

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

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

26 on-site parking spaces

See attached proforma.

For Sale

Multifamily

Sale Price	\$2,850,000
Price Per SF	\$189.3/SF
Building Size	15,054 SF
Acres	0.61 ac
Parish	Orleans
Parcel APN	39W113606
Listed	08/14/2024
Updated	03/04/2026
Listing ID	27cd46ac

Building Details

# of Buildings	3
Floors	2
Year Built	1970
Construction Siding	Brick
Construction Type	Masonry
Total Units	27

Property Details

Zoning	HMR-1
Property Status	Existing

Location

Submarket	Greater New Orleans
Nearest MSA	New Orleans

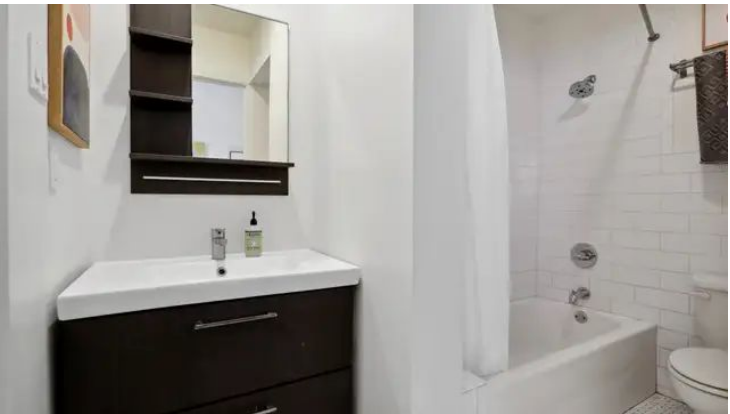


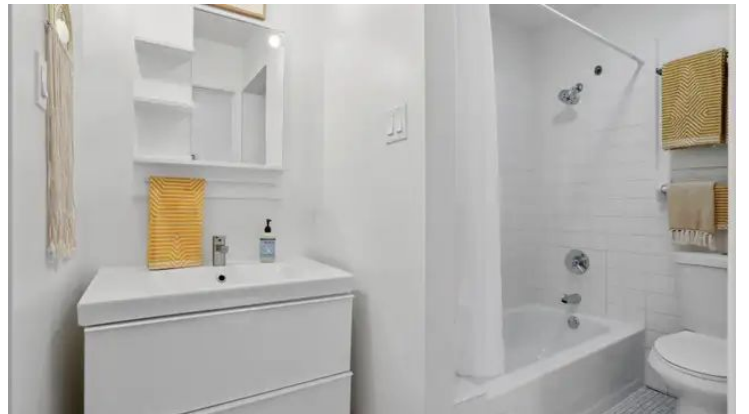
Doug Bernard
doug@dougbernard.net
504-915-0698



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Additional Images







Annual Property Operating Data

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

Purchase Price 2,850,000
 Acquisition Costs _____
 Loan Points _____
 Down Payment 570,000

Assessed/Appraised Values	Existing	Balance	Payment	#Pmts	Interest	Term
Land	1st					
Improvements	2nd					
Personal Property						
Total	Potential					
	1st	\$2,280,000	\$15,753	12	6.75	5
Adjusted Basis as of:	2nd					

ALL FIGURES ARE ANNUAL	\$/SQ FT	%		COMMENTS/FOOTNOTES
	or \$/Unit	of GOI		
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>12,000</u>	laundry, parking
GROSS OPERATING INCOME			<u>374,805</u>	Parking
OPERATING EXPENSES:				Laundry
Real Estate Taxes			<u>18,842</u>	Total
Personal Property Taxes				12,000
Property Insurance			<u>40,000</u>	
Off Site Management			<u>24,300</u>	
Payroll				
Expenses/Benefits				
Taxes/Worker's Compensation				* Amortization period 25 years
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:				
TOTAL OPERATING EXPENSES			<u>134,887</u>	
NET OPERATING INCOME			<u>239,918</u>	CAP rate
Less: Annual Debt Service			<u>189,033</u>	DCR
Less: Funded Reserves				8.42%
Less: Leasing Commissions				1.27
Less: Capital Additions				
CASH FLOW BEFORE TAXES			<u>\$50,884</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

