



926-40 CHARTRES STREET | NEW ORLEANS

FOR SALE

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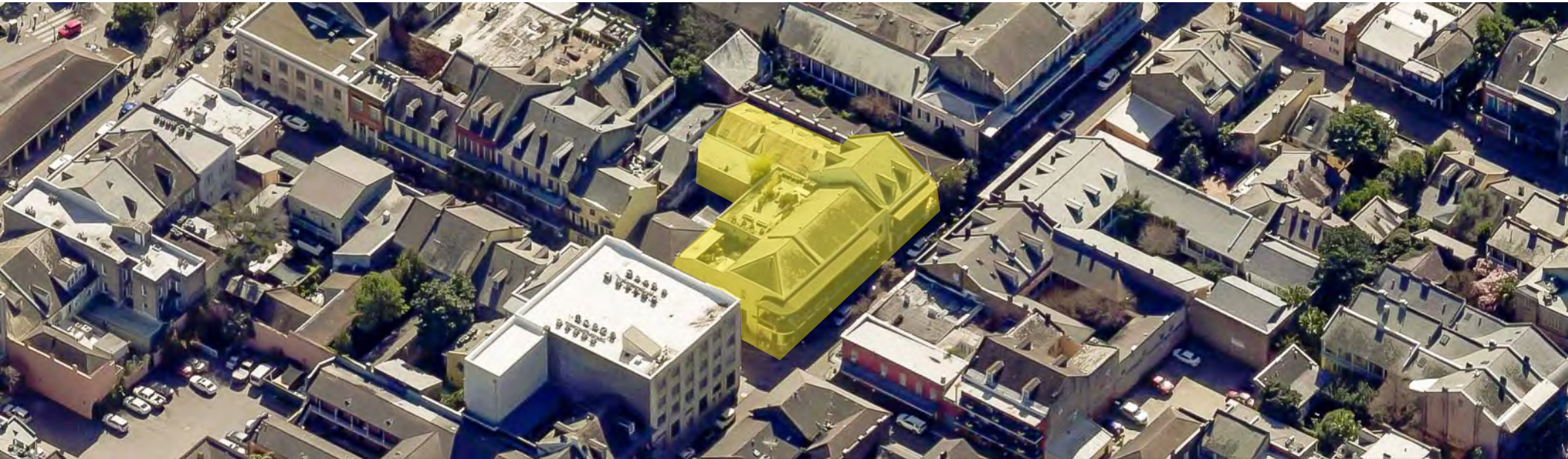
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AN EXTRAORDINARY OPPORTUNITY



926-40 CHARTRES STREET | NEW ORLEANS, LA

EXECUTIVE SUMMARY



| | |
|----------------------|---|
| ADDRESS: | 926-40 Chartres Street, New Orleans, LA |
| DESCRIPTION: | The original row of five circa 1860 two-story buildings at 930-40 Chartres Street is combined with the adjacent circa 1835 two-story building at 926-28 Chartres Street to form an extraordinary French Quarter developer's dream. The first floor is comprised entirely of garage parking for up to 37 cars. The second floor of 926-28 Chartres has two newly renovated apartments of 1,260 SF and 1,321 SF (incl. 3rd floor dormer area). The second floor of 930-40 Chartres St. has an expansive 4,150 SF owner's unit and a separate 1,192 SF rental apartment with an 1,180 SF outside patio. The buildings are wrapped by magnificent covered galleries with stunning views of the Vieux Carré. |
| IMPROVEMENTS: | Appr. 20,412 SF 1st floor: Appr. 12,449 SF 2nd floor: Appr. 7,963 SF |
| LOT SIZE: | 12,741 SF |
| ZONING: | VCR-2 Vieux Carré Residential |
| NOTE: | Existing plans have been drafted by Williams Architects to add two additional residential apartments of 993 SF and 945 SF with an outdoor patio above the rear of the first floor parking garage at 926-28 Chartres Street. There is also an expansive existing roof deck above the 930-938 portion of the complex. |
| PRICE: | \$6,600,000 |

COMPELLING FRENCH QUARTER LOCATION



INDIVIDUAL APARTMENT UNIT OVERVIEW



926 Chartres Street

This newly renovated two-bedroom two-bath unit comprises 1,260 SF and is fully equipped with brand new kitchen appliances and a new washer and dryer. The two-story unit has elevator access from the parking garage as well as stair access with entry on Chartres Street. This unit has private second floor gallery access.



