

NEW ORLEANS, LA



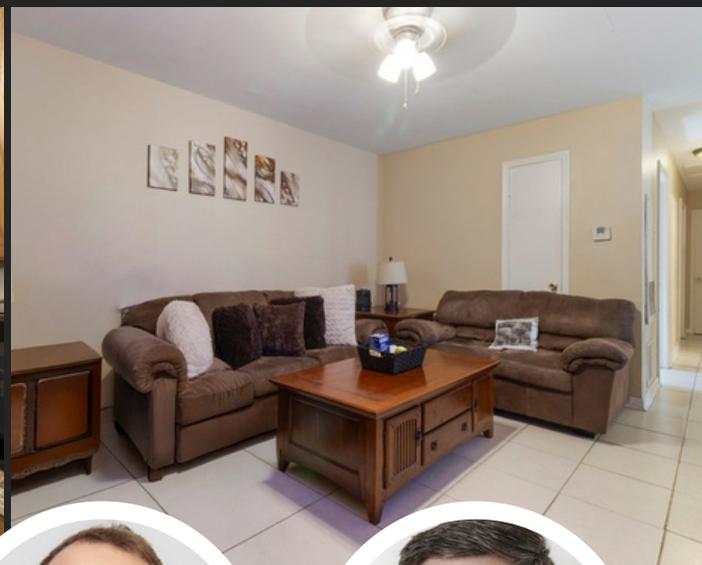
Algiers/Freret Portfolio

(2) 4-Plex Properties

(2) Single Family Residential

Offering Memorandum

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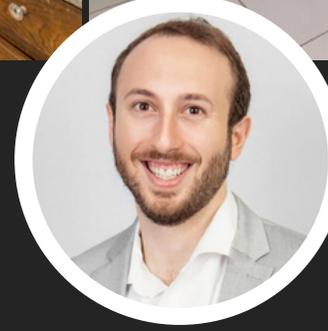


ALGIERS/FRERET PORTFOLIO NEW ORLEANS, LA

(10) Total Units



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OFFERING

This New Orleans residential portfolio offers a balanced mix of cash-flowing rentals and value-add upside, consisting of the Kabel Dr fourplex (Algiers), Freret St fourplex (Uptown), 901 Hendee (Algiers) and 1229 Southlawn (Algiers). The assets provide a combination of stable, tenant-occupied units and strategic improvement potential, highlighted by the vacant Freret St fourplex—positioned for major structural upgrades through an approved FEMA elevation grant.

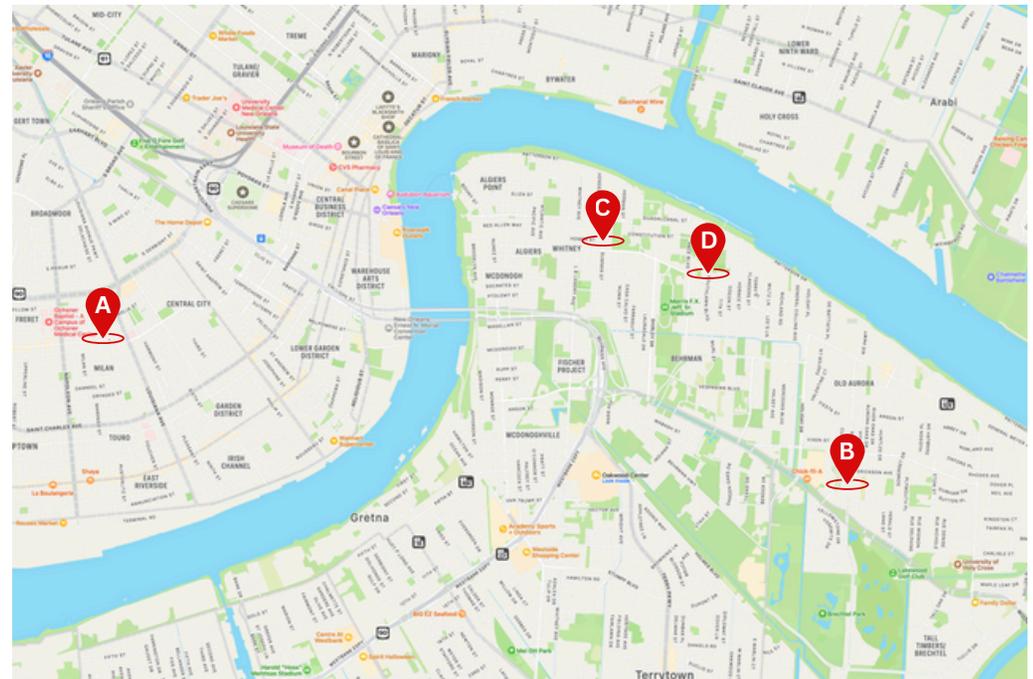
With strong rental demand across all included submarkets, recent renovations at the single-family homes, and solid income performance at Kabel Drive, the portfolio delivers immediate returns with long-term appreciation potential. Ideal for investors seeking diversified exposure to multiple New Orleans neighborhoods with a mix of turnkey income and scalable value-add opportunities.