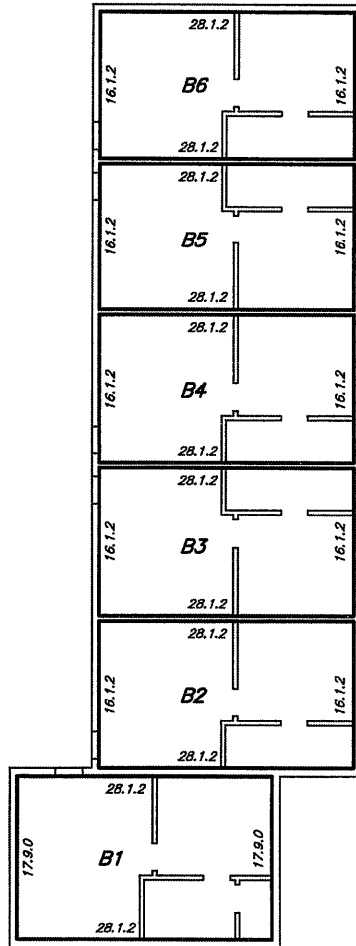
Floor	Unit Number	Square footage	Current Rent	Scheduled Rent	Parking	Lease Expiration
1	A1	502	\$1,225	\$1,225	\$0	12/31/2026
1	A2	502	\$1,225	\$1,225	\$15	2/3/2026
1	A3	452	\$1,100	\$1,100	\$0	2/17/2026
1	A4	452	\$1,125	\$1,125	\$15	11/30/2026
1	A5	452	\$1,125	\$1,125	\$0	3/31/2026
1	A6	452	\$1,125	\$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
TOTAL			\$31,825	\$31,825	\$340	

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.
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

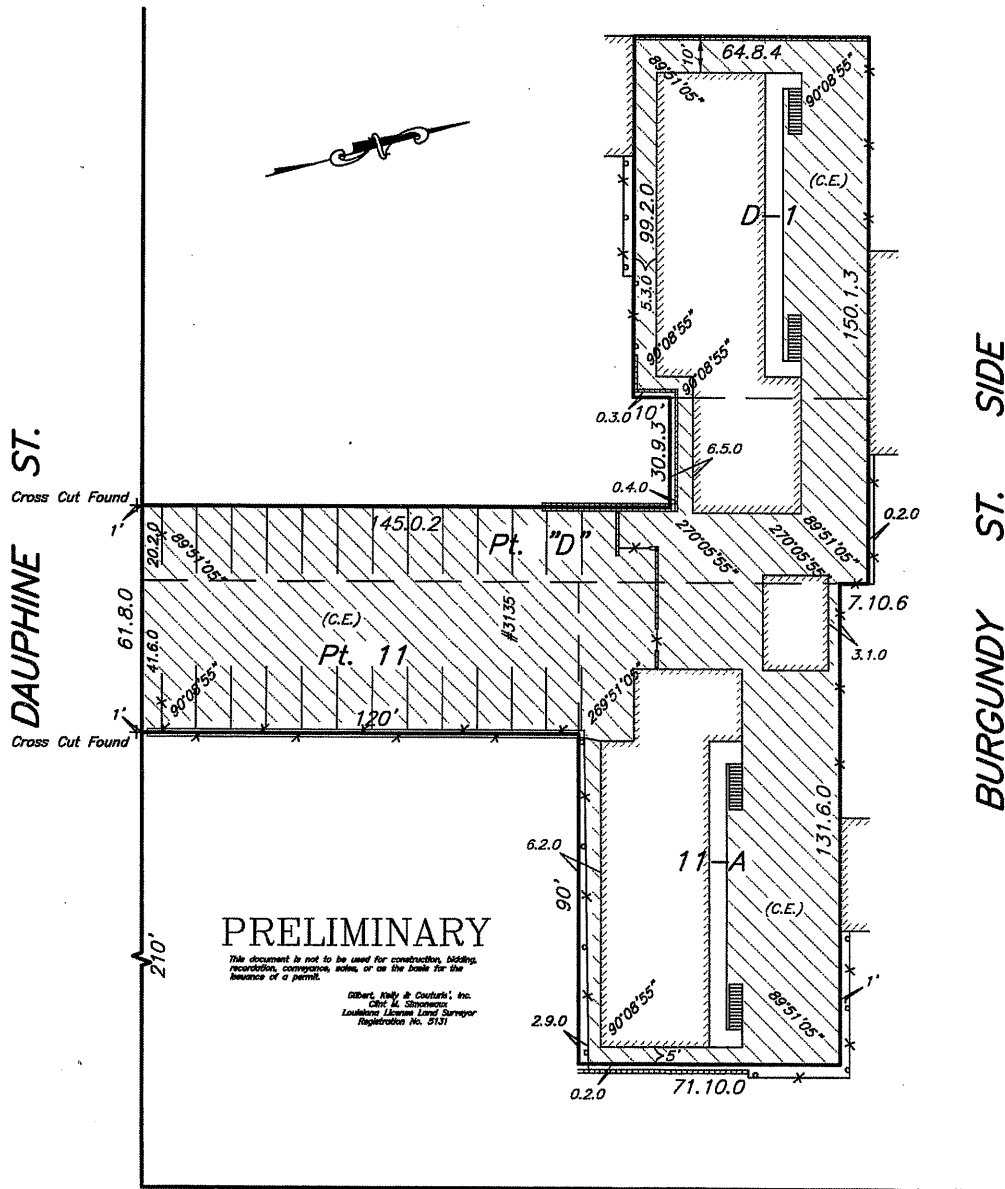
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2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

