

Active

3135 Dauphine

3135 Dauphine St, New Orleans, LA 70117



Overview

Assumable non-recourse loan. \$1,678,625 loan balance 5.15% rate
\$122,201 ADS Maturity date: March 1st, 2029 See proforma attached

Condominium Regime has been created and units can be converted to
condos at purchaser's option.

26 on-site parking spaces

For Sale

Multifamily

Secondary Uses: Low Rise

Sale Price	\$2,950,000
Price Per SF	\$196/SF
Building Size	15,054 SF
Acres	0.61 ac
Zoning	HMR-1
Number of Buildings	3
Floors	2
Year Built	1970
Construction Siding	Brick
Construction Type	Masonry
Submarket	Greater New Orleans
Nearest MSA	New Orleans
Property Status	Existing
Total Units	27
County	Orleans Parish
Created	2024-08-14
Updated	2025-08-07
Listing ID	27cd46ac
Parcel APN	39W113606

RE/MAX Alliance



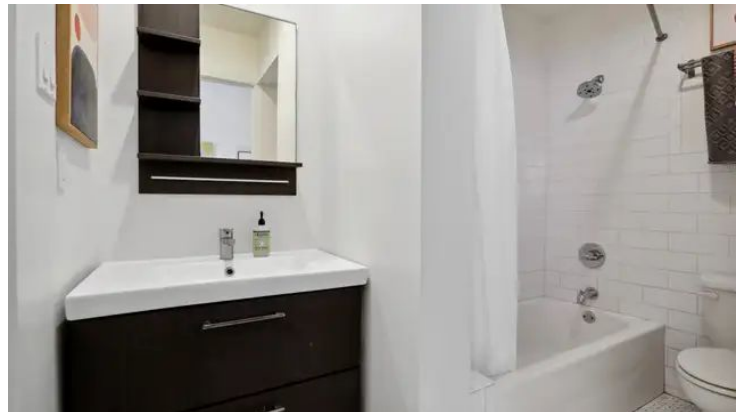
Doug Bernard CCIM

E: doug@dougbernard.net

O: [985-626-1561](tel:985-626-1561)

M: [504-915-0698](tel:504-915-0698)

Additional Images







Name 3135 Dauphine St.
 Location New Orleans, LA 70117
 Type of Property Multi-family
 Size of Property 27 units (Sq. Ft./Units)
 Purpose Estimate

Annual Property Operating Data

Purchase Price 2,950,000
 Acquisition Costs _____
 Loan Points _____
 Down Payment 1,271,375

Assessed/Appraised Values	Existing	Balance	Payment	#Pmts	Interest	Term
Land	1st	<u>1,678,625</u>	<u>10,183.39</u>	<u>12</u>	<u>5.15</u>	<u>*</u>
Improvements	2nd	_____	_____	_____	_____	_____
Personal Property		_____	_____	_____	_____	_____
Total	Potential	_____	_____	_____	_____	_____
	1st	_____	_____	_____	_____	_____
Adjusted Basis as of: _____	2nd	_____	_____	_____	_____	_____

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
POTENTIAL RENTAL INCOME	<u>27</u>	<u>#</u>	<u>381,900</u>	
Plus: Other Income (affected by vacancy)				
Less: Vacancy & Cr. Losses	(5% of	<u>381,900</u>)	<u>19,095</u>	
EFFECTIVE RENTAL INCOME			<u>362,805</u>	Other Income:
Plus: Other Income (not affected by vacancy)			<u>30,960</u>	Parking 24,960
GROSS OPERATING INCOME			<u>393,765</u>	Laundry 6,000
OPERATING EXPENSES:				Total 30,960
Real Estate Taxes			<u>18,842</u>	
Personal Property Taxes			_____	* Assumable mortgage
Property Insurance			<u>50,278</u>	Maturity date: March 1st, 2029
Off Site Management			<u>24,300</u>	30 year amortization
Payroll			_____	
Expenses/Benefits			_____	
Taxes/Worker's Compensation			_____	
Repairs and Maintenance	<u>6.0%</u>		<u>23,626</u>	
Utilities:			_____	
Elec, water, trash			<u>29,257</u>	
_____			_____	
_____			_____	
_____			_____	
Accounting and Legal			_____	
Licenses/Permits			_____	
Advertising			_____	
Supplies			_____	
Miscellaneous Contract Services:			_____	
_____			_____	
_____			_____	
_____			_____	
TOTAL OPERATING EXPENSES			<u>146,303</u>	
NET OPERATING INCOME			<u>247,462</u>	CAP rate 8.39%
Less: Annual Debt Service			<u>122,201</u>	DCR 2.03
Less: Funded Reserves	<u>4.0%</u>		<u>15,751</u>	
Less: Leasing Commissions			<u>8,000</u>	
Less: Capital Additions			_____	
CASH FLOW BEFORE TAXES			<u>\$101,511</u>	cash on cash 7.98%

