

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](mailto:doug@dougbernard.net)

O: 985-626-1561

M: 504-915-0698

## Additional Images







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

## Annual Property Operating Data

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

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
<b>POTENTIAL RENTAL INCOME</b>	<u>27</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>	
<b>EFFECTIVE RENTAL INCOME</b>		<u>362,805</u>	Other Income:
Plus: Other Income (not affected by vacancy)	Laundry, parking	<u>12,000</u>	Parking <u>6,000</u>
<b>GROSS OPERATING INCOME</b>		<u>374,805</u>	Laundry <u>6,000</u>
OPERATING EXPENSES:			Total <u>12,000</u>
Real Estate Taxes		<u>18,842</u>	
Personal Property Taxes			* Assumable mortgage
Property Insurance		<u>40,000</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>22,488</u>	
Utilities:			
Elec, water, trash		<u>29,257</u>	
Accounting and Legal			
Licenses/Permits			
Advertising			
Supplies			
Miscellaneous Contract Services:			
<b>TOTAL OPERATING EXPENSES</b>		<u>134,887</u>	
<b>NET OPERATING INCOME</b>		<u>239,918</u>	CAP rate <u>8.13%</u>
Less: Annual Debt Service		<u>122,201</u>	
Less: Funded Reserves			
Less: Leasing Commissions			
Less: Capital Additions			
<b>CASH FLOW BEFORE TAXES</b>		<u>\$117,717</u>	

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

Prepared by: Doug Bernard

## 3135 Dauphine Rent Roll

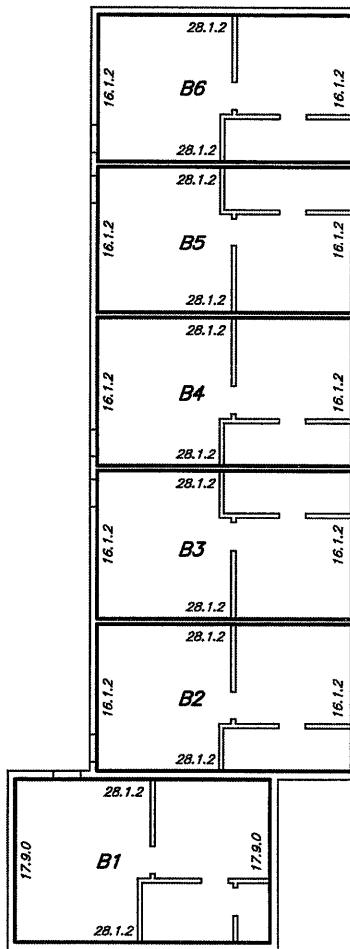
Floor	Unit Number	Square footage	Current Rent	Scheduled Rent	Parking	Lease Expiration
1	A1	502	\$1,225	\$1,225	\$0	12/31/2026
1	A2	502	\$1,225	\$1,225	\$15	2/3/2026
1	A3	452	\$1,100	\$1,100	\$0	2/17/2026
1	A4	452	\$1,125	\$1,125	\$15	11/30/2026
1	A5	452	\$1,125	\$1,125	\$0	3/31/2026
1	A6	452	\$1,125	\$1,125	\$15	12/31/2026
1	A7	452	\$1,125	\$1,125	\$15	8/31/2026
2	A8	502	\$1,225	\$1,225	\$15	6/30/2026
2	A9	502	\$1,275	\$1,275	\$15	3/5/2026
2	A10	452	\$1,125	\$1,125	\$15	1/31/2026
2	A11	452	\$1,175	\$1,175	\$0	11/30/2026
2	A12	452	\$1,175	\$1,175	\$15	1/31/2026
2	A13	452	\$1,175	\$1,175	\$0	1/31/2026
2	A14	452	\$1,175	\$1,175	\$15	8/31/2026
1	B1	498	\$1,225	\$1,225	\$0	8/31/2026
1	B2	452	\$1,125	\$1,125	\$0	2/28/2026
1	B3	452	\$1,125	\$1,125	\$15	1/31/2026
1	B4	452	\$1,125	\$1,125	\$15	1/31/2026
1	B5	452	\$1,125	\$1,125	\$15	4/30/2026
1	B6	452	\$1,075	\$1,075	\$0	1/31/2026
2	B7	498	\$1,275	\$1,275	\$15	2/28/2026
2	B8	452	\$1,175	\$1,175	\$0	9/30/2026
2	B9	452	\$1,175	\$1,175	\$0	7/30/2026
2	B10	452	\$1,175	\$1,175	\$115	9/30/2026
2	B11	452	\$1,175	\$1,175	\$15	5/31/2026
2	B12	452	\$1,175	\$1,175	\$15	7/19/2026
2	C1	490	\$1,500	\$1,500		9/30/2025
<b>TOTAL</b>			<b>\$31,825</b>	<b>\$31,825</b>	<b>\$340</b>	

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"



PRELIMINARY

First Floor

Building "B"  
#3135 Dauphine St.