928 Chartres Street

This newly renovated two-story two-bedroom two-bath unit comprises 1,321 SF and has recently been fully renovated. It is also equipped with all new kitchen appliances and a new washer and dryer. The two-story unit has elevator access from the parking garage as well as stair access with entry on Chartres Street. This unit has private second floor gallery access.



932 Chartres Street

This spacious unit is a fully renovated two-bedroom, 2 1/2 bath apartment comprising approximately 4,150 square feet and includes an office, exercise room, expansive rooftop deck and garage storage unit. This unit has private second floor gallery access.



940 Chartres Street

This gorgeous fully-renovated one bedroom 1 1/2 bath apartment has a stunning wrap-around gallery with private access, a beautiful 1,180 SF landscaped exterior patio, and a garage storage unit.

Additional Amenities:

- Fully restored cast iron work on the galleries
- Fully restored balconies
- Brand new roof just installed at 926-28 Chartres
- Working freight elevator
- Brand new 1,400 lb capacity passenger elevator just installed
- Rooftop deck

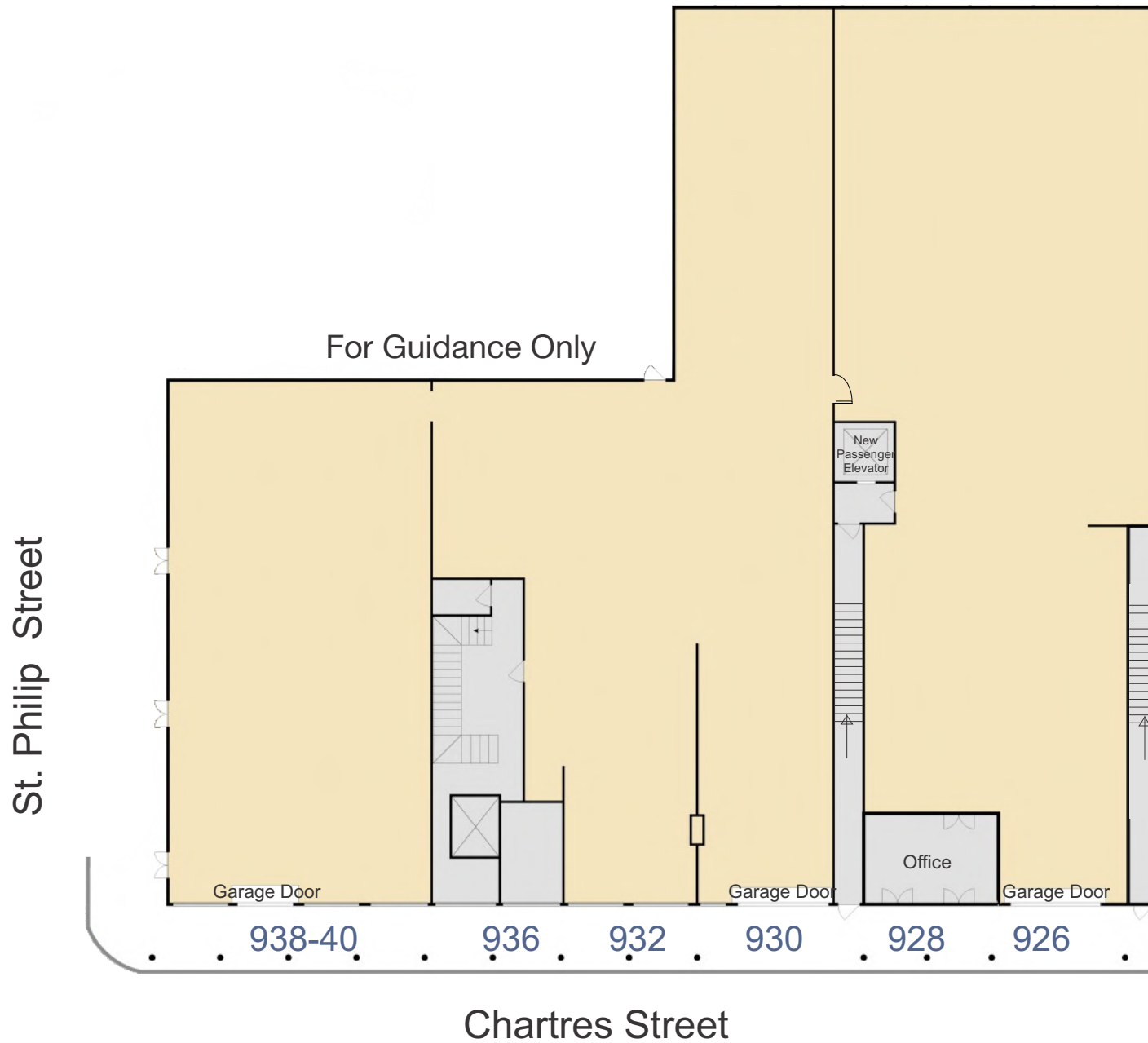
SUBJECT LOOKING SOUTH ON CHARTRES ST



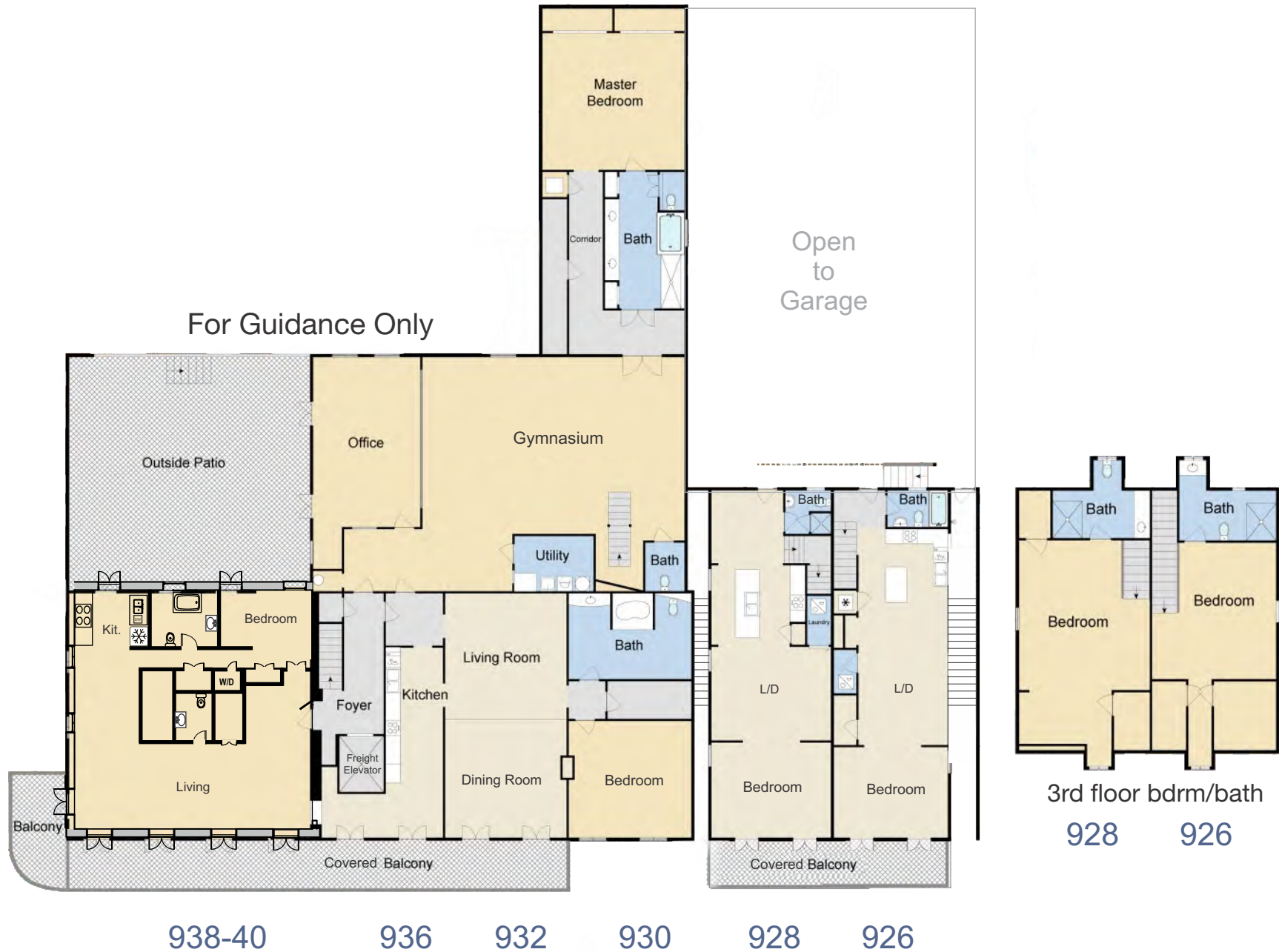
SUBJECT LOOKING NORTH ON CHARTRES ST



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROPERTY PHOTOGRAPHS

940 Chartres



PROPERTY PHOTOGRAPHS

940 Chartres



PROPERTY PHOTOGRAPHS

940 Chartres



PROPERTY PHOTOGRAPHS

932 Chartres



Landing/Freight Elevator - 932-40 Chartres



PROPERTY PHOTOGRAPHS

932 Chartres



PROPERTY PHOTOGRAPHS

932 Chartres



PROPERTY PHOTOGRAPHS

Three Garage Areas



PROPERTY PHOTOGRAPHS

926 Chartres St. Apartment



PROPERTY PHOTOGRAPHS

928 Chartres St. Apartment



LEGAL DESCRIPTION

PARCEL 1

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Second District of New Orleans, in Square No 21 bounded by Chartres, Dumaine, Decatur and St. Philip Streets, and said lot is designated by the number "One" on a plan made by L. Surgi, Surveyor, dated October 27, 1837, and deposited as Plan No. 140 in the office of Theo Guyol, late Notary in the City of New Orleans, and according to which said lot measures Twenty One Feet Three Inches front on Chartres Street by a depth of One Hundred Twenty Feet between parallel lines.