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The statements and figures herein, while not guaranteed, are secured
 from sources we believe authoritative.

Prepared by: Doug Bernard

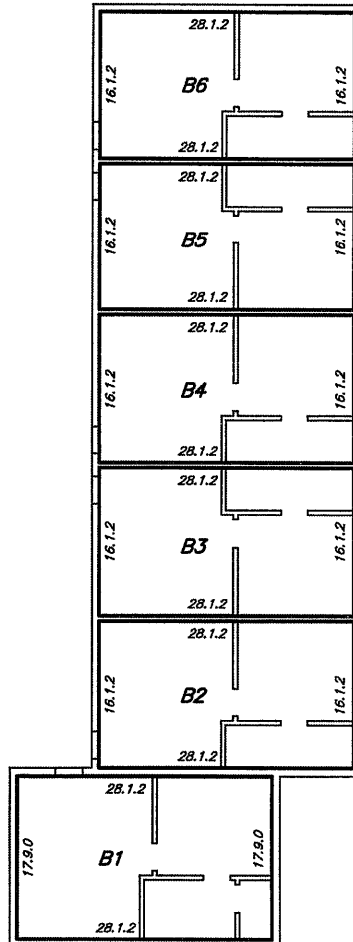
Floor	Unit Number	Square footage	Scheduled Rent	Parking	Renewals
1	A1	502	\$1,225		
1	A2	502	\$1,225	\$100	New Tenant
1	A3	452	\$1,100	\$0	New Tenant
1	A4	452	\$1,125	\$0	New Tenant December 1st
1	A5	452	\$1,125	\$0	New Tenant
1	A6	452	\$1,125	\$0	New Tenant December 1st
1	A7	452	\$1,125	\$100	New Tenant
2	A8	502	\$1,225	\$0	New tenant
2	A9	502	\$1,275	\$100	New tenant
2	A10	452	\$1,125	\$100	RENEWED
2	A11	452	\$1,175	\$0	RENEWED
2	A12	452	\$1,175	\$100	RENEWED
2	A13	452	\$1,175	\$0	RENEWED
2	A14	452	\$1,175	\$0	New Tenant
1	B1	498	\$1,225	\$0	New Tenant
1	B2	452	\$1,125	\$0	RENEWED
1	B3	452	\$1,125	\$100	RENEWED
1	B4	452	\$1,125	\$100	RENEWED
1	B5	452	\$1,125	\$0	RENEWED
1	B6	452	\$1,075	\$0	RENEWED
2	B7	498	\$1,275	\$100	RENEWED
2	B8	452	\$1,175	\$0	New Tenant
2	B9	452	\$1,175	\$0	New tenant
2	B10	452	\$1,175	\$200	New tenant
2	B11	452	\$1,175	\$0	RENEWED
2	B12	452	\$1,175	\$0	New Tenant
2	C1	490	\$1,500		
TOTAL			\$31,825	\$1,000	

**SQ. NO. 250
THIRD DISTRICT**

**NEW ORLEANS, LA
ORLEANS PARISH**

A Condominium Survey of Lots D-1, 11-A, and Pts. Lots "D" and 11.

"DAUPHINE STREET CONDOMINIUMS"



First Floor


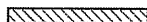
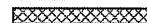
Building "B"
#3135 Dauphine St.

