



1301 CLOUET



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



URBAN
PROPERTIES

2727 PRYTANIA STREET, SUITE 16, NEW ORLEANS, LA 70130
504-264-6145 | URBANPROPERTIES.COM



OFFERING OVERVIEW

Location: 1301 Clouet Street, New Orleans, LA 70117 in the Bywater Neighborhood

Asking Price: \$1,975,000 (\$34.4 per SF)

General Comments: This 57,356 SF historic school building is ripe for redevelopment. The 80,640 SF site offers the rare amenity of three (3) street frontages, running the width of the 1300 block of Clouet Street, between Urquhart and N. Villere Streets, and providing space for ample off-street parking, amenities, and the possibility of new construction to pair with the redevelopment of the historic school building. Architectural plans for a 50 unit planned development, Civil Engineering Plans for Storm Water Management System, Structural Engineering Report, Title Insurance, and Environmental Phase 1 are available upon request and can be transferred to buyer. The 900 SF caretaker's cottage has been fully renovated, the costs for which can be added to the total qualified rehabilitation expenditures ("QREs") for the property.

Zoning: The base zoning is HU-RM2 Multi-Family Residential District. However, there is an approved planned development for 50 residential units.

Financial Incentives: The property is eligible for Federal and State Historic Tax Credits with an approved Part 1 and Part 2, which provide a 40% credit for qualified rehabilitation expenditures to offset rehabilitation costs. There is additional funding available from the City of New Orleans, the Finance Authority of New Orleans, and the Louisiana Housing Corporation, including Tax-Exempt Bonds, Payment In Lieu Of Taxes (PILOT), and Low income Housing Tax Credits (LIHTC), including the 30% subsidy, commonly called the "automatic 4% tax credit," for substantial rehabilitation that can also be used for the acquisition cost of existing buildings.



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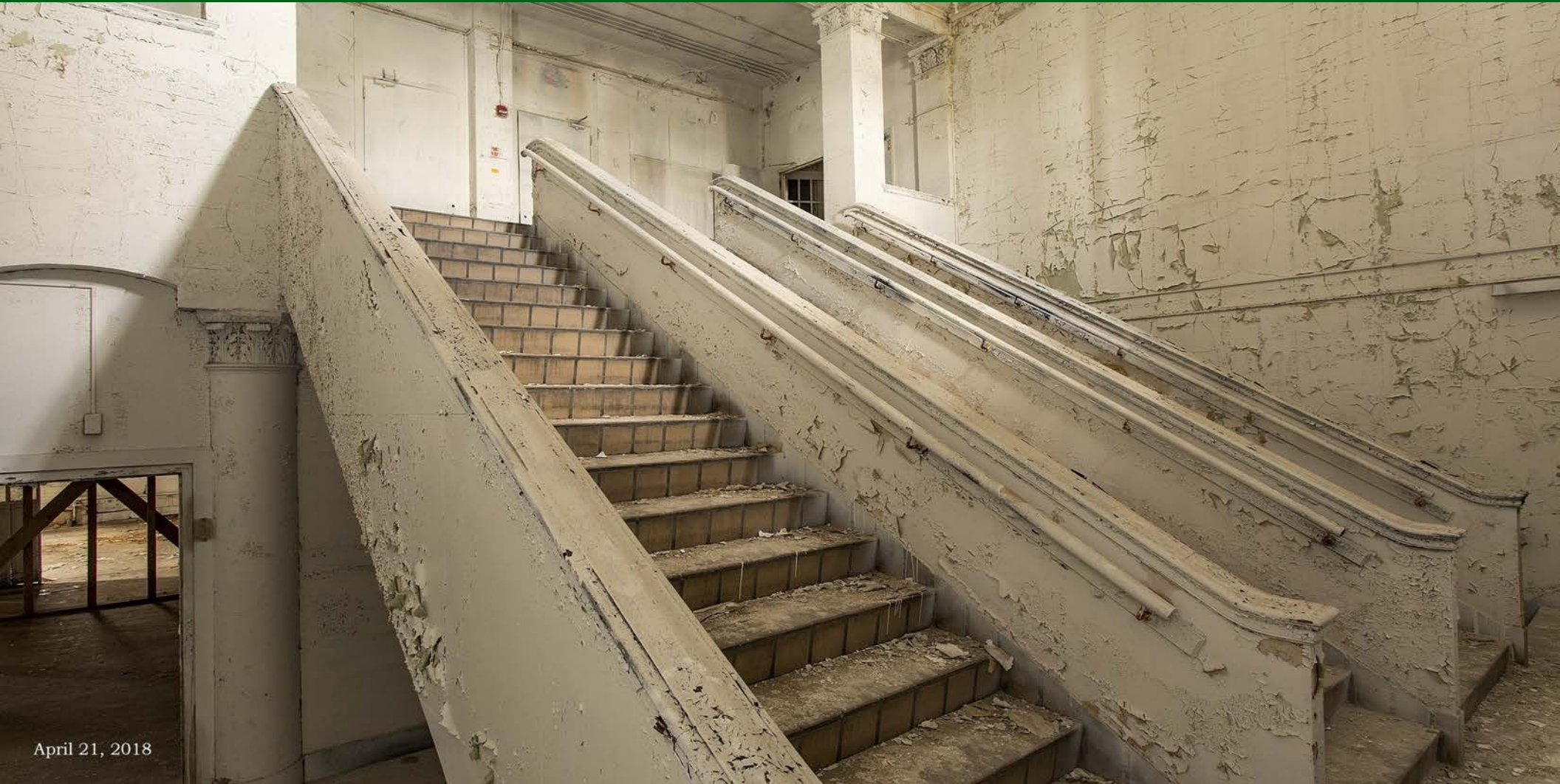
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April 21, 2018

