



BUSINESS + REAL ESTATE



OFFERING MEMORANDUM

MAISON DE LAGNIAPPE HOSTEL

1021 KERLEREC STREET . NEW ORLEANS . LA . 70116

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NEW ORLEANS, LA 70116

LISTING AGENTS:

Anna Mixon

McEnery Residential

C: 337.298.9791

D: 504.605.4400

anna@annamixon.com

Cameron Griffin

The McEnery Company

C: 504.535.5680

D: 504.582.9250

cameron@mceneryco.com

CO-LISTED BY:

THE McENERY COMPANY

MCENERY

RESIDENTIAL

810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



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MAISON DE LAGNIAPPE HOSTEL

1021 KERLEREC STREET NEW ORLEANS LA 70116

Embark on an unparalleled journey to acquire Madame De Lagniappe DBA Madame Isabelle's House, a thriving hostel with a rich legacy. Experience seamless ownership transition with meticulously curated FF&A, including select furnishings from the esteemed third floor, alongside hassle-free inventory and equipment transfer. This exclusive offer extends beyond physical assets, embracing digital prominence with included OTA and review site accounts. Navigate regulatory compliance with our guidance on B&B license transfer, while Maison De Lagniappe, LLC will remain independent. Sign our disclosure agreement for access to financial data and license details, ensuring a secure path to realizing your hospitality aspirations.

Step into a venture where success is certain: Maison De Lagniappe journey to its most profitable year in 2023 showcases the compelling reasons behind its thriving operation. With a decade-long presence since 2014, the Hostel has established itself as a premier destination, boasting loyal clientele and glowing reviews on platforms like Google and Booking.com. Their popularity ensures consistent occupancy rates, setting us apart from competitors. Moreover, the B&B license provides a crucial advantage. Unlike Hotels and STRs burdened with hefty taxes. The traditional B&B license provides exemption, enjoying a favorable taxation framework and financial stability with a modest 50 cents per room charge. Positioned strategically among hostels in the city, Maison De Lagniappe stands out, offering unparalleled opportunities for entrepreneurial success. Join us and tap into a proven formula for prosperity.