PRELIMINARY

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

*Gilbert, Kelly & Couturie, Inc.
Clint M. Simoneaux
Louisiana License Land Surveyor
Registration No. 5131*

Notes

Unit - 
C.E. - Common Element 
L.C.E. - Limited Common Element 

Note:
*Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.*

Date: March 22, 2023

Scale: Not to Scale

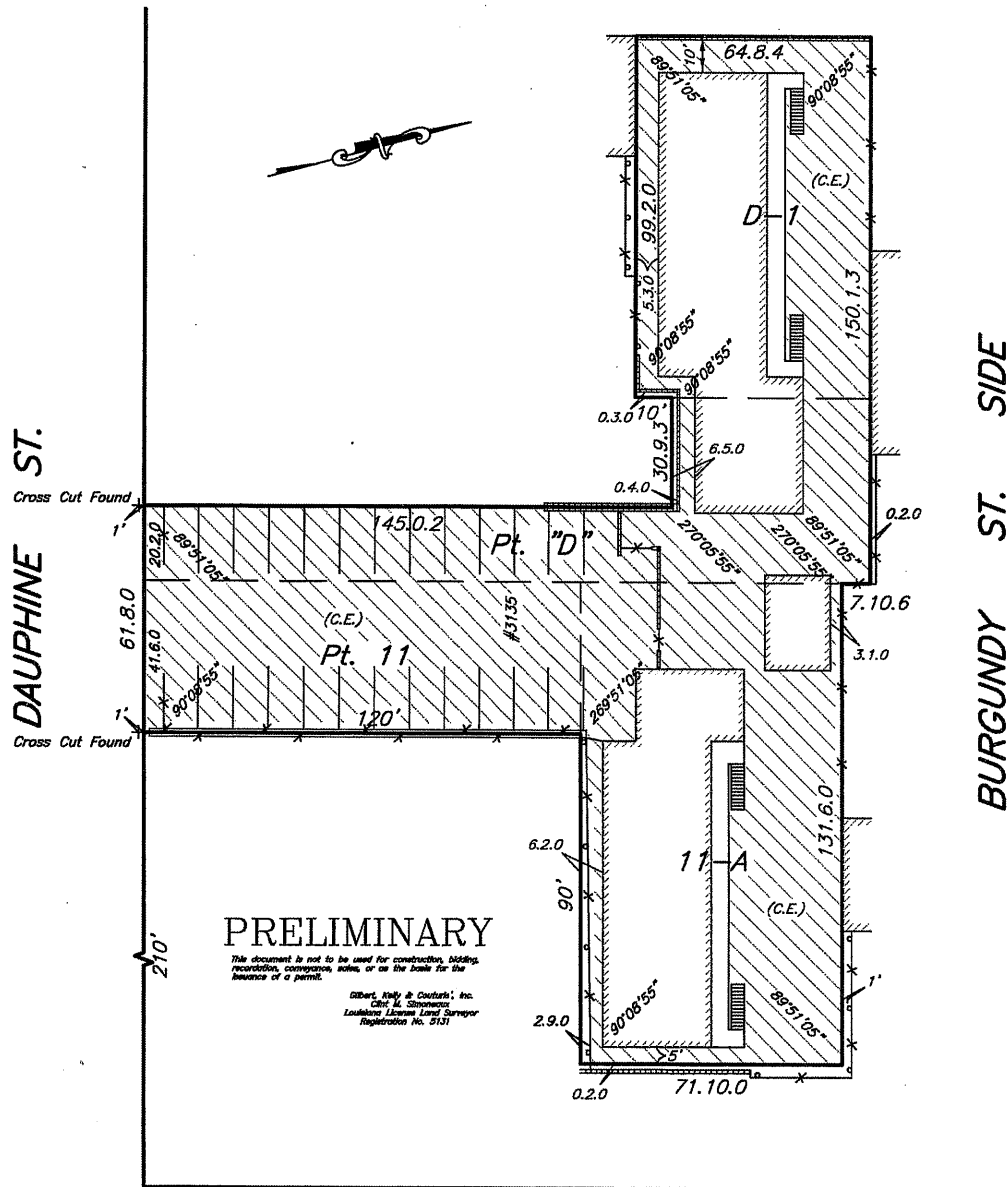
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2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121**

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THIRD DISTRICT**

**NEW ORLEANS, LA
ORLEANS PARISH**

A Condominium Survey of Lots D-1, 11-A, and Pts. of Lots "D" and 11.