Ideal for both regional and out-of-state investors, this grouped offering delivers scale, diversification, and multiple paths to increased value—whether through rent optimization, selective improvements or long-term hold strategy. With a proven operational history and attractive projected returns, this New Orleans portfolio presents a compelling, market-ready investment opportunity.

SUMMARY

| | |
|-------------------------------------|-----------------------|
| PORTFOLIO PRICE: \$1,168,000 | GBA: 9,095 sf |
| PRICE PER SF: \$385/sf | UNIT COUNT: 10 |
| PRICE PER UNIT: \$116,800 | # OF BLDGS: 4 |

- A) 3700 Freret Street: \$420,000 | 3,200 sf | \$131/sf
- B) 3311 Kabel Drive: \$450,000 | 3,900 sf | \$115/sf
- C) 1229 Southlawn Blvd: \$159,000 | 1,020 sf | \$156/sf
- D) 901 Hendee Street: \$139,000 | 975 sf | \$143/sf



3700 FRERET ST



3311 KABEL DR



1229 SOUTHLAWN



901 HENDEE ST





FINANCIAL OVERVIEW

ALGIERS/FRERET PORTFOLIO, NEW ORLEANS, LA

RENT ROLL // 3311 KABEL DR

| Unit # | Type | Size | Current Rent | Market Rent |
|--------|------------------|--------------|-----------------|-----------------|
| 3311 | 2 BD / 1.5 BA | 975 | \$1,311 | \$1,400 |
| 3313 | 2 BD / 1.5 BA | 975 | \$1,300 | \$1,400 |
| 3315 | 2 BD / 1.5 BA | 975 | \$0 | \$1,400 |
| 3317 | 2 BD / 1.5 BA | 975 | \$1,350 | \$1,400 |
| | PER MONTH | 3900 | \$3,961 | \$5,600 |
| | PER YEAR | 10725 | \$47,532 | \$67,200 |

Kabel Drive - LMG Enterprise, LLC

| Account | 2024 | 01/01/2025 - 10/27/2025 | Total |
|-----------------------------|--------------------|----------------------------|---------------------|
| Income | | | |
| Affordable Housing Income | 20,639.00 | 23,802.00 | 44,441.00 |
| Application Fee Income | | 30.00 | 30.00 |
| Convenience Fee | 618.60 | 465.55 | 1,084.15 |
| Late Fee Income | 165.00 | 50.00 | 215.00 |
| Rent Income | 39,578.50 | 19,184.00 | 58,762.50 |
| Repairs Income | 169.00 | | 169.00 |
| Total Income | \$61,170.10 | \$43,531.55 | \$104,701.65 |
| Expense | | | |
| Home Warranty | 2,023.00 | | 2,023.00 |
| Insurance | 5,675.10 | 2,813.68 | 8,488.78 |
| Landscaping | 1,800.00 | | 1,800.00 |
| NOLA Annual Report | | 35.00 | 35.00 |
| Other Expenses | 1,698.67 | | 1,698.67 |
| Pest Control | 125.00 | | 125.00 |
| Repairs | 7,168.03 | 2,373.00 | 9,541.03 |
| Sewer & Water | 2,000.00 | 215.00 | 2,215.00 |
| Taxes | 4,154.31 | 100.00 | 4,254.31 |
| Utilities | 1,988.67 | | 1,988.67 |
| Total Expense | \$26,632.78 | \$5,536.68 | \$32,169.46 |
| Net Operating Income | \$34,537.32 | \$37,994.87 | \$72,532.19 |
| Net Income | \$34,537.32 | \$37,994.87 | \$72,532.19 |

