

## **The Grand Victorian General Info**

**May 2025**

2727 St. Charles Ave

7,600 sq ft                      10 bedrooms 10.5 baths

Thomas Sully Mansion built in 1893

-property has been an established Inn since 1998, many return guests over the years

-Small Hotel License

-complete renovation in 1997

-renovations & updates: 2022-2025

### **List of Items Updated:**

New Kitchen floor 1

\*Replaced the entire roof (after Ida 2021)

\*Replaced the entire garden, grass & irrigation system (and added a fountain) 2022

\*Painted the entire house inside & out (every surface, 2022)

\*Replaced any rotten wood found during the sanding/painting of the house

\*Replaced the entire kitchen with all new cabinets & appliances

\*Remodeled the Greenwood & Nottoway bathrooms fully (added a luxury shower), Rosedown & 1<sup>st</sup> floor ½ bath completely redone

\*Added a Generator for the 1<sup>st</sup> floor

\*Replaced the entire 3<sup>rd</sup> floor deck

\*Repaired old termite damage under the house

\*Upgraded all rooms with wallpaper, new linens: bed & bath, refinished all bathroom (including 3<sup>rd</sup> floor), new window treatments, new fans, new TVs, new mattresses (2025)

\*Upgraded the Internet System & added Security Cameras & electronic locks to side door/others

\*Repaired the back & front automatic gate

\*Brand new floors on 3<sup>rd</sup> Floor apt, refinished floors in parlor & entry way

\*3<sup>rd</sup> Floor apartment is completed redone, painted & furnished (2 bedrooms, 2 bath, den, dining room, deck, and kitchenette) Floors completely refinished

\*Added in Roku/Smart TVs in all rooms & on the third floor.

\*Brand new website (updated template May 2025) & social media channels

## **Revenue:**

**January 2025-May 24, 2025** \$132,916.00 (Rev Par by Date Report)

45.44% Occupancy

**June 1<sup>st</sup>- Dec 2025 Future Reservations** \$21,712.00 as of May 27, 2025

**June 1<sup>st</sup>- April 30, 2026 Future Reservations** \$43,895.00 as of May 27, 2025 (to include next Mardi Gras)

## **Notes on Potential**

\*Rosedown: was not rented from all of 2022- October 2024—Innkeeper lived here

Third floor was only rented for special events & then, used for private residence

(Third floor is a 2 bedroom, 2 bathroom suite with den, kitchenette, dining room & deck)

\*2023: closed May 31- June 7, July 1- August 13<sup>th</sup>- summer slow season

\*Nottoway closed on May 7, 2024- current (personal residence)

\*2024: closed June 16- Sept 3<sup>rd</sup>—summer slow season, closed again Sept 20-24- hurricane

\*2024-current: 3<sup>rd</sup> floor closed as private residence

\*In 2023, Nottoway earned \$28,373.90

\*In 2024 from January- May5th- earned \$15,459.48

\* In 2025 we started with a great Marketing Company: google ads, FB ads, newsletters, blogs

\* we are listed only on Booking.com, really do not give it much attention...opportunity with OTAs