CLOUET ST. SIDE



Notes
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THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

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Lot angles as per plan of sub.

Date: March 22, 2023

Scale: 1" = 40'

*This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 29 for a Class "C" survey.
Made at the request of Crescent Title, L.L.C. and Albert Walsh.*

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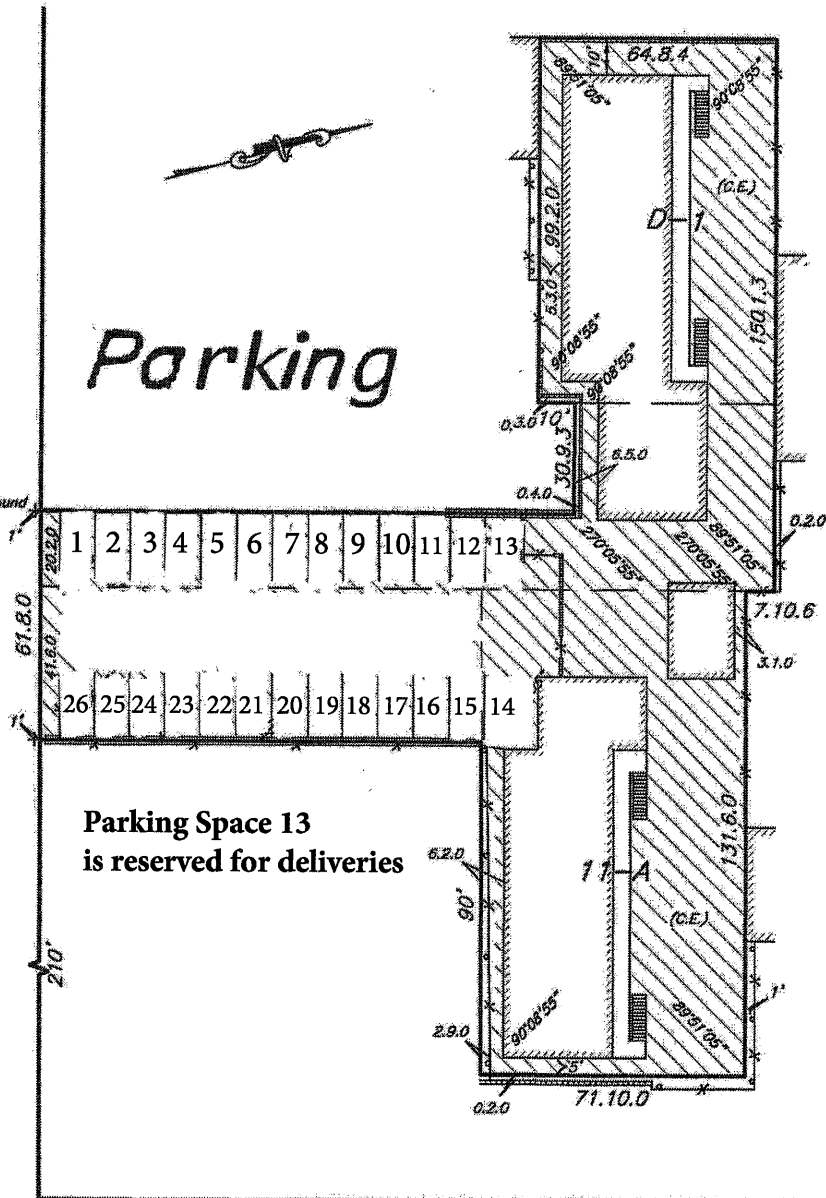
CLOUET ST. SIDE

DAUPHINE ST.

