



Marketing Presentation
4219 Magnolia
New Orleans, Louisiana 70115
For Sale at \$650,000

Louisiana Commercial Realty

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March 5, 2017



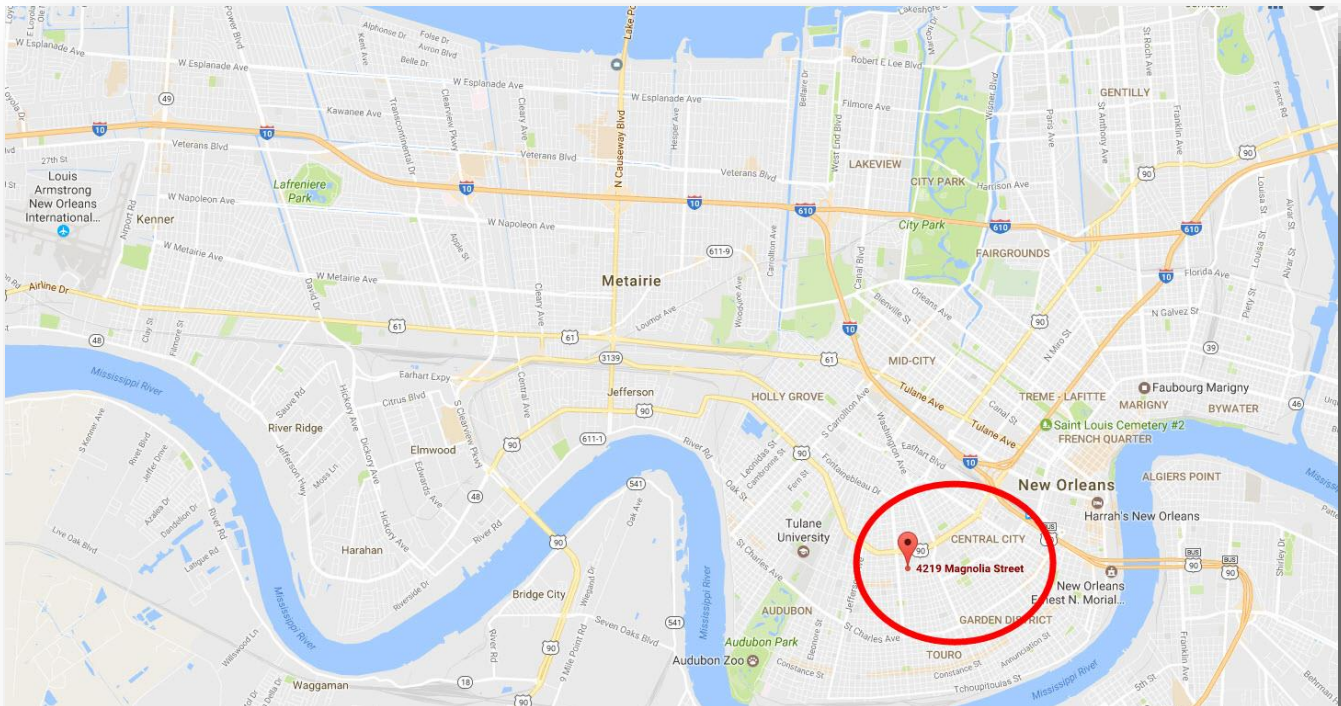
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Location-Map

The property is located in Orleans Parish in the uptown section of New Orleans, one mile south of Interstate 10 and 2 miles west of the French Quarter, with easy access from a two-lane divided street one block away, Napoleon Avenue, and just 2 blocks from a four-lane street, Claiborne Avenue, which is the city's longest street and runs the entire width of the parish.