**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.

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Gilbert, Kelly & Couturie, Inc.
Civil & Mechanical
Louisiana Licensed Land Surveyor
Registration No. 2121

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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.

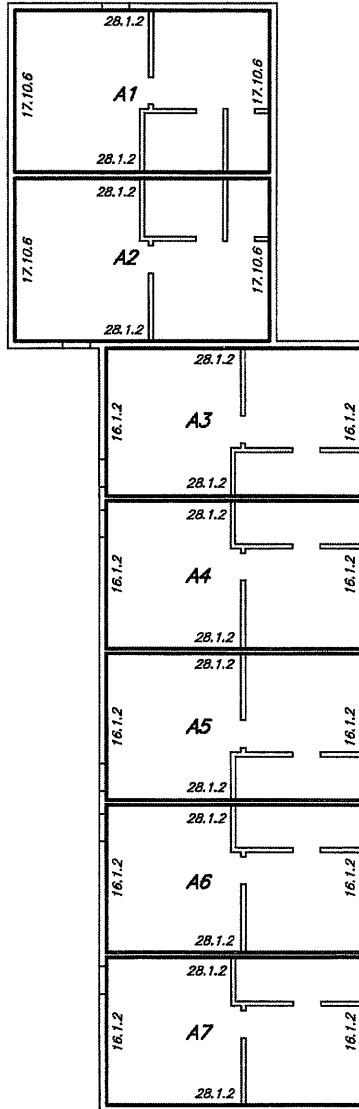
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"DAUPHINE STREET CONDOMINIUMS"



First Floor


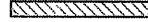

Building "A"
#3135 Dauphine St.

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Cliff M. Sireneaux
Louisiana License Land Surveyor
Registration No. 5131

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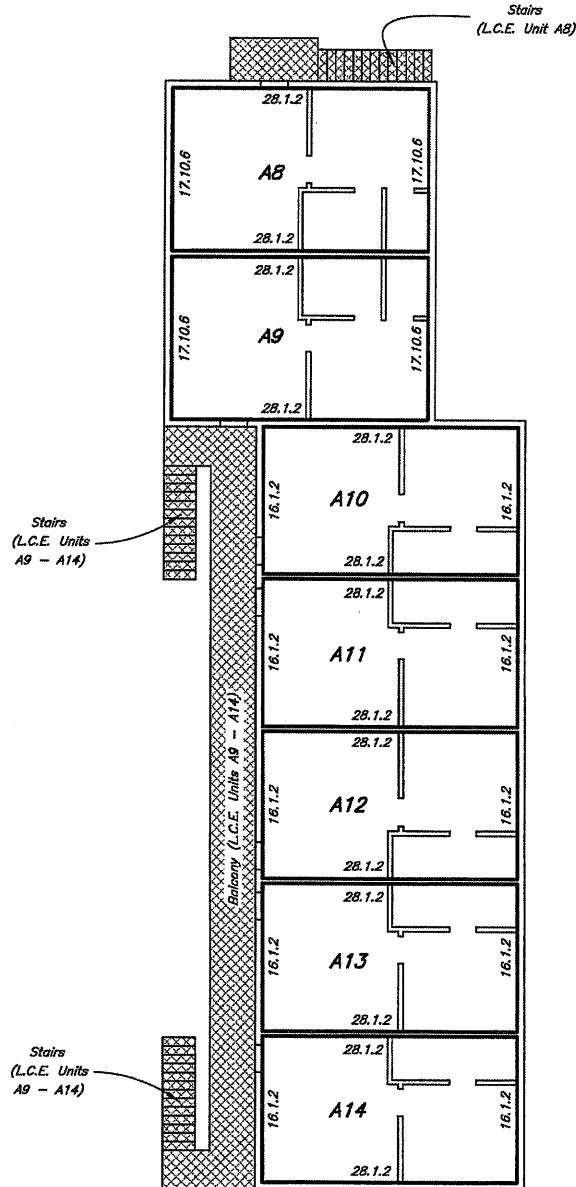
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Second Floor
Building "A"
#3135 Dauphine St.

