

3135 DAUPHINE LLC

PRO FORMA

Prepared July 15, 2026

INCOME

Scheduled Rent	\$381,900
Less: Vacancy Allowance at 5%	-\$19,095
Effective Rental Income	\$362,805
Laundry Income	\$3,218
Parking Income	\$3,888
Other Income	\$1,560
Gross Operating Income	\$371,471

OPERATING EXPENSES

Insurance	\$36,937
Landscaping	\$12,000
Property Management	\$12,150
Repairs and Maintenance	\$37,800
Property Taxes	\$19,303
Utilities	\$19,892
Total Operating Expenses	\$138,082

NET OPERATING INCOME **\$233,389**

Sales Price	\$2,850,000
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CAP RATE 8.19%

3135 Dauphine St 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	

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

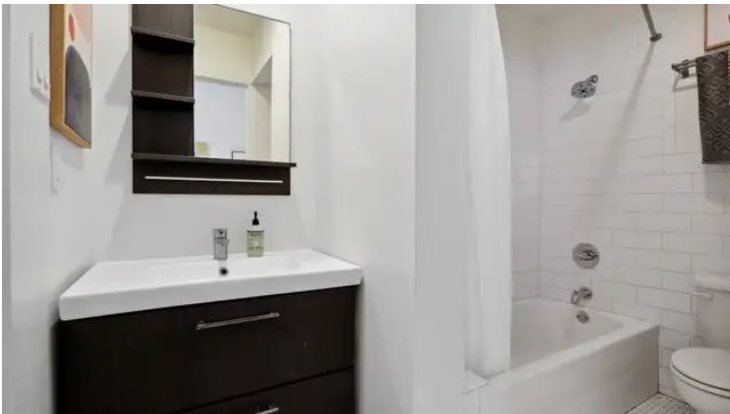
doug@dougbernard.net

504-915-0698



The information in this report is provided by LACDB for informational purposes only. LACDB does not guarantee that the information is complete, accurate, or current.

Additional Images





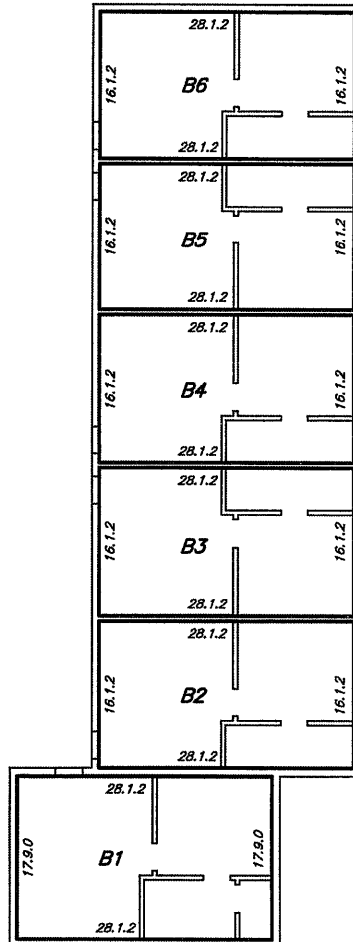


**SQ. NO. 250
THIRD DISTRICT**

**NEW ORLEANS, LA
ORLEANS PARISH**

A Condominium Survey of Lots D-1, 11-A, and Pts. Lots "D" and 11.

"DAUPHINE STREET CONDOMINIUMS"



First Floor

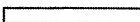
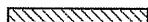
Building "B"
#3135 Dauphine St.