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Room 340 May 5, 2018

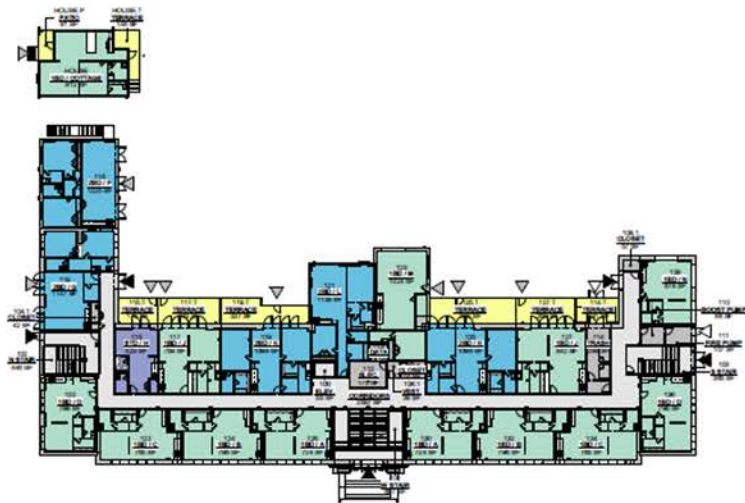
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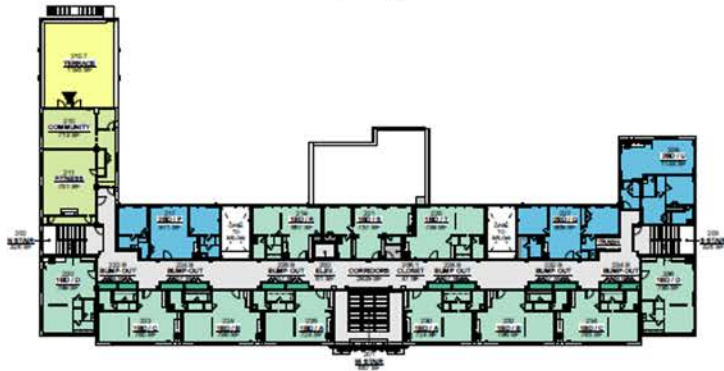


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LEVEL 1



LEVEL 2



LEVEL 3

SUMMARY	
LEVEL 1	
RESIDENTIAL UNIT AREA =	16,608 SF
CIRCULATION/SUPPORT AREA =	5,060 SF
AMENITY AREA =	0 SF
TOTAL	
FLOOR LEVEL GROSS AREA =	21,668 SF
LEVEL 2	
RESIDENTIAL UNIT AREA =	11,350 SF
CIRCULATION/SUPPORT AREA =	4,416 SF
AMENITY AREA =	1,464 SF
BUMP-OUT STORAGE AREA =	326 SF
TOTAL	
FLOOR LEVEL GROSS AREA =	17,556 SF
LEVEL 3	
RESIDENTIAL UNIT AREA =	14,064 SF
CIRCULATION/SUPPORT AREA =	3,695 SF
BUMP-OUT STORAGE AREA =	373 SF
TOTAL	
FLOOR LEVEL GROSS AREA =	18,132 SF

TOTAL	
1 BEDROOM UNITS =	37 UNITS
2 BEDROOM UNITS =	13 UNITS
3 BEDROOM UNITS =	0 UNITS
TOTAL UNITS =	50 UNITS (INCLUDES THE COTTAGE)
RESIDENTIAL GROSS AREA =	42,022 SF
TOTAL COMBINED GROSS AREA =	57,356 SF
EFFICIENCY =	73.3%
LOSS FACTOR =	26.7%
UNIT TERRACE AREA =	1,688 SF (UNIT PRIVATE EXTERIOR TERRACES)
AMENITY TERRACE AREA =	1,195 SF (COMMUNITY ROOM EXTERIOR TERRACE)
AMENITY AREA =	1,464 SF (COMMUNITY ROOM AND FITNESS)
BUMP-OUT UNITS =	13 UNITS
BUMP-OUT AREA =	699 SF (AREA NOT INCLUDED IN EFFICIENCY)