RENT ROLL // 901 HENDEE ST

| Unit # | Type | Size | Current Rent | Market Rent |
|----------|---------------|------|-----------------|-----------------|
| 1229 | 3 BD / 1.5 BA | 975 | \$1,500 | \$1,750 |
| PER YEAR | | | \$18,000 | \$21,000 |

901 Hendee Street - 901 Hendee, LLC

| Account | 2024 | 01/01/2025 - 10/27/2025 | Total |
|-----------------------------|--------------------|-------------------------|--------------------|
| Income | | | |
| Affordable Housing Income | 16,445.00 | 11,890.00 | 28,335.00 |
| Convenience Fee | 55.80 | 93.00 | 148.80 |
| Rent Income | 1,866.00 | 3,110.00 | 4,976.00 |
| Total Income | \$18,366.80 | \$15,093.00 | \$33,459.80 |
| Expense | | | |
| Home Warranty | 540.00 | | 540.00 |
| Insurance | 2,984.00 | | 2,984.00 |
| NOLA Annual Report | | 35.00 | 35.00 |
| Pest Control | 650.00 | | 650.00 |
| Property Tax | | 1,693.10 | 1,693.10 |
| Repairs | 477.35 | | 477.35 |
| Taxes | 1,660.39 | | 1,660.39 |
| Total Expense | \$6,311.74 | \$1,728.10 | \$8,039.84 |
| Net Operating Income | \$12,055.06 | \$13,364.90 | \$25,419.96 |
| Net Income | \$12,055.06 | \$13,364.90 | \$25,419.96 |

RENT ROLL // 1229 SOUTHLAWN BLVD

| Unit # | Type | Size | Current Rent | Market Rent |
|----------|-------------|------|--------------|-------------|
| 1229 | 3 BD / 1 BA | 1020 | \$1,800 | \$1,850 |
| PER YEAR | | | \$21,600 | \$22,200 |

1229 Southlawn Boulevard - 1229 Southlawn, LLC

| Account | 09/01/2024 - 12/31/2024 | 01/01/2025 - 10/27/2025 | Total |
|-----------------------------|----------------------------|----------------------------|--------------------|
| Income | | | |
| Convenience Fee | 19.95 | 117.43 | 137.38 |
| Late Fee Income | 200.00 | 200.00 | 400.00 |
| Rent Income | 6,516.00 | 15,600.00 | 22,116.00 |
| Total Income | \$6,735.95 | \$15,917.43 | \$22,653.38 |
| Expense | | | |
| Cleaning and Maintenance | 402.00 | | 402.00 |
| Insurance | 3,599.00 | | 3,599.00 |
| NOLA Annual Report | | 35.00 | 35.00 |
| Pest Control | | 170.00 | 170.00 |
| Property Tax | | 5,183.15 | 5,183.15 |
| Repairs | 2,712.92 | 350.00 | 3,062.92 |
| Utilities | 446.57 | | 446.57 |
| Total Expense | \$7,160.49 | \$5,738.15 | \$12,898.64 |
| Net Operating Income | (\$424.54) | \$10,179.28 | \$9,754.74 |
| Net Income | (\$424.54) | \$10,179.28 | \$9,754.74 |



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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