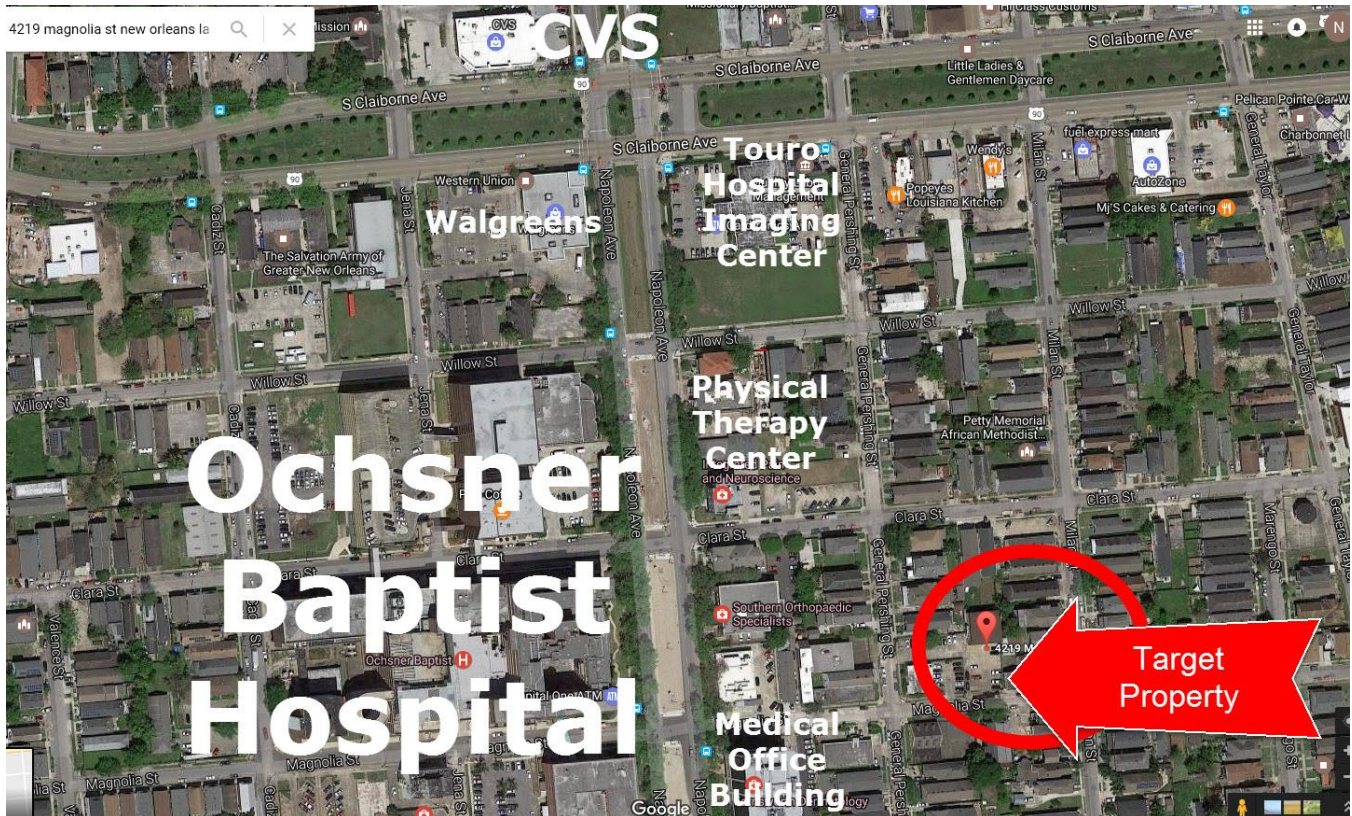
Location-Neighborhood

The property is the largest office building for sale near a major hospital area, and is easily accessed by

public bus transportation along Claiborne Avenue and Napoleon Avenue, as well as the public streetcar line on St. Charles Avenue. It is located in close proximity to Ochsner Baptist Hospital which encompasses 3 city blocks and employs 600 physicians and specialists, offering all private inpatient rooms, an intensive care unit, state-of-the-art operating rooms and two cardiac catheterization labs. In 2013, a nearby \$40 million Women's Pavilion opened to provide an OB/GYN clinic, Labor and Delivery, and Maternal Fetal Medicine, as well as the Level III Neonatal Intensive Care Unit.

Nearby Institutions

- Ochsner BAPTIST HOSPITAL
- TOURO HOSPITAL IMAGING
- WALGREENS
- CVS
- NAPOLEON MEDICAL OFFICE
- DAVITA DIALYSIS CENTER





Property Description

The 5,963 square foot two-story office building was constructed in the 1970's as a one-story but substantial renovations were made in 2012 to the interior and exterior including a 2nd story addition.