BURGUNDY ST. SIDE

Parking

Parking Space 13
is reserved for deliveries

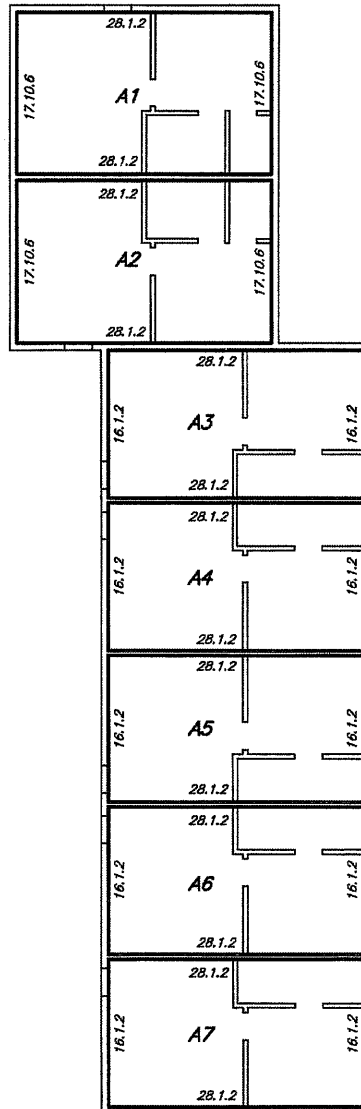


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**NEW ORLEANS, LA
ORLEANS PARISH**

A Condominium Survey of Lots D-1, 11-A, and Pts. Lots "D" and 11.

"DAUPHINE STREET CONDOMINIUMS"



First Floor

Building "A"
#3135 Dauphine St.

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Cliff M. Strenneaux
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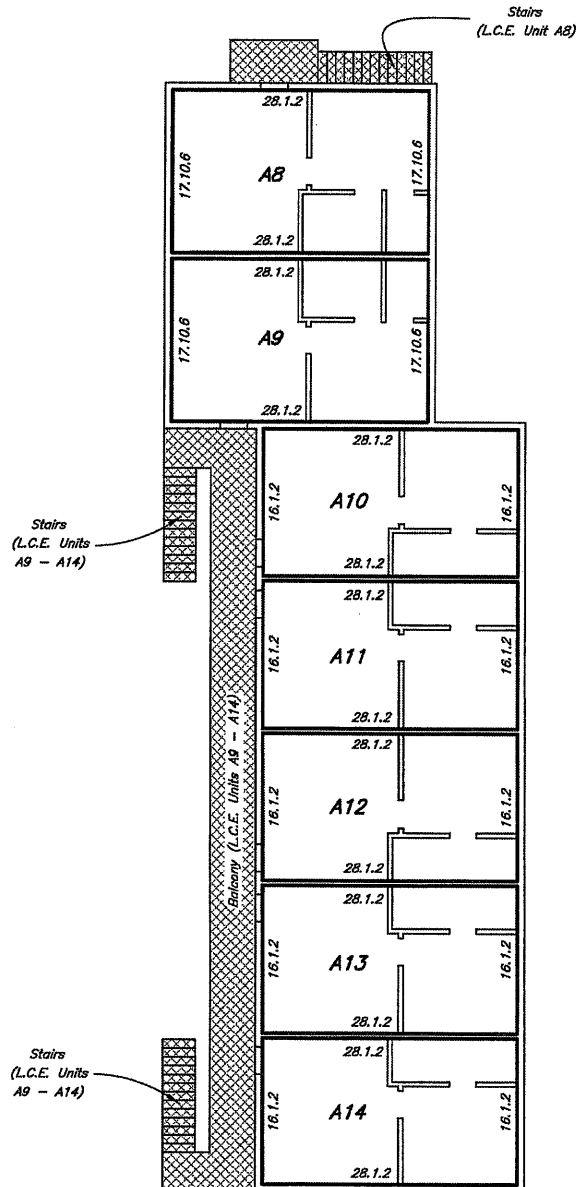
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"DAUPHINE STREET CONDOMINIUMS"



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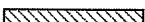
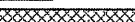
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Second Floor

Building "A"
#3135 Dauphine St.

