



FOR SALE



Beautifully Restored Historic Office Building Picayune Place Historic District

ADDRESS:	301 Magazine Street (corner of Gravier Street)
SALES PRICE:	\$1,350,000
TOTAL BUILDING SIZE:	17,200 square feet
LOT AREA:	5,066 square feet
ZONING:	CBD-4
ELEVATOR:	Yes
COMMENTS:	This beautiful building is 88% occupied to mostly short-term tenants. Please call agent for more details.

For Further Information, call Bobby Talbot

TEL: (504) 525-9763

Email: btalbot@talbot-realty.com

Website: www.talbot-realty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Apr-10



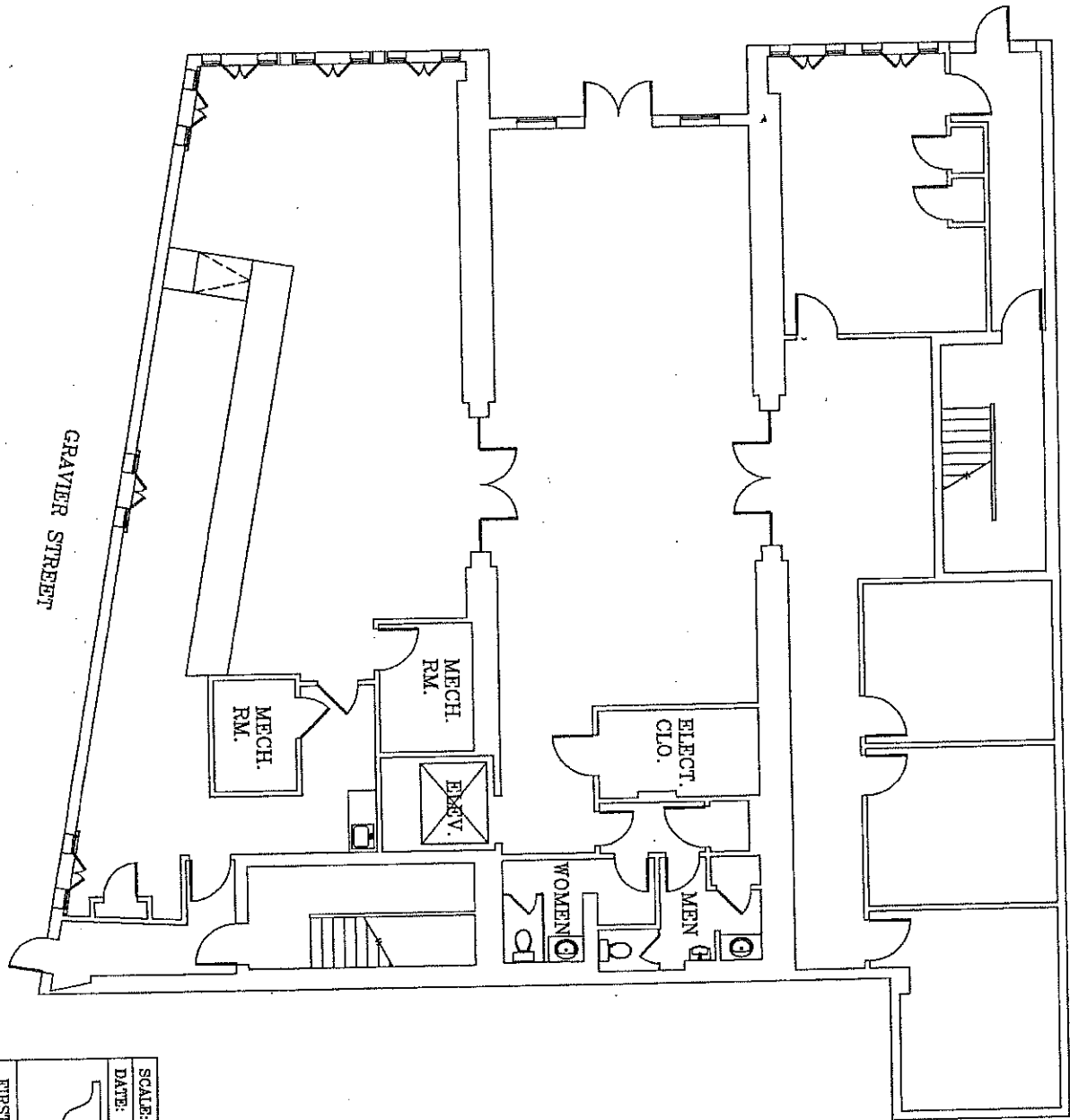
ANNUAL RENT SCHEDULE FOR 301 MAGAZINE

	MONTHLY RENT	LEASE TERMINATES	APPROXIMATE SQUARE FOOTAGE
FIRST FLOOR			
ASI Federal Credit Union	\$3,000.00	April 30, 2011	1,747
Decatur Hotels, L.L.C.	\$1,866.00	November 30, 2010	1,750
SECOND FLOOR			
Decatur Hotels, L.L.C.	\$4,200.00	November 30, 2010	5,000
THIRD FLOOR			
Pickering & Cotogno	\$4,200.00	Month-to-month (Owner)	5,000
FOURTH FLOOR			
VACANT	\$0.00		1,900
TOTAL MONTHLY RENT	\$13,266.00		

Total gross building square footage is approximately 17,200.