The 1st floor includes:

- 14 Private offices
- Glass-walled conference room (20' x 10')
- Two restrooms
- Kitchen, copy, storage and break rooms
- Reception area

The 2nd floor includes:

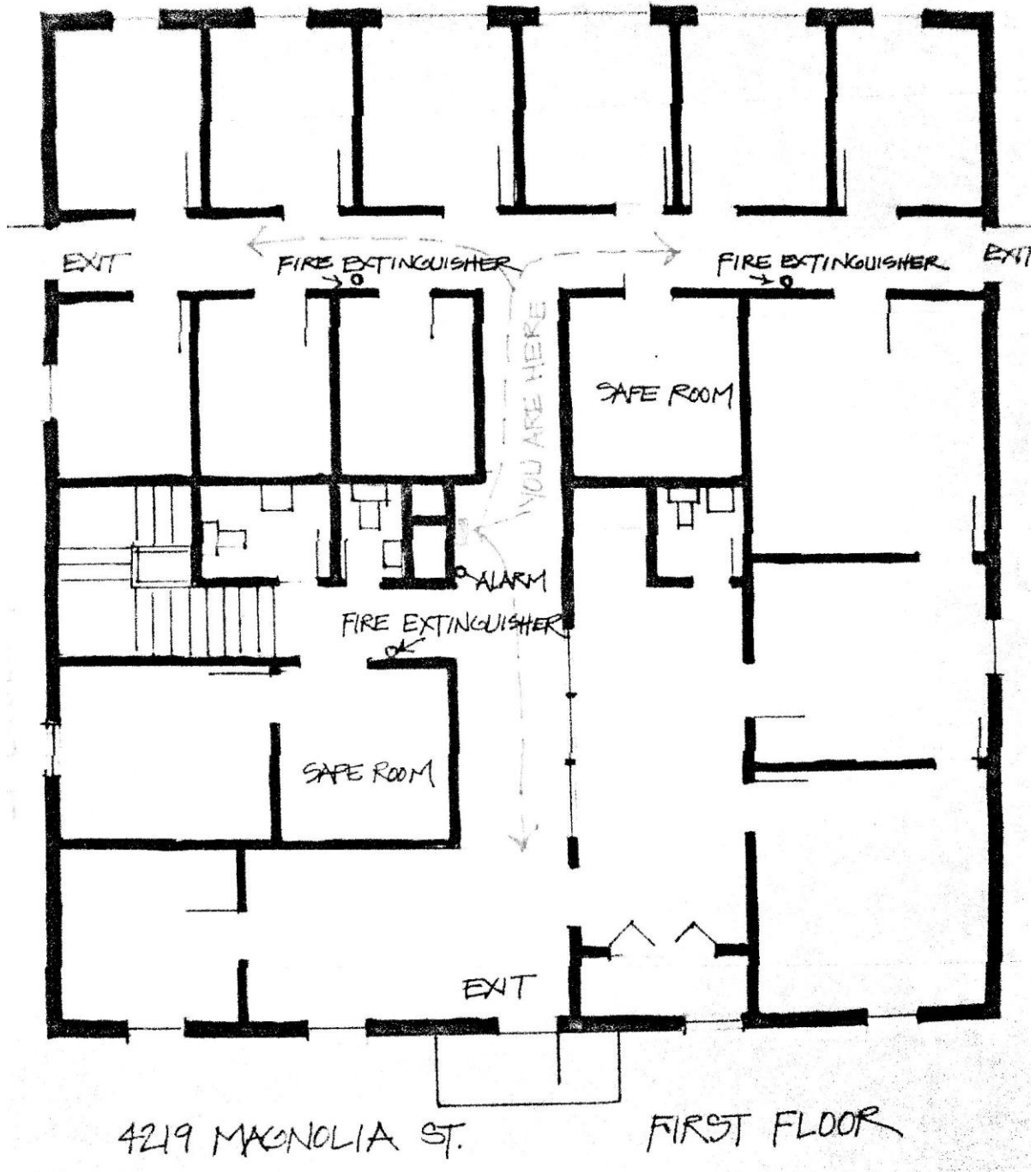
- 15 private offices
- Center conference room (24' x 18')
- Two restrooms
- Break and storage rooms

The 9,000 SF lot measures 150' deep by 60' feet wide, with concrete paved parking for approximately 18 parking spaces in front.



