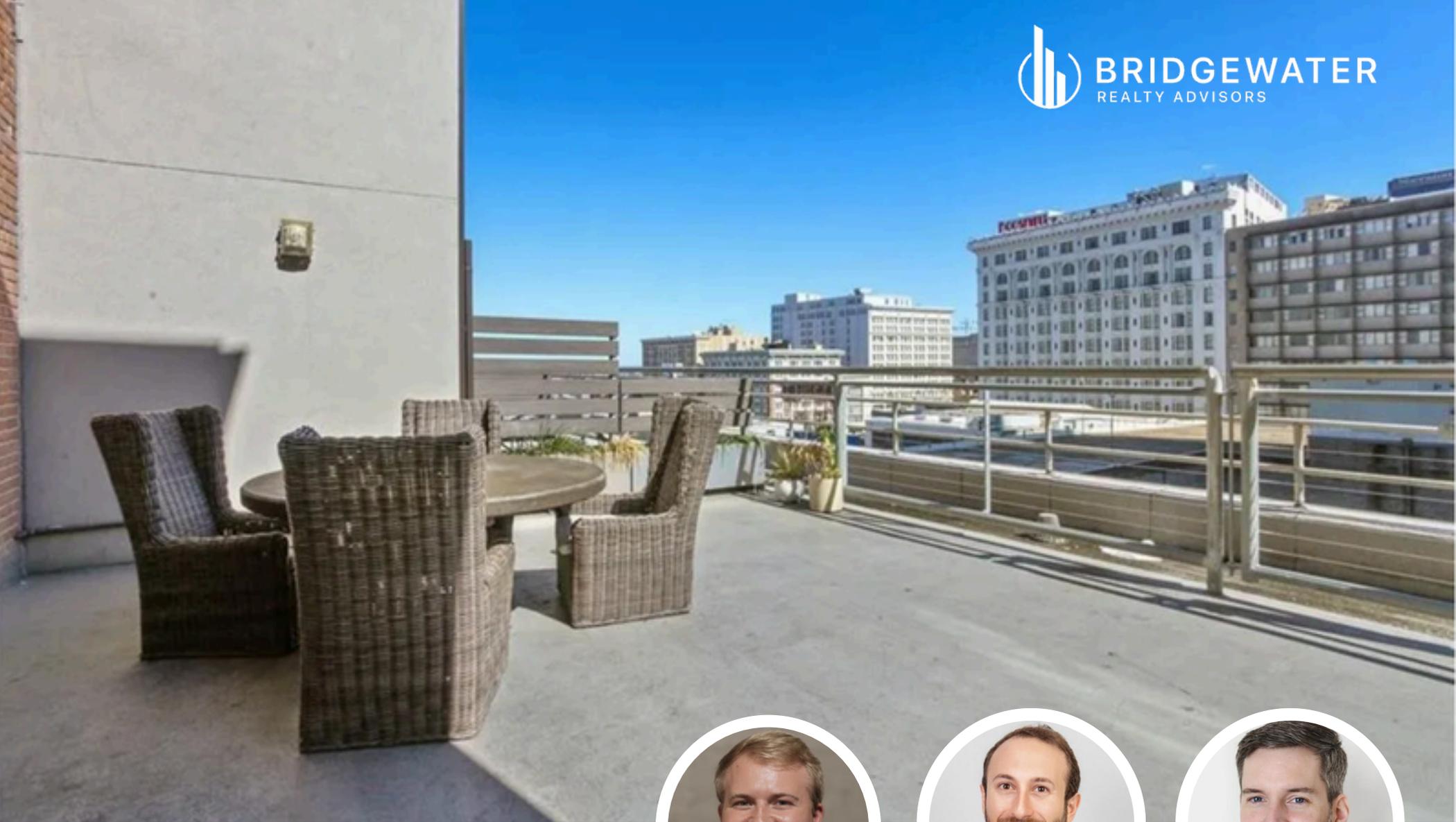


1111 Tulane Ave. #601/602

4 Bedroom Short Term Rental

Offering Memorandum

Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70001
504-901-0463
Licensed in LA, MS

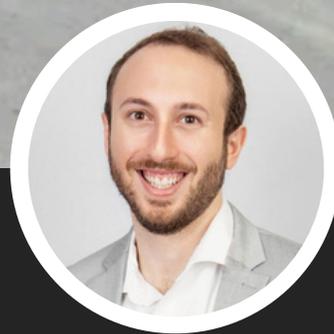


**1111 TULANE AVE #601/602
NEW ORLEANS, LA 70112**

Permitted STR Condo/Hotel License



MASON W. MCCULLOUGH
Principal | Broker
504.298.8631
mason@bridgewater.realty



BRYCE MARULLO
Principal | Agent
504.301.5583
Bryce@bridgewater.realty



CAMERON GRIFFIN
Principal | Agent
504.535.5680
cameron@bridgewater.realty

OFFERING

Luxury, location, and licensed short-term rental income — all in one turnkey property. This spacious 4-bedroom, 2-bath condominium combines two units into a single, open-concept residence at 1111 Tulane Avenue, a fully managed “condotel” with hotel licensing and STR permits in place.