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.  
Chris M. Simenstad  
Louisiana Licensed 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

Gilbert, Kelly & Couturie, Inc., Professional Land Surveying  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

SQ. NO. 250  
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

DAUPHINE ST.

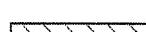
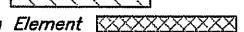
BURGUNDY ST. SIDE

Cross Cut Found  
1' 20.2.0 88.3x105' 145.0.2 Pt. "D"  
61.8.0 41.6.0 90.08'55" (C.E.) #3135  
1' 27.0 90.08'55" Pt. 11 120' 88.51'05"  
Cross Cut Found 27.0 6.2.0 90' 2.9.0 90.08'55" 11-A (C.E.) 71.10.0 88.51'05"

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LOUISA ST.

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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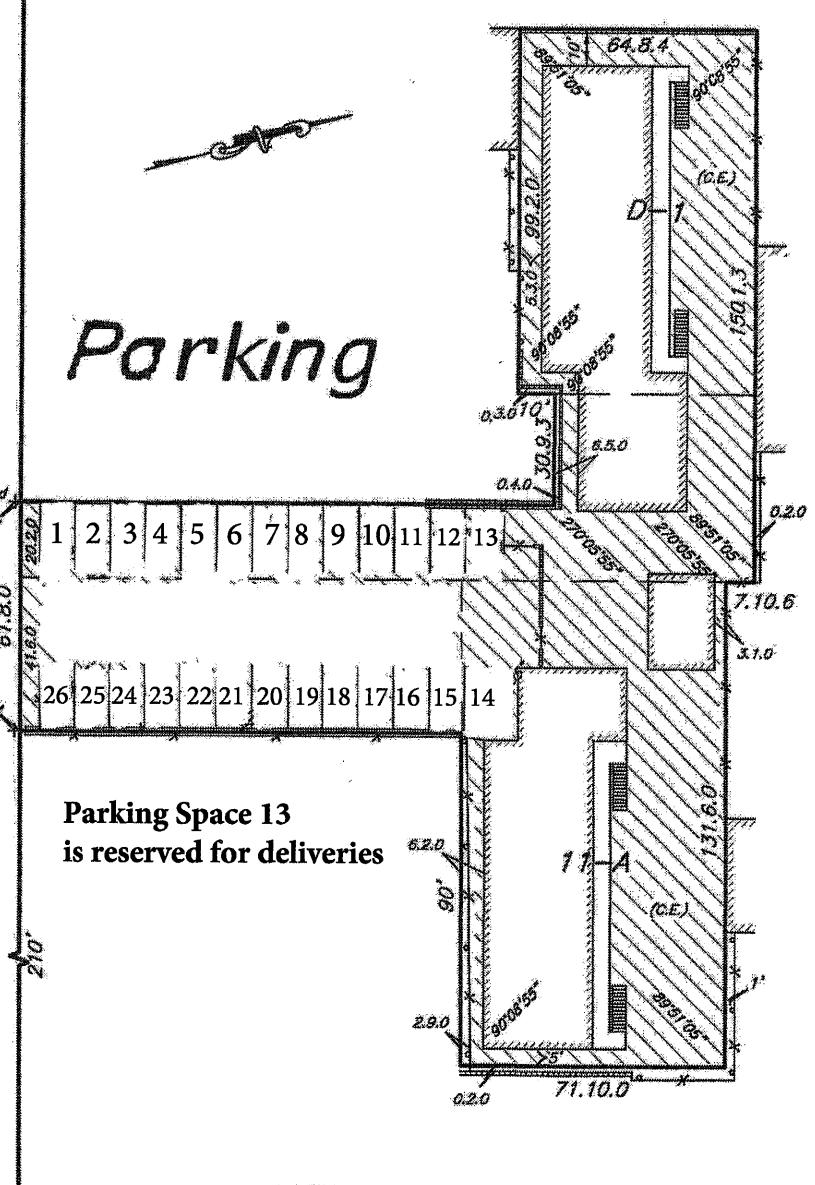
*CLOUET ST. SIDE*