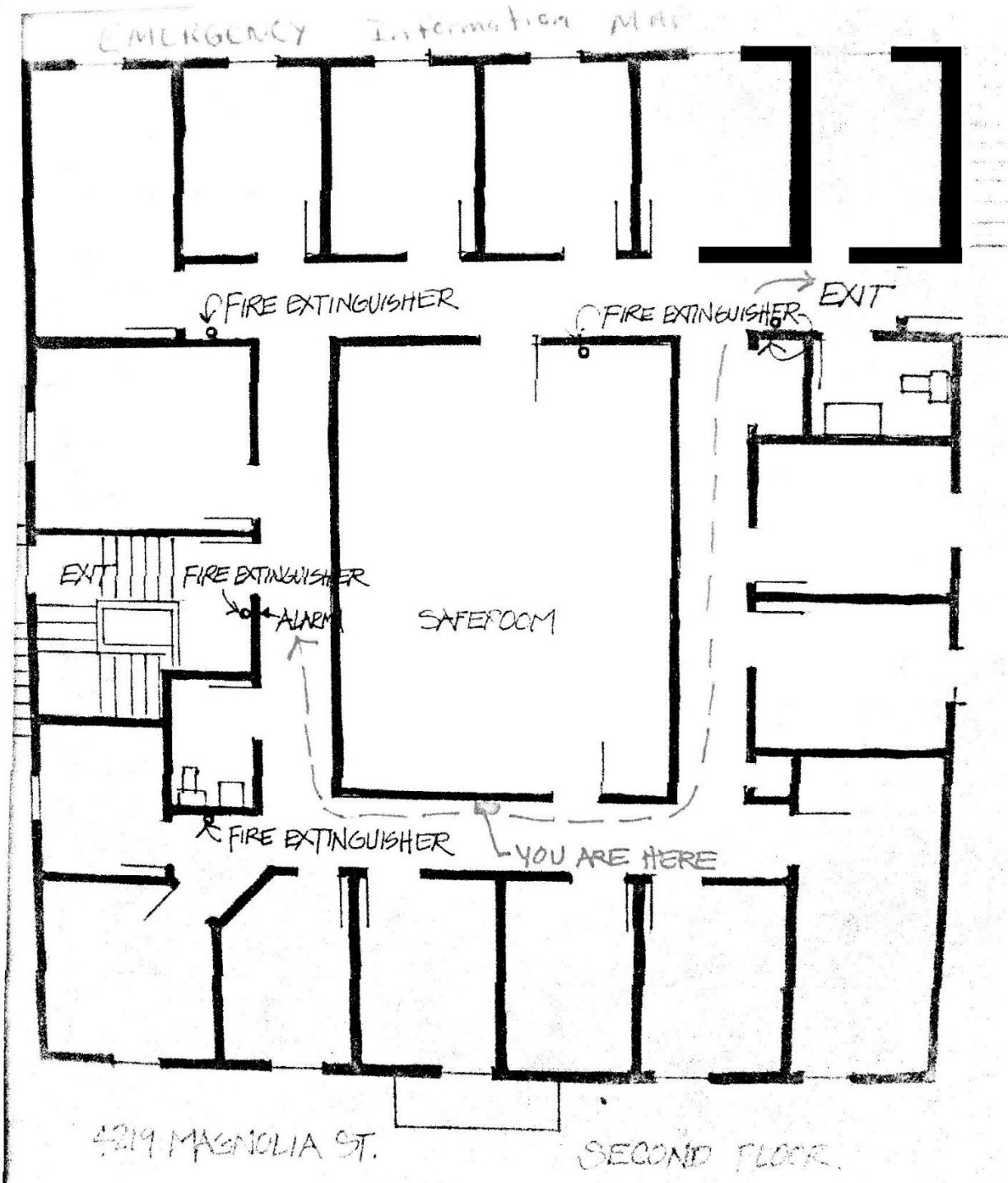


Floor Plan-First Floor





Floor Plan-Second Floor





Financials

Annual real estate taxes for 2017 are approximately \$10,923, and hazard insurance is estimated at approximately \$10,000. A September 2016 appraisal estimated the market value at \$660,000, with a value of \$705,000 using the income approach assuming a \$16.50 per square foot rental rate and 8.5% capitalization rate.