PRELIMINARY

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

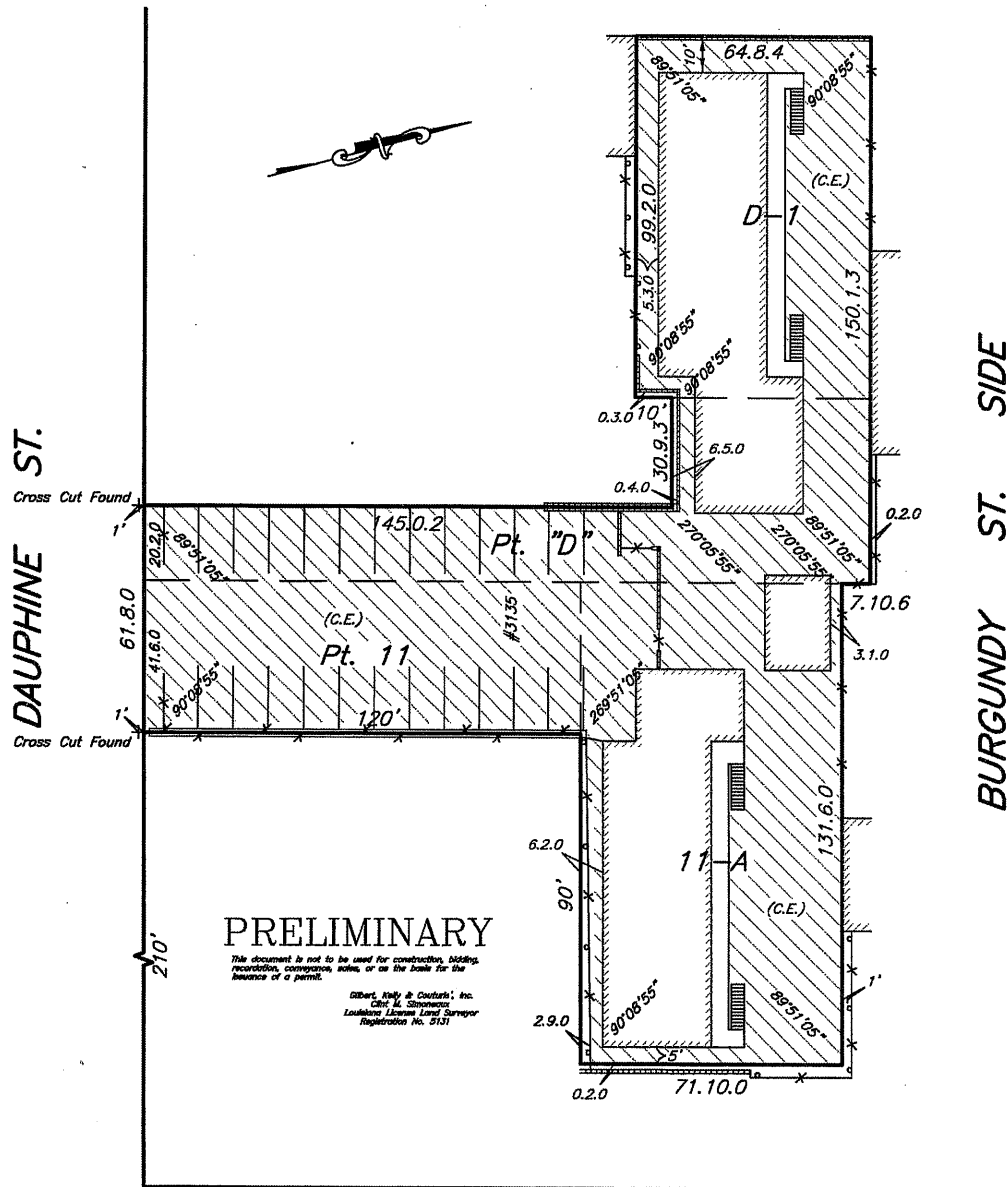
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2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121**

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CLOUET ST. SIDE



Notes
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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.*

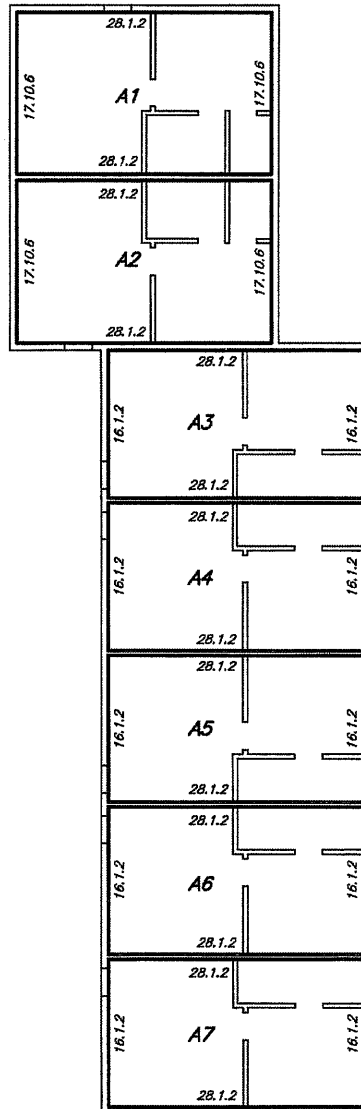
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"DAUPHINE STREET CONDOMINIUMS"



First Floor

Building "A"
#3135 Dauphine St.