DAUPHINE ST.  
Cross

## *Parking*

*BURGUNDY* ST. SIDE

*Cross Cut Found*

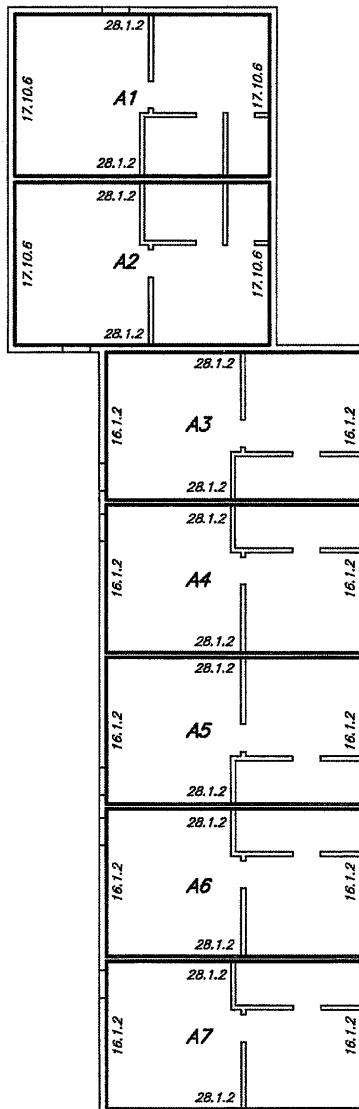


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ORLEANS PARISH

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

"DAUPHINE STREET CONDOMINIUMS"



PRELIMINARY

First Floor

Building "A"  
#3135 Dauphine St.

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Gilbert, Kelly & Couturie, Inc.  
Clint M. Simoneaux  
Louisiana Licensed Land Surveyor  
Registration No. 5137

Notes

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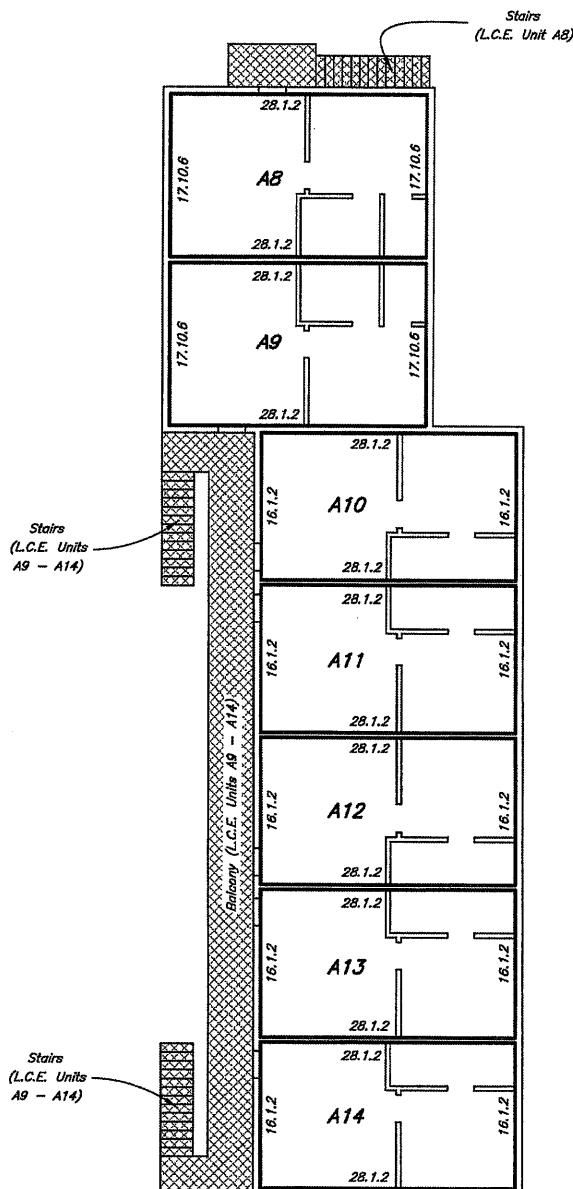
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"DAUPHINE STREET CONDOMINIUMS"