Zoning HU-B1: Historic Urban Neighborhood Business District

The HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. Permitted uses are detailed at: <http://czo.nola.gov/article-12/#table12-1>.

CITY OF NEW ORLEANS PROPERTY VIEWER

Permitted Uses Include:

- Day Care
- Offices
- Restaurant
- Retail
- Health Club
- Day Care
- Veterinarian

Medical and Dental Clinic Is a Permitted Use

ADDRESS	ZONING
Magnolia St, LA	Zoning District: HU-B1
7200 DOWNMAN RD LLC	Zoning Description: Historic Urban Neighborhood Business District
Mailing Address: 2229 N VILLAGE GREEN ST	Future Land Use: RLD-PRE
Mailing City: HARVEY	Future Land Use Description: Residential Low Density Pre-War
Mailing State: LA	
Mailing Zip 5: 70058	
Property Description: SQ 638 LOT 23-24 MAGNOLIA 60X150 2-STY OFFICE BLDG	

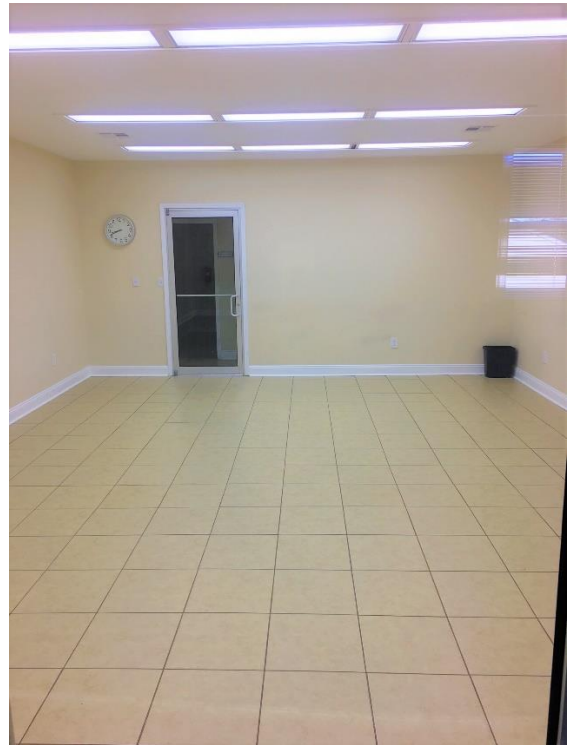
There is also an HU-B1A Use Restriction Overlay District that may apply which could require approval of a restaurant, alcohol sales and live entertainment (<http://czo.nola.gov/Article-18#18-18>).



Photographs of Interior



Conference Room-1st Floor



Conference Room-2nd Floor



Office Space



Break Room



About Louisiana Commercial Realty



Louisiana's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help landlords and tenants solve their real estate problems, bringing a high level of ethical conduct to the industry, with great attention to detail and professionalism. We have expertise in every sector of commercial real estate, completing these landmark projects:

- one of the largest hotel acquisitions in New Orleans
- the largest warehouse disposition in downtown New Orleans
- several of the largest apartment developments in New Orleans
- the largest land disposition in Louisiana
- the largest contiguous office space lease negotiation in New Orleans CBD

Nationally recognized expertise with expedited results:

- Named Top 50 Financial Executive in New Orleans by CityBusiness Magazine
- Named Top 100 Investment Executive in the U.S. by Financial Planning Magazine
- Member National Association of Realtors
- Member New Orleans Metropolitan Association of Realtors
- Past President, International Association of Financial Planners
- Past President, New Orleans MSU Alumni Association
- Past industry panel member for the NASD Board of Arbitrators

More national publications than any other broker in the state:

- *Commercial Investment Real Estate Magazine*- "Valuing Commercial Real Estate Using Regression Analysis"
- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision"
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions"
- *Chief Executive Officer Magazine*- "Return of The AutoMat"
- *Registered Representative Magazine*- "Growing Your Business By Providing a Higher Level of Services"
- *Personal Financial Planning Magazine*- "Using Technology To Help Clients"