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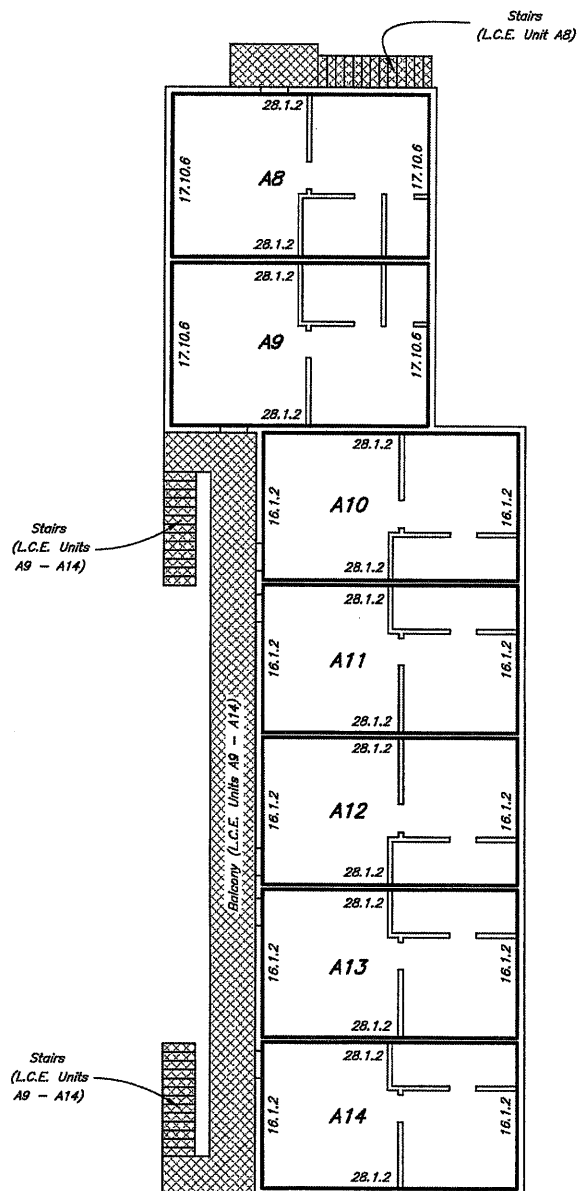
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Second Floor

Building "A"
#3135 Dauphine St.

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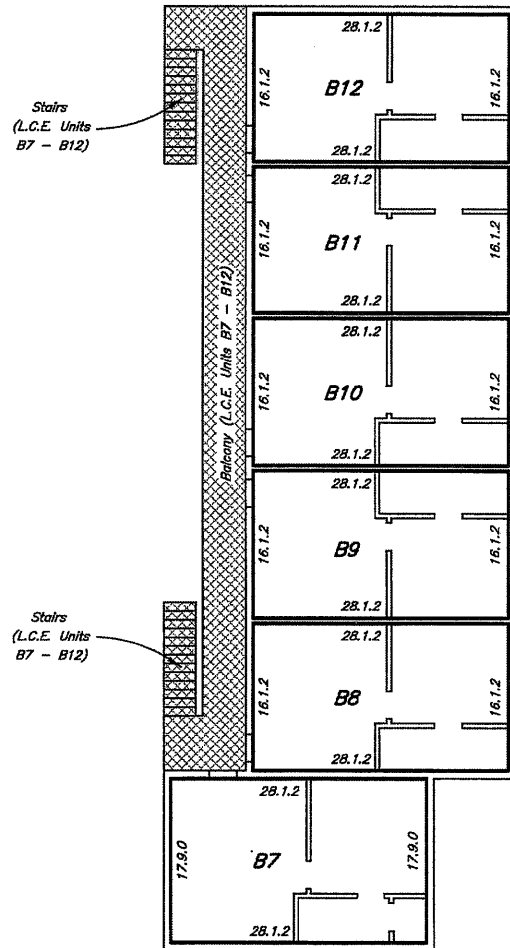
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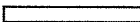
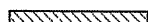
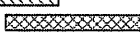
Second Floor

Building "B"
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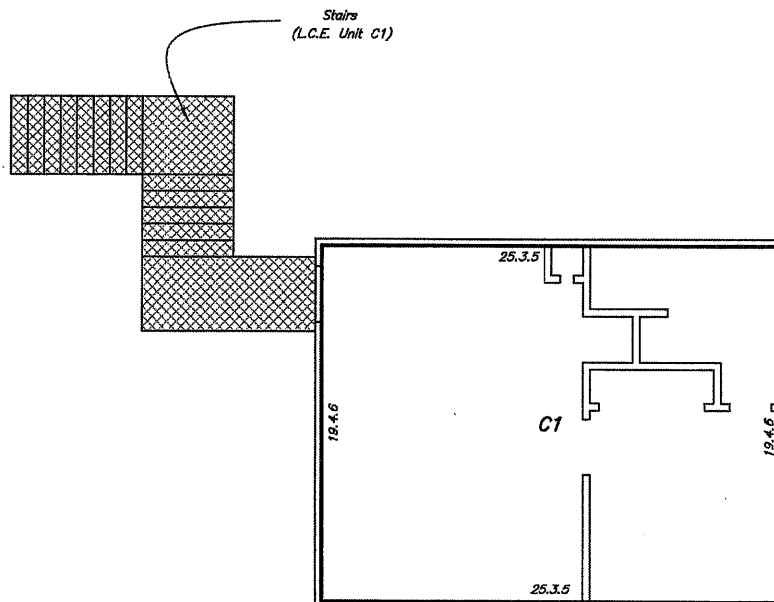
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"DAUPHINE STREET CONDOMINIUMS"



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%

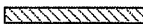
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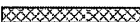
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