PARCEL 2

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Second District of New Orleans, in Square No. 21 bounded by Chartres, Decatur, Dumaine and St Philip Streets, designated by the Number Two (2) on a plan of L. Surgi, Surveyor, dated October 27, 1847, deposited as plan number one hundred forty (140) in the office of Theodore Guyol, Notary Public, measuring twenty one feet (21) three inches (3") on Chartres Street by one hundred twenty feet (120') in depth.

The improvements thereon bear the Municipal No. 928 Chartres Street.

PARCEL 3

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Second District of New Orleans, in Square No. 21 bounded by Chartres, Decatur, Dumaine and St. Philip Streets, designated by the letter "A" on a plan by B. J. Oliveira, Civil Engineer and Surveyor, dated July 6, 1934, annexed to an act before Mark W. Malloy, Notary Public, dated October 5, 1934, which lot measures Seventeen feet, Ten inches (17' 10") front on Chartres Street by a depth of One Hundred and Twenty feet (120') on side towards Dumaine street and Seventy feet Four inches (70'4") on side towards St. Philip Street, thence widening at right angles toward St. Philip Street, on a line parallel with Chartres Street, Three feet, Six inches (3'6") thence the said lot has a second depth of Forty-Nine feet, Eight inches (49'8") title (45.2.0 actual) and a width on the rear line of Twenty-One feet, Four inches (21'4"), together with the use of an alley Four feet, Six inches (4'6'), in width opening on St Philip Stet for the common use of said lot ant others as figured on above plan.

Said property bears the Municipal No 930 Chartres Street.

PARCEL 4