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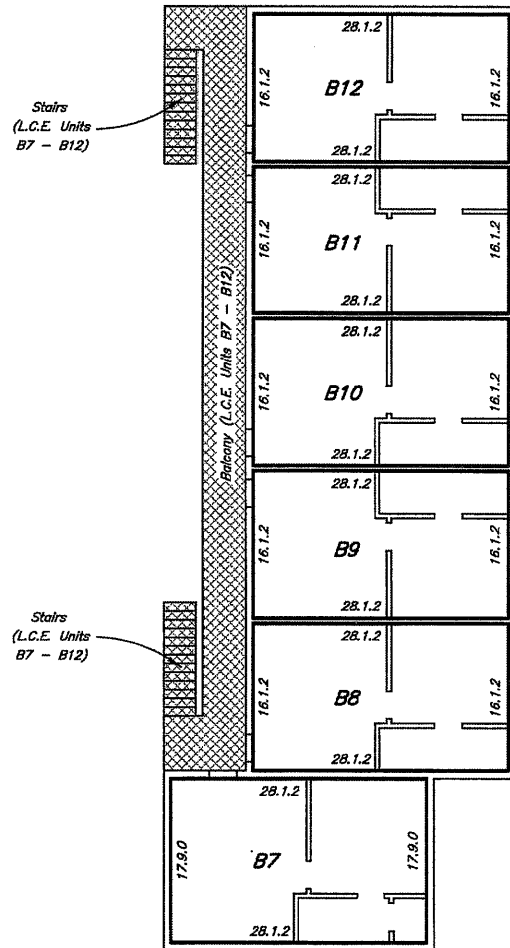
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"DAUPHINE STREET CONDOMINIUMS"



PRELIMINARY

Second Floor

Building "B"
#3135 Dauphine St.

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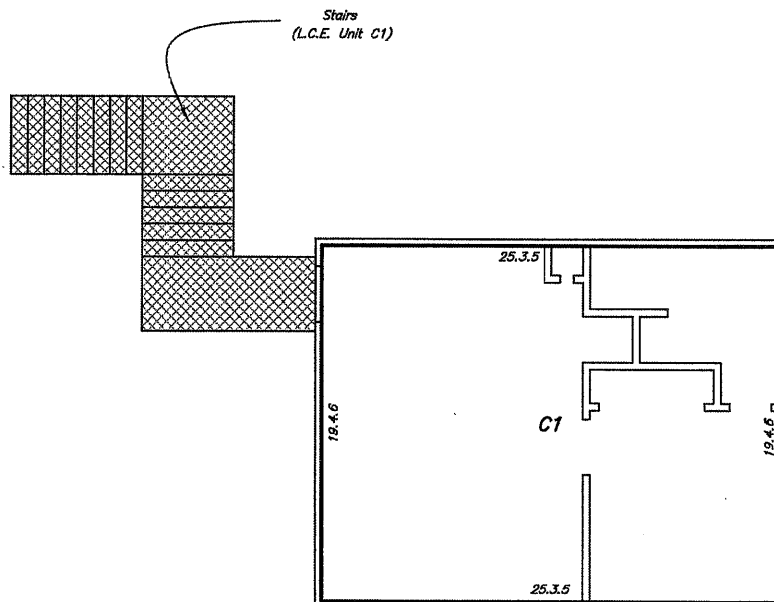
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"DAUPHINE STREET CONDOMINIUMS"



Second Floor

Building "C"
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"DAUPHINE STREET CONDOMINIUMS"


Square Footages:		
A1	502.99 Sq. Ft.	4.00%
A2	502.99 Sq. Ft.	4.00%
A3	452.41 Sq. Ft.	3.61%
A4	452.41 Sq. Ft.	3.61%
A5	452.41 Sq. Ft.	3.61%
A6	452.41 Sq. Ft.	3.61%
A7	452.41 Sq. Ft.	3.61%
A8	502.99 Sq. Ft.	4.00%
A9	502.99 Sq. Ft.	4.00%
A10	452.41 Sq. Ft.	3.61%
A11	452.41 Sq. Ft.	3.61%
A12	452.41 Sq. Ft.	3.61%
A13	452.41 Sq. Ft.	3.61%
A14	452.41 Sq. Ft.	3.61%
B1	498.78 Sq. Ft.	3.95%
B2	452.41 Sq. Ft.	3.61%
B3	452.41 Sq. Ft.	3.61%
B4	452.41 Sq. Ft.	3.61%
B5	452.41 Sq. Ft.	3.61%
B6	452.41 Sq. Ft.	3.61%
B7	498.78 Sq. Ft.	3.95%
B8	452.41 Sq. Ft.	3.61%
B9	452.41 Sq. Ft.	3.61%
B10	452.41 Sq. Ft.	3.61%
B11	452.41 Sq. Ft.	3.61%
B12	452.41 Sq. Ft.	3.61%
C1	490.82 Sq. Ft.	3.90%

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