OFFERING MEMORANDUM | MAISON DE LAGNIAPPE HOSTEL

PRICE	\$1,640,000
PRICE PER SF	\$277.68
SITE SIZE	4,000 SF
GBA	5,906 SF
RSF	5,430 SF
ZONING	HMR-1

FINANCIALS

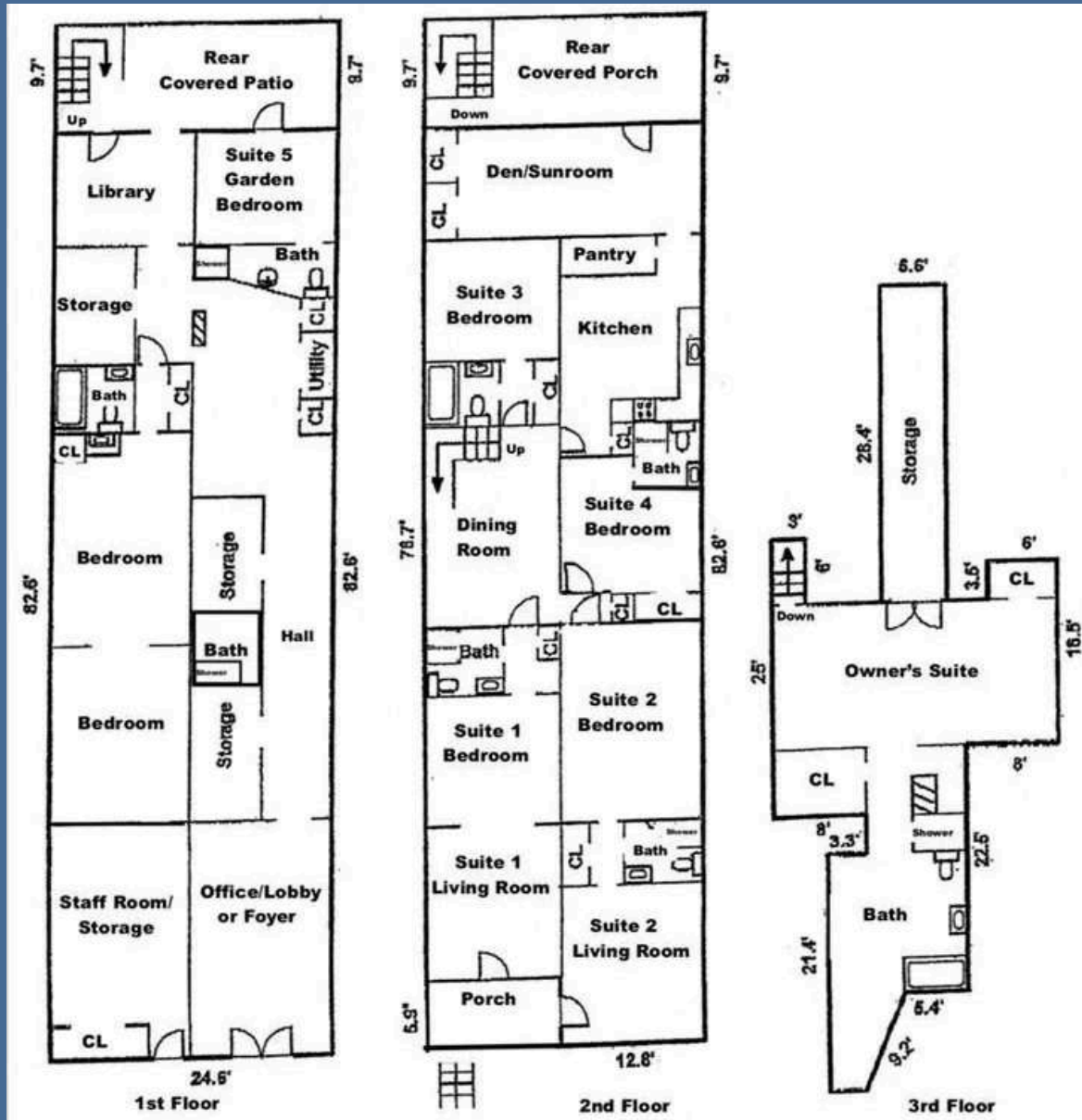


UNIT MIX				GROSS REVENUE		
LEVEL	TYPE	GBA	RSF	2021	2022	2023
1	LOBBY / 3 BEDROOMS / 3 BATH	2,516	2,278	\$180,000	\$170,000	\$409,000
2	6 BEDROOMS / 4 BATH	2,270	2,032	PROFIT AFTER EXPENSES		
3	PENTHOUSE 1 BED / 1 BATH	1,120	1,120	\$64,000	\$51,000	\$216,000
TOTALS	10 BEDROOMS 8.5 BATHS	5,906	5,430			

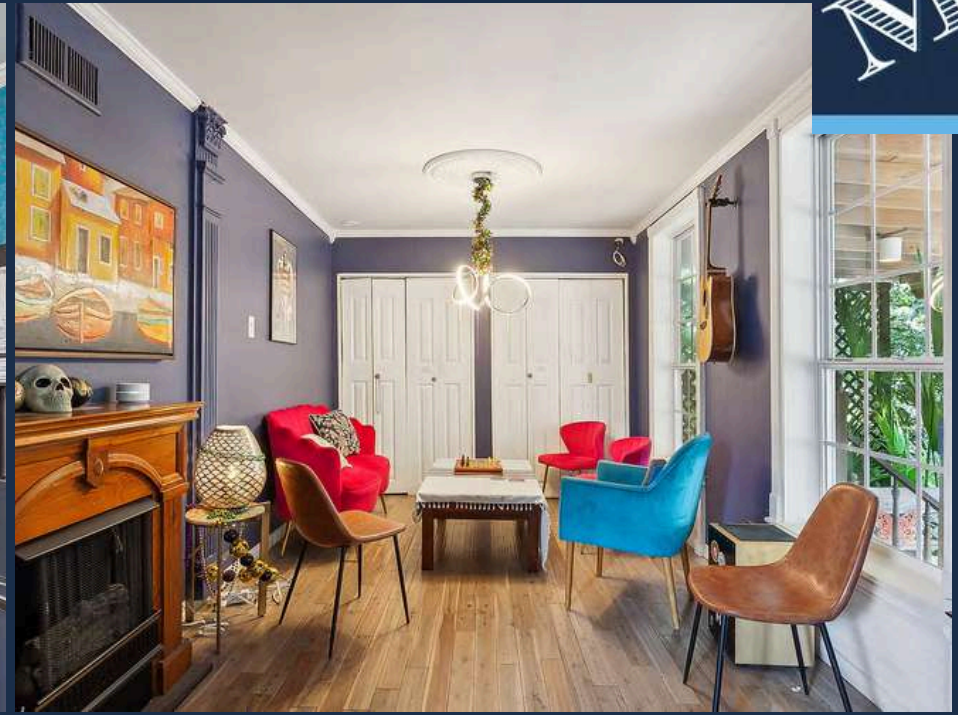
EXPENSES		
	MONTHLY	ANNUALLY
PROPERTY TAXES	\$1,072	\$12,869
INSURANCE	\$446	\$5,360
MAINTENANCE & REPAIRS	\$2,430	\$29,171
WAGES	\$1,668	\$20,025
TOTAL	\$5,616	\$67,392
OPEX %		16.48%