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Second District of New Orleans, designated by the letter "B" in Square No. 21 bounded by St. Philip, Chartres, Decatur and Dumaine Streets, as shown on a plan by Edgar Pilie, Surveyor, dated April 1, 1882, and annexed to an act passed before Edgar Grima, Notary Public in this City, on April 25, 1882. According to which plan said lot of ground measures Seventeen Feet, Eleven Inches (17.11.0) front on Chartres Street by a depth of Seventy-Four Feet, Four Inches (74.4.0 title) (70.4.0 actual) between parallel lines (17.7.7 actual rear), together with the use of a common alley Four Feet Six Inches wide opening on St. Philip Street, for the common use of said lot and others on said plan.

The buildings on said property are designated by the Municipal No. 932 Chartres Street.

PARCEL 5

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Second District of this City, in Square No. 21 bounded by Chartres, St. Philip, Decatur aid Dumaine Streets, designated by the letter "C" on plan of Edgar Pilie, dated April 1, 1882, and measures, Seventeen feet, eleven Melia (17'11") front on Chartres Street, by Seventy feet, four inches (70' 4') between parallel lines (17.7.7 actual rear), together also with the use of the alley four feet, six inches (4' 6") in width opening on St Philip Shed, for the common use of said lot and others as figured on said plan, which property was formerly known as premises bearing municipal No. 244 Chartres Street. but now bean No. 936 Chartres Street.

PARCEL 6

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Second District of New Orleans, in Square No. 21 bounded by Chartres, Decatur (late Levee), Dumaine and St. Philip Streets, which lot forms the corner of Chartres and St. Philip Streets and measures 37 feet title (36.7.5 actual) front on Chartres Street by 75 feet title (70.4.0 actual) in depth and front on St. Philip Street, all more or less, together with the use of an alley common to said lot and three others.

Improvements bear Municipal Nos. 938-940 Chartres Street.

All in accordance with a survey by Dadling, Marques & Associates, LLC dated December 28, 2011 bearing Job No. 47844, Plat No. M - 2438.