PRELIMINARY

Second Floor

Building "A"  
#3135 Dauphine St

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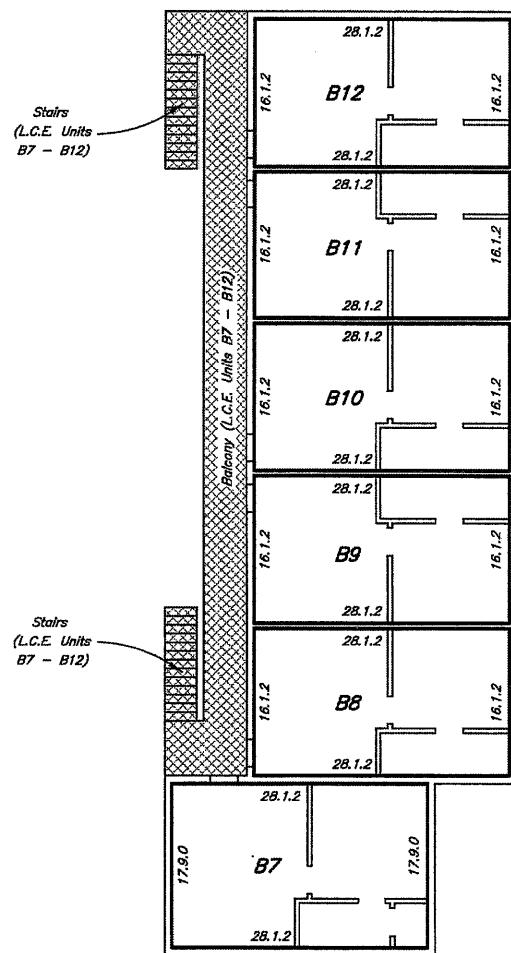
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# **"DAUPHINE STREET CONDOMINIUMS"**



## PRELIMINARY

*Second Floor*

*Building "B"*  
**#3135 Dauphine St.**

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## – Notes

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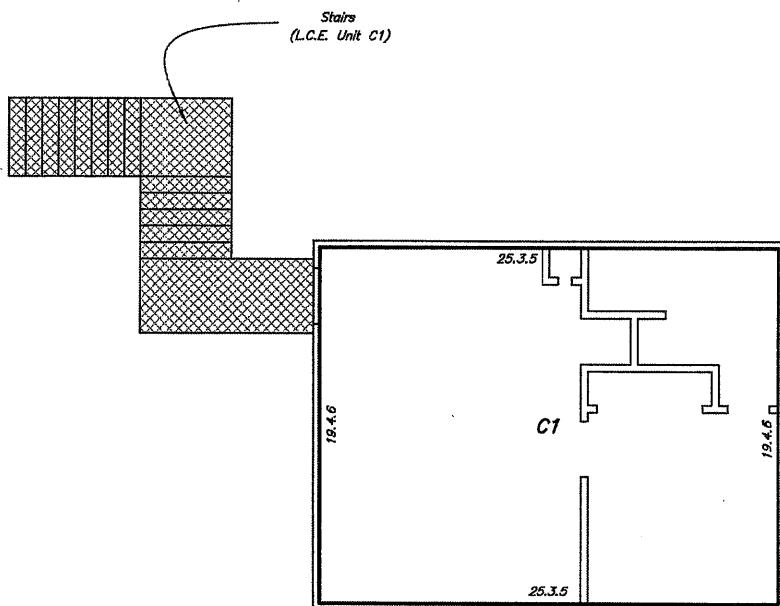
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"DAUPHINE STREET CONDOMINIUMS"



Second Floor

Building "C"  
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ORLEANS PARISH**

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**"DAUPHINE STREET CONDOMINIUMS"**

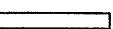
Square Footages:		
A1	502.98 Sq. Ft.	4.00%
A2	502.98 Sq. Ft.	4.00%
A3	452.41 Sq. Ft.	3.61%
A4	452.41 Sq. Ft.	3.61%
A5	452.41 Sq. Ft.	3.61%
A6	452.41 Sq. Ft.	3.61%
A7	452.41 Sq. Ft.	3.61%
A8	502.98 Sq. Ft.	4.00%
A9	502.98 Sq. Ft.	4.00%
A10	452.41 Sq. Ft.	3.61%
A11	452.41 Sq. Ft.	3.61%
A12	452.41 Sq. Ft.	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%

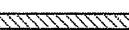
# PRELIMINARY

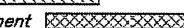
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