301 Magazine Street Partnership				
Income & Expenses 2009				
	Monthly	Monthly	Annual	Annual
	Income	Expense	Income	Expenses
ASI	2,511.31		30,135.72	
Decatur Realty - 1st Floor	1,866.00		22,392.00	
Decatur Hotels 2nd Floor	4,200.00		50,400.00	
Pickering & Cotogno 3rd Floor	4,200.00		50,400.00	
City of NO RE Taxes		1,225.52		14,706.24
Schildler Elevator Maint Contract		446.07		5,352.84
Insurance CAN CNA		969.92		11,639.04
Flood Ins - Fidelity		176.67		2,120.04
Talbot - Commission		150.68		1,808.16
Cintas - Rugs & Mats		116.35		1,396.20
Medrick Jupiter - Janitor		375.00		4,500.00
Terminix - Pest Control		100.00		1,200.00
Guillot's - Bathroom Supplies		20.00		240.00
Various Repairs		1,000.00		12,000.00
United Security		25.00		300.00
Utilities, Elec, Water		2,689.87		32,278.44
	12,777.31	7,295.08	153,327.72	87,540.96

MAGAZINE STREET



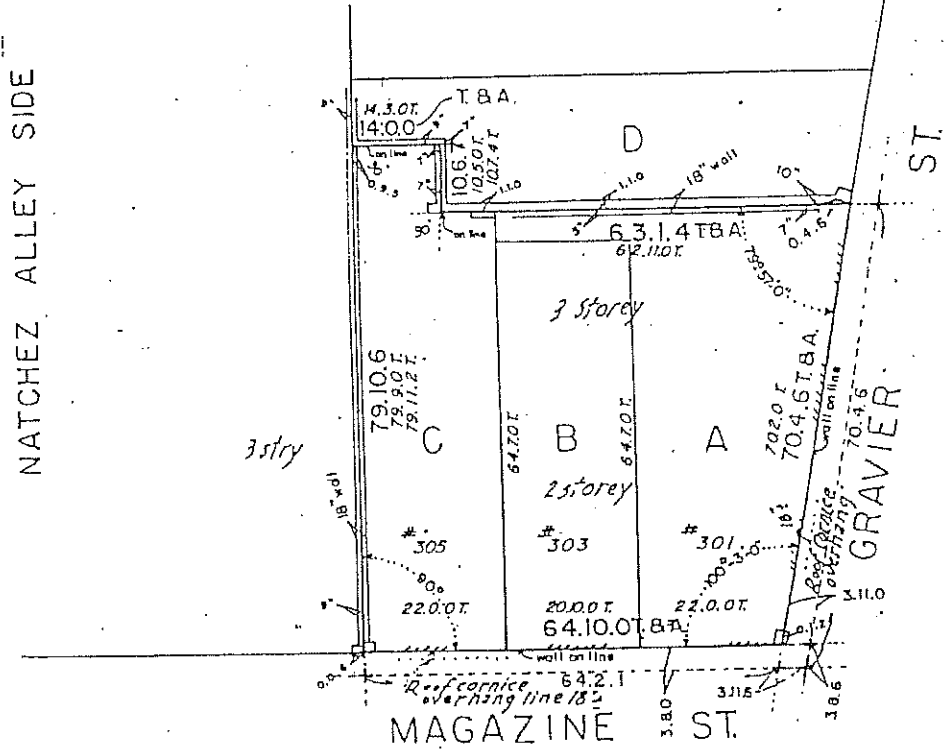
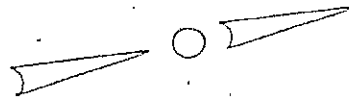
GRAVIER STREET

SCALE: N.T.S.	FILE NAME: 04078/PLAN C
DATE: 12/17/04	
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. NEW ORLEANS, LA 70119 (504) 488-5744 E-MAIL: sfinegan@finegan.noctrinal.com	
FIRST FLOOR AS-BUILT 301 MAGAZINE ST. NEW ORLEANS, LA	SHEET NO. OF SHEETS A-1

SQ. 166
FIRST DISTRICT

PICAYUNE ALLEY SIDE

NATCHEZ ALLEY SIDE



+ denotes cross cut in concrete
Measurements are in feet,
inches and eighths.
T & A denotes Title and Actual

Survey of Lots A, B and C made for
Kehl - Pickering, Attorneys
New Orleans, La., June 28, 1982.
Certified correct to First Homestead
Federal Savings & Loan Association.

Coleman Kuhn

C. E. & Land Surveyor, No. 2245

OFFICE OF
GANDOLFO, KUHN, LUECKE & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
NEW ORLEANS

SCALE :: 1" = 20'

Survey

