total Expenses	\$30,350		\$30,350			\$7,588	\$6.91
Expenses as % of EGI	25%		24%			25%	25%
Net Operating Income	\$88,780		\$94,737			\$22,195	\$20.21

Operating Statement Notes:

[1] Market vacancy is 5.0%

[2] Maintenance estimated at \$1.00/sf

RENT ROLL // 2229 DUMAINE STREET

Unit #	Type	Size (sf)	Current Rent	Notes
1	2 BD / 1 BA	605	\$1,850	Furnished, All Utilities
2	2 BD / 1 BA	595	\$1,685	All Utilities
3	2 BD / 1 BA	595	\$1,500	Furnished, All Utilities
4	2 BD / 1 BA	550	\$1,500	Unfurnished, no utilities
	PER MONTH	2345	\$6,535	
	PER YEAR		\$78,420	

OPERATING STATEMENT // 2229 DUMAINE STREET

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Potential Gross Rent	\$78,420		\$82,341			\$19,605	\$33.44
Physical Vacancy	\$3,921	5.00%	\$4,117	5.00%	[1]	\$2	\$1.67
Effective Rental Income	\$74,499		\$78,224			\$18,625	\$31.77
Laundry	\$0.00		\$0.00			\$0	\$0.00
Effective Gross Income	\$74,499		\$78,224			\$18,625	\$31.77

EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes	\$4,846		\$4,846			\$1,212	\$2.07
Property Insurance & GL	\$3,381		\$3,381			\$845	\$1.44
Utilities - Internet	\$2,164		\$2,164			\$541	\$0.92
Utilities - Water	\$3,398		\$3,398			\$850	\$1.45
Repairs & Maintenance	\$2,345		\$2,345			\$586	\$1.00
Utilities - Electric	\$5,103		\$5,103			\$1,276	\$2.18
Total Expenses	\$21,237		\$21,237			\$5,309	\$9.06
Expenses as % of EGI	29%		27%			29%	29%
Net Operating Income	\$53,262		\$56,987			\$13,316	\$22.71

Operating Statement Notes:

[1] Market vacancy is 5.0%

RENT ROLL // 2725 PENISTON STREET

Unit #	Type	Size (sf)	Current Rent	Notes
2725 Peniston	3 BD / 2 BA SFR	1525	\$3,000	Furnished, All Utilities
	PER MONTH	1525	\$3,000	
	PER YEAR		\$36,000	

OPERATING STATEMENT // 2725 PENISTON STREET

INCOME	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Potential Gross Rent	\$36,000		\$37,800			\$36,000	\$23.61
Physical Vacancy	\$1,800	5.00%	\$1,890	5.00%	[1]	\$1	\$1.18
Effective Rental Income	\$34,200		\$35,910			\$34,200	\$22.43
Laundry	\$0.00		\$0.00			\$0	\$0.00
Effective Gross Income	\$34,200		\$35,910			\$34,200	\$22.43

EXPENSES	CURRENT		PRO-FORMA		NOTES	PER UNIT	PER SF
Real Estates Taxes	\$2,508		\$2,508			\$2,508	\$1.64
Property Insurance & GL	\$4,412		\$4,412			\$4,412	\$2.89
Flood Insurance	\$1,291		\$1,291			\$1,291	\$0.85
Utilities - Water	\$1,381		\$1,381				
Repairs & Maintenance	\$863		\$863			\$863	\$0.57
Landscaping	\$450		\$450			\$450	\$0.30
Total Expenses	\$10,905		\$10,905			\$9,524	\$7.15
Expenses as % of EGI	32%		30%			28%	32%
Net Operating Income	\$23,295		\$25,005			\$24,676	\$15.28

Operating Statement Notes:

[1] Market vacancy is 5.0%

CONTACT DETAILS

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, 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.



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