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Clint M. Simoneaux
Louisiana License Land Surveyor
Registration No. 5131

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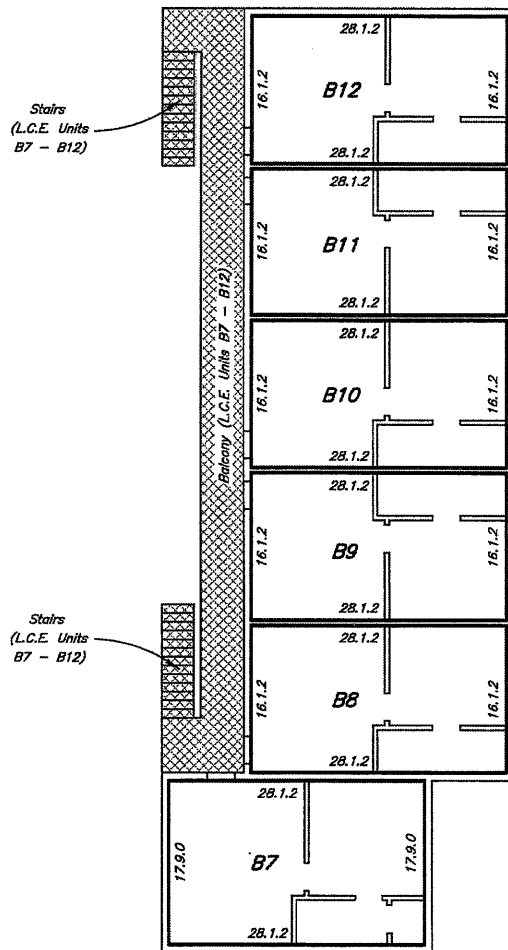
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PRELIMINARY

Second Floor

Building "B"
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Gilbert, Kelly & Couturie, Inc.
Clint M. Simoneaux
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Registration No. 5151

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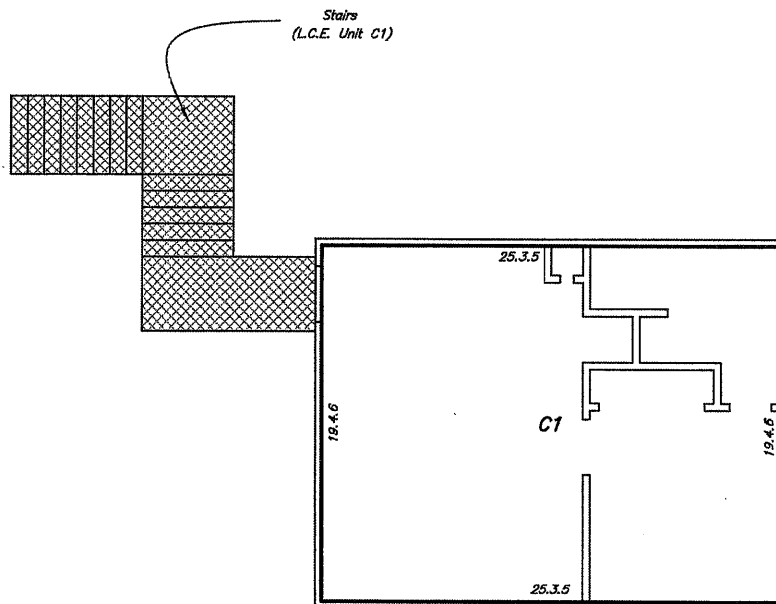
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ORLEANS PARISH

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"DAUPHINE STREET CONDOMINIUMS"



Second Floor


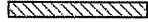

Building "c"
#3135 Dauphine St.

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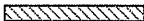

Square Footages:			
A1	502.99	Sq. Ft.	4.00%
A2	502.99	Sq. Ft.	4.00%
A3	452.41	Sq. Ft.	3.61%
A4	452.41	Sq. Ft.	3.61%
A5	452.41	Sq. Ft.	3.61%
A6	452.41	Sq. Ft.	3.61%
A7	452.41	Sq. Ft.	3.61%
A8	502.99	Sq. Ft.	4.00%
A9	502.99	Sq. Ft.	4.00%
A10	452.41	Sq. Ft.	3.61%
A11	452.41	Sq. Ft.	3.61%
A12	452.41	Sq. 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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