

**HISTORIC FRENCH QUARTER PORTFOLIO
FOR SALE**



BRIDGEWATER
REALTY ADVISORS

OWNER FINANCING AVAILABLE



*(5) Multifamily Properties
(2) Mixed-Use Comm/Residential*

Offering Memorandum

Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70002
504-901-0463
Licensed in LA, MS



HISTORIC FRENCH QUARTER PORTFOLIO NEW ORLEANS, LA

(27) Total Units | (7) Properties

Several properties on National Historic Registry



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



BRYCE MARULLO
Principal | Agent
504.301.5583
Bryce@bridgewater.realty

OFFERING

This (7) building, 27-unit portfolio offers a rare, generational opportunity to acquire a strategically located mix of commercial, multifamily, and residential assets in the heart of the French Quarter—one of the most supply-constrained and historically stable submarkets in the region. The portfolio includes a majority of residential apartments complemented by ground floor commercial spaces, with several properties on the National Historic Registry.

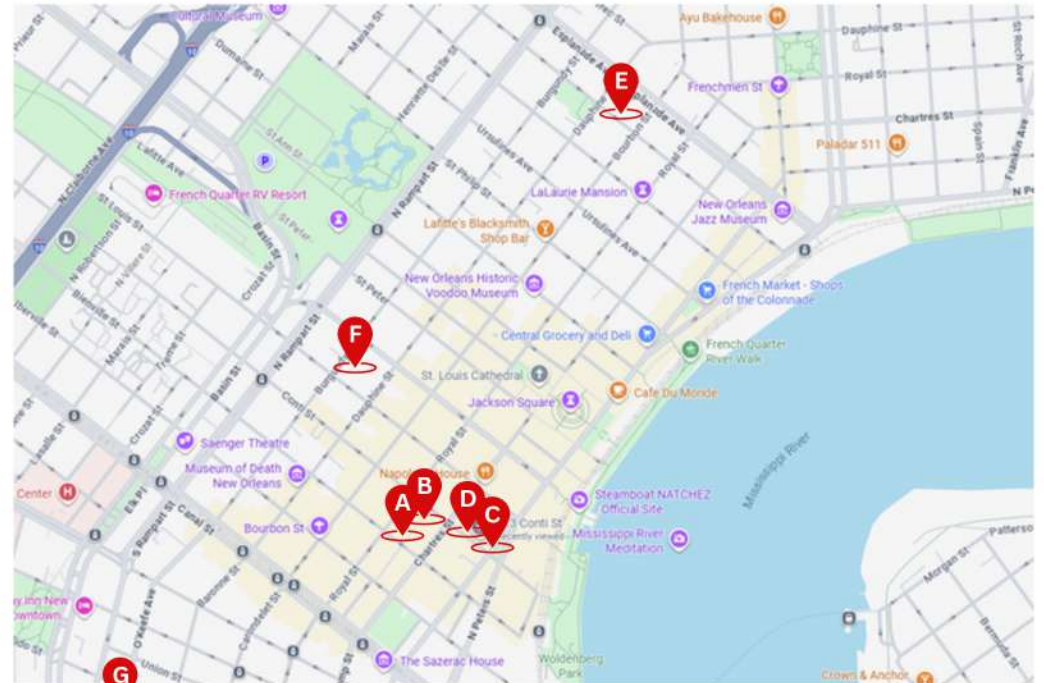
The properties showcase extensive recent capital improvements while preserving their historic charm. 525 and 513 Conti each feature brand-new roofs, 1524 St. Mary St has new gutters, 307 Exchange has a new elevator, and 522-24 Burgundy St includes an award-winning renovation. Additional highlights include new renovations for most units and the courtyard interior at 307 Exchange—where Edgar Degas painted and where a commemorative plaque remains on the exterior.

All assets occupy prime locations within historically protected districts that benefit from year-round foot traffic and limited new construction. These properties have consistently attracted successful commercial tenants and long-term residential tenants, ensuring stable occupancy and proven demand. Historic architecture combined with modernized systems and recent renovations supports ongoing operational viability and long-term appreciation, making this portfolio a once in a lifetime opportunity.

SUMMARY

PORTFOLIO PRICE: \$9,177,000	GBA: 25,050 sf
PRICE PER SF: \$366/sf	UNIT COUNT: 27
PRICE PER UNIT: \$339,888	# OF BLDGS: 7

A) 307 Exchange Place: \$2,375,000		5,857 sf		\$405/sf
B) 317 Exchange Place: \$760,000		1,344 sf		\$565/sf
C) 513 Conti Street: \$2,042,500		5,040 sf		\$405/sf
D) 525 Conti Street: \$1,472,500		3,582 sf		\$411/sf
E) 817-19 Barracks St: \$1,045,000		3,320 sf		\$314/sf
F) 522-24 Burgundy St: \$698,250		2,175 sf		\$321/sf
G) 1524-26 St Mary St: \$783,750		3,732 sf		\$210/sf



G *on St. Mary - out of view*

307 EXCHANGE PL



317 EXCHANGE PL



513 CONTI ST



525 CONTI ST



522 BURGUNDY ST



817 BARRACKS



1524 ST MARY ST



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.



MASON W. MCCULLOUGH
Principal | Broker

Mobile Phone
504.298.8631

Email Address
mason@bridgewater.realty



BRYCE MARULLO
Principal | Agent

Mobile Phone
504-301-5583

Email Address
bryce@bridgewater.realty

Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70002
504-901-0463
Licensed in LA, MS