



BRIDGEWATER
REALTY ADVISORS

Mid-City Portfolio

(1) 4-Plex
(1) Double

Offering Memorandum

Bridgewater Realty Advisors
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Licensed in LA, MS



**331 S NORMAN C FRANCIS BLVD
NEW ORLEANS, LA 70119**

4-Plex

**222 S DORGENOIS ST
NEW ORLEANS, LA 70119**

Double



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OFFERING

This two-property New Orleans portfolio combines stable cash flow in one of the city's most central, high-demand rental corridors. The offering includes the 4-unit building at 331 S Norman C. Francis Parkway and the fully leased double at 222 S Dorgenois Street, totaling 6 units within blocks of each other.

331 S Norman C. Francis delivers solid tenant demand thanks to its proximity to the Canal streetcar, Tulane Ave hospitals, and Mid-City amenities. Units offer classic layouts with clear upside through cosmetic updates and rent optimization.

222 S Dorgenois provides predictable income with \$1,400 per side and tenant-paid utilities, creating efficient operations and minimal overhead. Situated near the Medical District and Lafitte Greenway, it benefits from strong year-round rental interest.

Together, these properties offer investors a rare, easy-to-manage portfolio in a walkable submarket with immediate income and straightforward paths to enhance value.

SUMMARY

LIST PRICE: \$975,000

PRICE PER UNIT: \$121,875

PRICE PER SF: \$95/sf

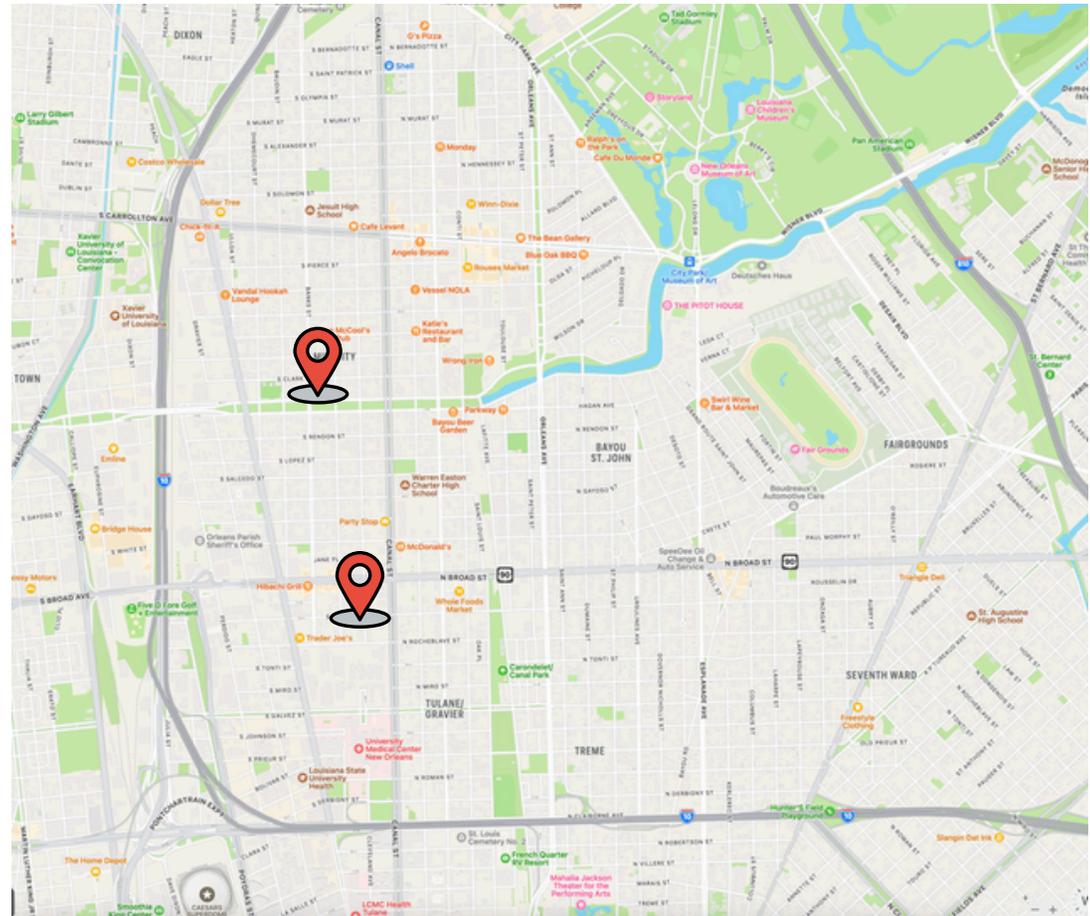
FLOOD ZONES: X,AE

TRAILER COUNT: 8

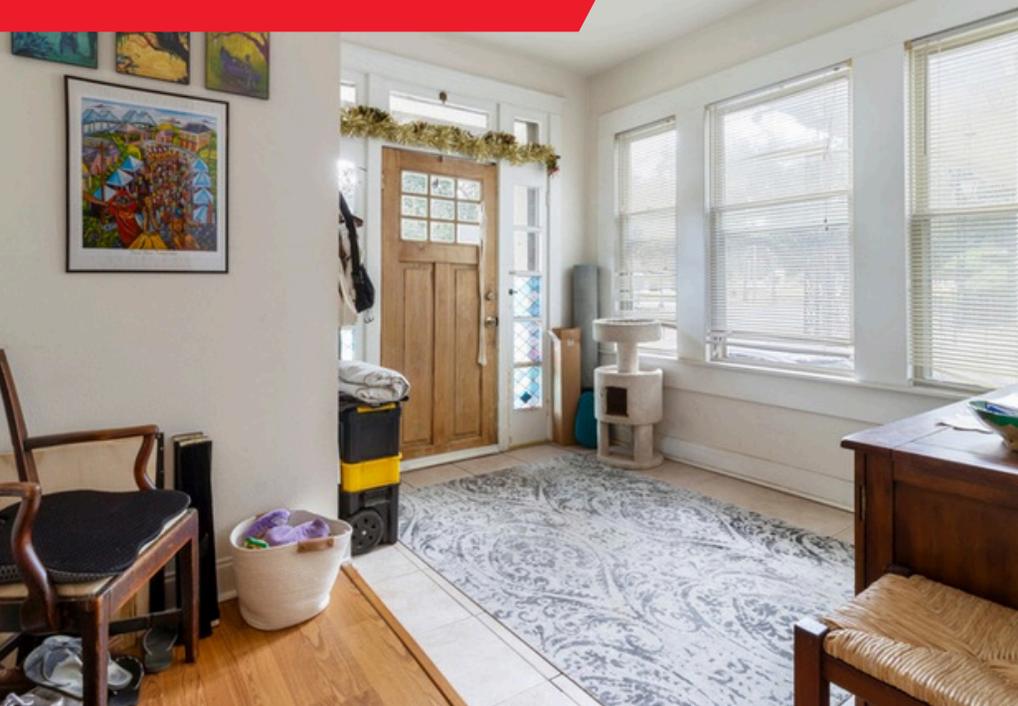
GBA: 10,240 sf

LOT SIZE: 91,000 sf

PARCELS: 8



331 S Norm C Francis



222 S Dorgenois St



FINANCIAL OVERVIEW

331 S Norman C Francis Blvd, New Orleans, La 70119

22 S Dorgenois St, New Orleans, LA 70119

RENT ROLL // 331 S NORMAN C FRANCIS PKWY

Unit #	Type	Size	Current Rent	Market Rent
1A	2 BD / 1 BA	1081	\$1,500	\$1,600
2	1 BD / 1 BA	972	\$950	\$1,050
3	Studio	694	\$950	\$1,050
4	2 BD / 1 BA	284	\$700	\$800
	PER MONTH		\$4,100	\$4,500
	PER YEAR		\$49,200	\$54,000

RENT ROLL // 222 S DORGENOIS ST

Unit #	Type	Size	Current Rent	Market Rent
1A	2 BD / 1 BA	709	\$1,400	\$1,500
2	1 BD / 1 BA	709	\$1,400	\$1,500
	PER MONTH		\$2,800	\$3,000
	PER YEAR		\$33,600	\$36,000

Mid-City Portfolio Expenses

• Real Estates Taxes.....	\$10,599
• Property Insurance.....	\$14,673
• Flood Insurance.....	\$2,664
• Utilities - Water.....	\$2,448
• Repairs & Maintenance.....	\$6,050
• Management.....	\$6,293



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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