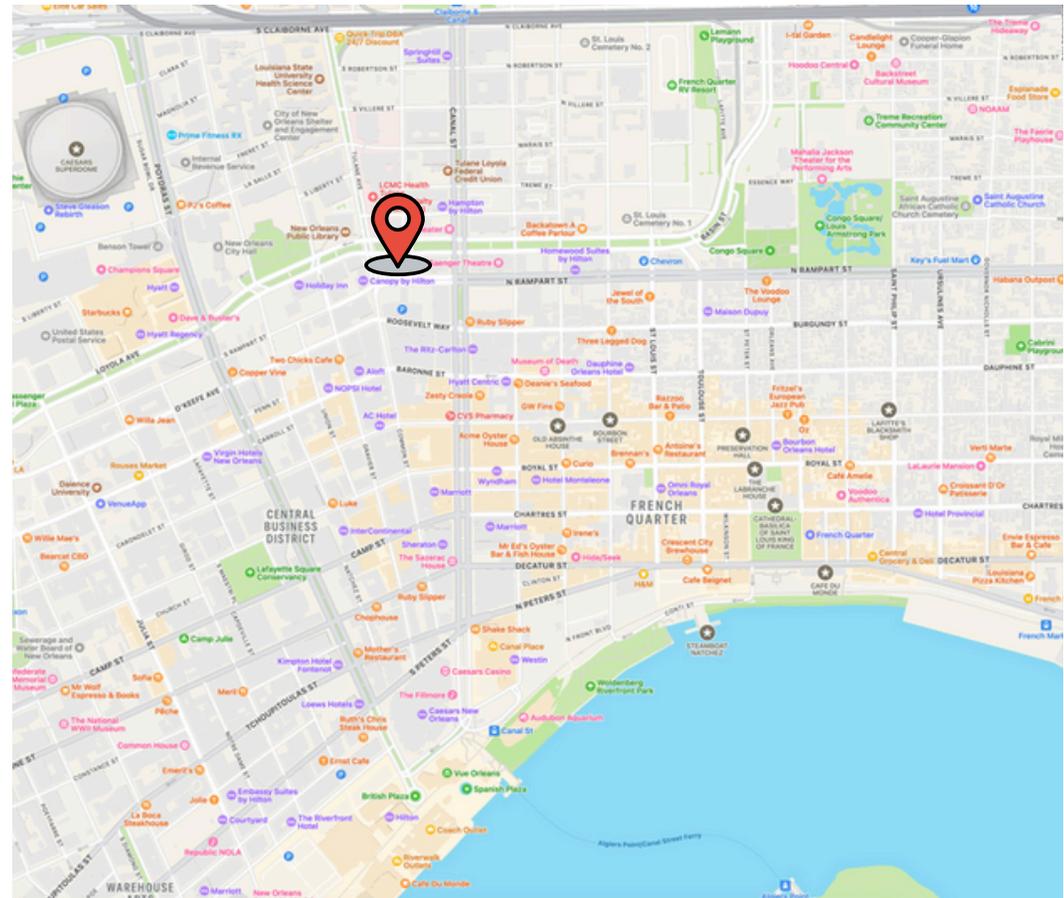
The condo features modern finishes, high ceilings, and a contemporary kitchen with stainless steel appliances, quartz countertops, and bar seating. The open floor plan allows for flexible use as a primary residence, high-performing short-term rental, or a hybrid owner-occupant investment.

Enjoy premium amenities including a rooftop patio with skyline views, gym, game room, garage parking, and 24-hour security. Conveniently located steps from the Medical District, CBD, and French Quarter, this property offers a rare blend of daily convenience and investment-grade performance.

With proven rental income and fully transferable STR permits, this is one of the few offerings in New Orleans that provides both luxury living and legal short-term rental opportunity in a professionally managed environment.

