

Five Building Mid-City Mixed Use Commercial Real Estate Portfolio



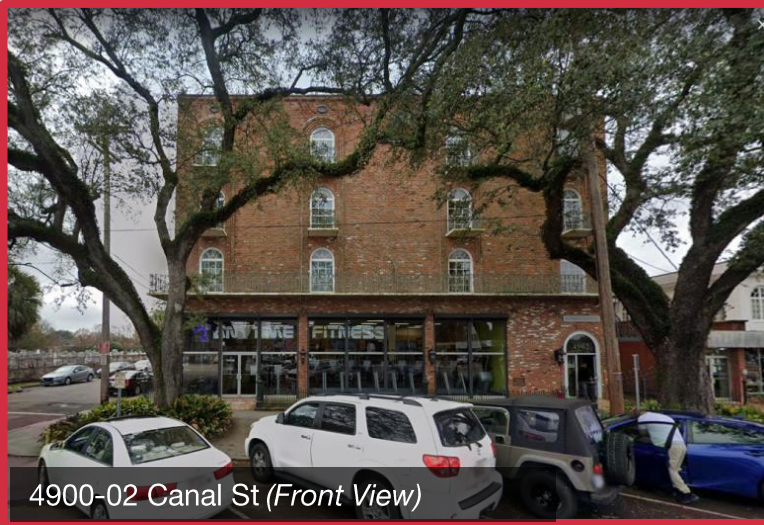
NAI Latter & Blum

Open House December 5th

For more Information:

Trimble Green, SIOR
NAI Latter & Blum
430 Notre Dame Street
New Orleans, LA 70130
Dir 504.569.9412
Cell 504.669.8722
tgreen@latterblum.com

Mid-City Mixed Use Portfolio



Mid-City Mixed Use Portfolio



115 Bottinelli St (Front View)



139 Bottinelli St



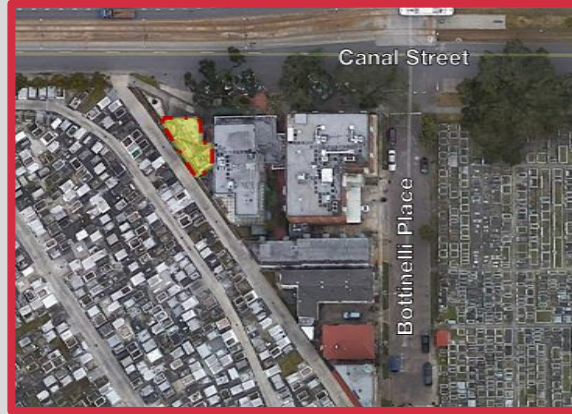
115 Bottinelli St (Side View)

Property Details



4900-02 Canal Street

- 22,760± SF of Improvements
- 7,258± SF Lot
- Four Story Office Building
- Anytime Fitness Occupies Entire Ground Floor
- 79% Occupied



4920-22 Canal Street

- 2,390± SF of Improvements
- Portion of Shared 10,820± SF Lot
- Commercial Downstairs (Unfinished)
- Residential Upstairs
- 50% Occupied

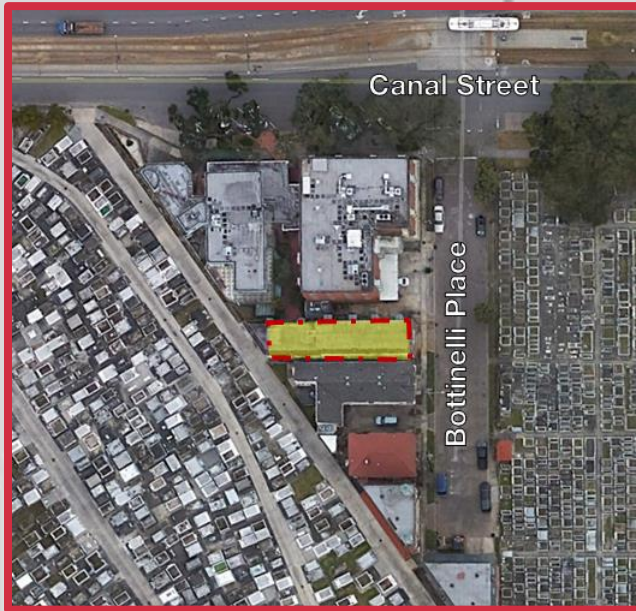


4912-18 Canal Street

- 5,750± SF of Improvements
- Portion of Shared 10,820± SF Lot
- 4918 (Up/Front) Commercial
- 4916 (Down/Front) Commercial
- 4914 (Up/Rear) Residential
- 4912 (Down/Rear) Residential/Unfinished
- 75% Occupied

*All Zoned Historical Mixed Use District

Property Details



115 Bottinelli Place

- 6,050± SF of Improvements
- Portion of Shared 10,820± SF Lot
- Commercial Upstairs
- Balance of Building is Unfinished
- 25% Occupied



139 Bottinelli Place

- 3,850± SF of Improvements
- 1,872± SF Lot
- Commercial Downstairs
- Residential Upstairs
- All Unfinished

*All Zoned Historical Mixed Use District

Property Financials

CURRENT PROJECT OCCUPANCY:	61% +/-
Gross rent:	\$329,000
Reimbursements:	\$7,600
TOTAL INCOME:	\$336,600/year
Taxes, Insurance & Op Ex:	\$106,600
10% of gross rent budgeted for repairs:	\$31,400
TOTAL EXPENSES:	\$138,000
CURRENT NET OPERATING INCOME:	\$198,600/year

* The above are estimates provided to Broker by Ownership

Location Map