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BUMP-OUT STORAGE LOCKER
- SUPPORT SPACE
- CIRCULATION
- EXTERIOR TERRACE
- AMENITY - FITNESS AREA

BUILDING LAYOUT PLAN - SUMMARY

CN17803 / 1339 CLOUET SCHOOL RENOVATION
16 OCTOBER 2018

TRAPOLIN·PEER ARCHITECTS

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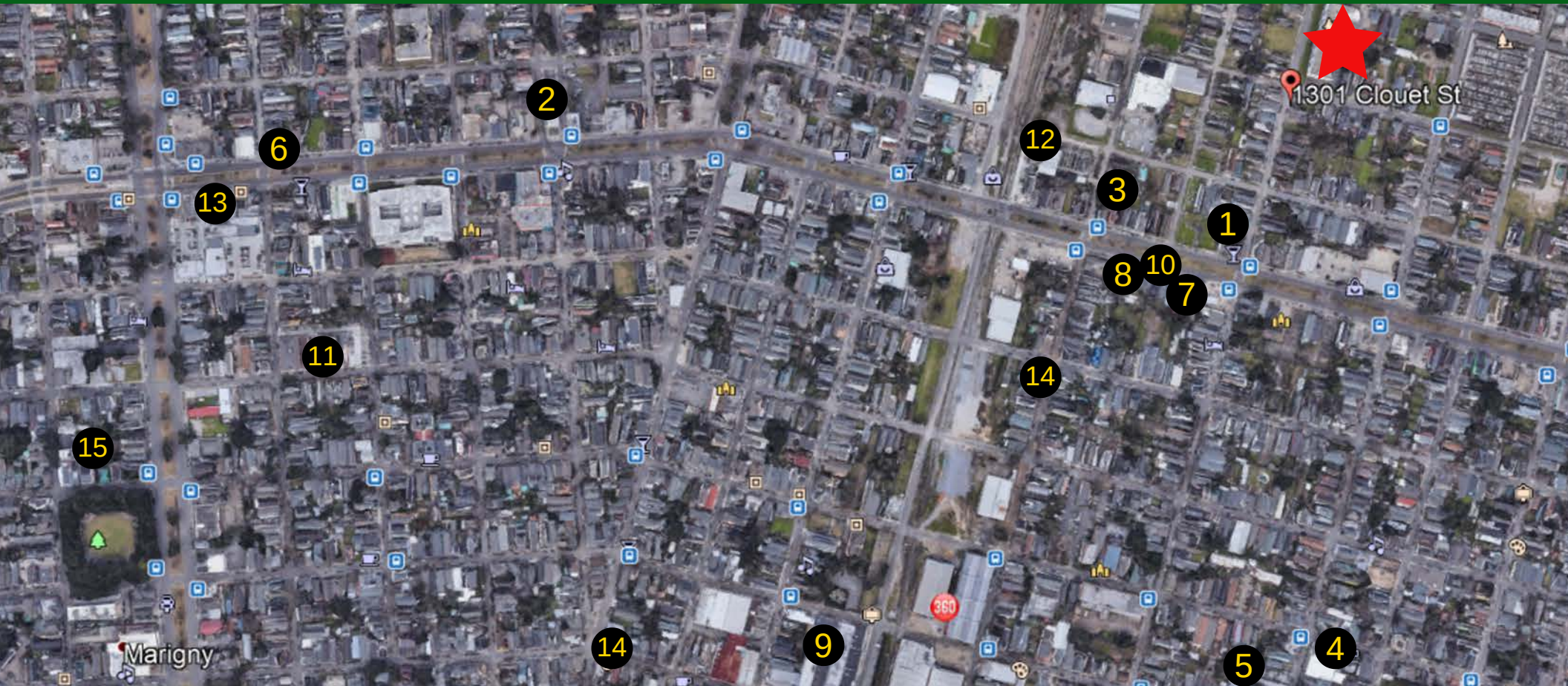


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POINTS OF INTEREST MAP



- | | | | | |
|-------------------------|---------------------------|--------------------------|------------------------------|---------------------------------|
| 1 SATURN BAR | 4 SATSUMA | 7 SAINT GERMAINE | 10 RED'S CHINESE | 13 ROBERTS FRESH MARKET |
| 2 ST ROCH MARKET | 5 THE COUNTRY CLUB | 8 THE DOMINO NOLA | 11 HOTEL PETER & PAUL | 14 MARIIGNY OPERA HOUSE |
| 3 N7 RESTAURANT | 6 HI HO LOUNGE | 9 NOCCA | 12 HAROLD'S PLANTS | 15 THE MARIIGNY TRIANGLE |