SUMMARY

- 4 Bedrooms / 2 Bathrooms (two units combined)
- Fully Permitted STR / Hotel Licenses
- Professionally Managed “Condotel”
- Amenities: Gym, Game Room, Rooftop Patio, Parking
- 24-Hour Security & Controlled Access
- Annual Gross Income: \$75,731 (per owner)
- Hybrid use — personal, STR, or corporate housing
- Prime CBD / Medical District location







FINANCIAL OVERVIEW

1111 TULANE AVE, NEW ORLEANS, LA 70112



	Parking Spot Revenue	Rental Revenue
June 2024	\$269.03	\$4565.43
July 2024	\$149.77	\$4,981.18
August 2024	N/A	\$4,427.79
September 2024	\$22.88	\$3,761.84
October 2024	\$489.64	\$8,576.11
November 2024	\$357.36	\$6,090.57
December 2024	\$453.22	\$3,511.89
January 2025	\$307.86	\$5,013.72
February 2025	\$362.97	\$13,663.35
March 2025	\$544.39	\$10,093.82
April 2025	\$394.83	\$5,862.58
May 2025	\$440.91	\$3,567.45
June 2025	\$504.38	\$2,152.82
<hr/>		
Total	\$4297.24	\$76268.55

Sincerely,
Hosteeva LLC

	January	February	March	April	May	June	July	August	September	October	November	December	2025
Rent	\$ 6,219.02	\$ 13,439.28	\$ 9,643.34	\$ 5,783.16	\$ 3,401.44	\$ 2,152.82	\$3,774.75	\$3,016.47					\$ 47,430.28
Parking Income	\$ 307.86	\$ 362.97	\$ 544.39	\$ 394.83	\$ 440.91	\$ 504.38	\$ 476.84	\$ 436.53					\$ 3,468.71
Total Revenue	\$ 6,526.88	\$ 13,802.25	\$ 10,187.73	\$ 6,177.99	\$ 3,842.35	\$ 2,657.20	\$4,251.59	\$3,453.00	\$ -	\$ -	\$ -	\$ -	\$ 50,898.99
Insurance	\$ 474.32		\$ 444.50			\$ 114.08	\$ 114.08	\$ 114.08	\$ 114.08				\$ 1,375.14
Management Fees	\$ 932.86	\$ 2,015.89	\$ 1,446.51	\$ 867.47	\$ 510.22	\$ 322.93	\$ 566.22	\$ 452.47					\$ 7,114.57
Repairs				\$ 12.00									\$ 12.00
Supplies				\$ 142.99									\$ 142.99
Taxes			\$ 778.04										\$ 778.04
Utilities													\$ -
Water													\$ -
Energy	\$ 151.76	\$ 151.30	\$ 152.47	\$ 133.10	\$ 153.73	\$ 162.84		\$ 337.86					\$ 1,243.06
Other													\$ -
HOA	\$ 1,200.98	\$ 1,200.98	\$ 1,200.98	\$ 1,200.98	\$ 1,200.98	\$ 1,200.98							\$ 7,205.88
HOA Rev Share (5%)	\$ 310.95	\$ 671.97	\$ 482.17	\$ 289.16	\$ 170.08	\$ 107.64	\$ 188.74	\$ 150.82					\$ 2,371.53
Expenses	\$ 2,759.92	\$ 3,368.17	\$ 4,022.50	\$ 2,356.54	\$ 1,864.93	\$ 1,800.83	\$ 680.30	\$ 904.41	\$ 114.08	\$ -	\$ -	\$ -	\$ 20,243.21
NOI	\$ 3,766.96	\$ 10,434.08	\$ 6,165.23	\$ 3,821.45	\$ 1,977.42	\$ 856.37	\$3,571.29	\$2,548.59	\$ (114.08)	\$ -	\$ -	\$ -	\$ 30,655.78

Expenses:

- Property Taxes - \$7,750 annually
- Insurance - \$1,400 annually
- HOA - \$14,376 annually
- Utilities - \$1,800 annually - electricity only, all other utilities included in HOA fee
- Management - 15% full service management, cleanings are included and not billed separately. They also replace small items like silverware at no cost if needed

Additional owner benefits due to new partnership with Carpe Viam:

- Access to an inclusive, members-only Speak Easy Club, located in the California Building. This will include free drinks and appetizers.
- The unique opportunity to trade a week in your unit for another Carpe Viam unit anywhere around the world.
- There will be a plunge pool added to the property at some point as well.

*Note - property just transitioned to a new HOA management company and the number 1 goal is to reduce the HOA fees. We are waiting for the updated budget but hope these will go down slightly. Also, the 5% revenue share will be eliminated as of 1/1/2026.

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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