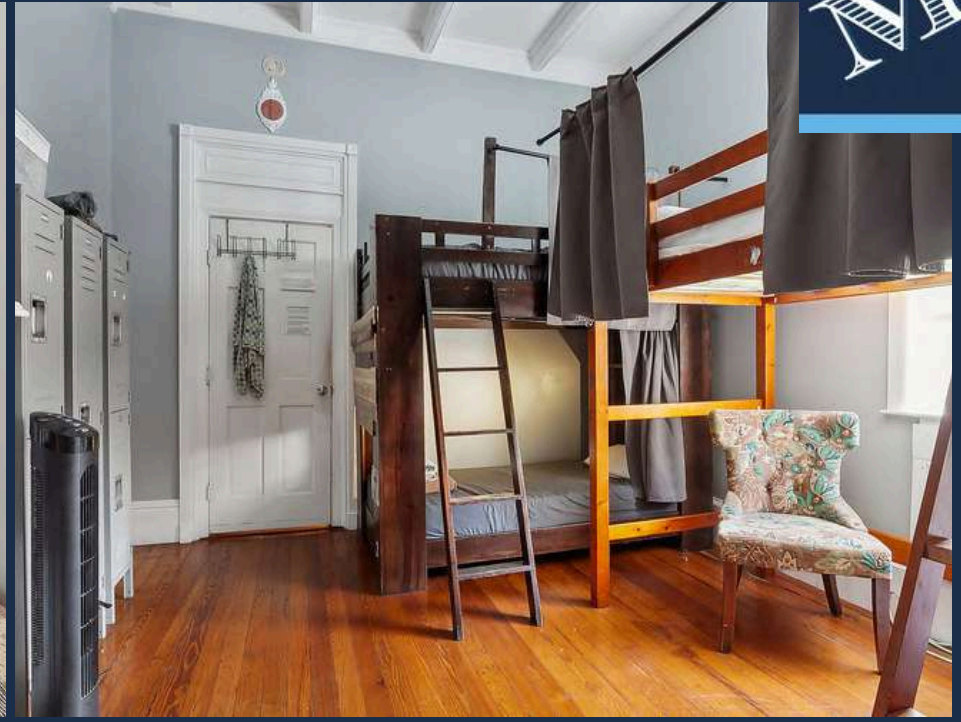
Maison De Lagniappe LLC, as both the tax-holding entity for our hostel and the registered LLC for their B&B license, demonstrates a strong financial performance. Despite challenges such as Hurricane Ida temporarily halting operations, their revenue and profit figures reflect resilience and success. Last year, the hostel generated \$409,000 in revenue with \$216,000 in profit, and subsequent years show consistent profitability, with revenues of \$170,000 and \$180,000 in 2022 and 2021, respectively, accompanied by solid profits.

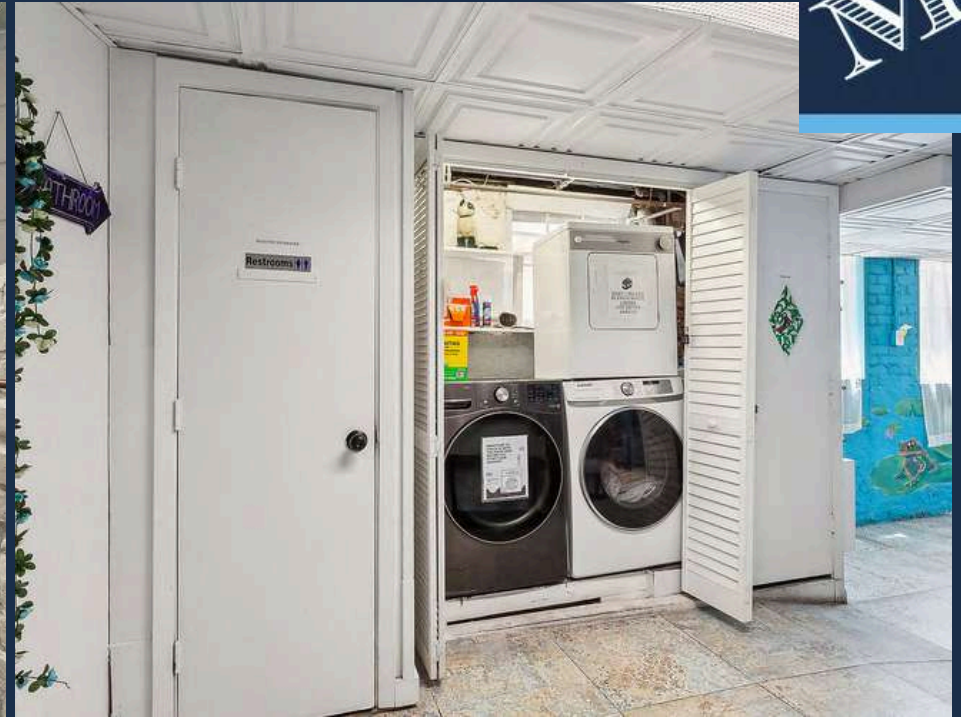
FLOOR PLANS













ST. ROCH MARKET



G-A-L-A-X-I-E

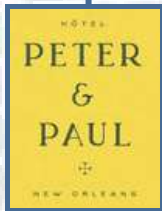


PORT OF CALL



ST CLAUDE AVE.

FRANKLIN AVE.



CHARTRES ST.

FRENCH MARKET DISTRICT

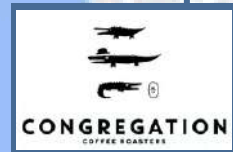


Café Du Monde



CANAL ST.

FERRY BOAT CROSSING





EXCLUSIVELY LISTED BY



Anna Mixon
McEnergy Residential
C: 337.298.9791
O: 504.605.4400
anna@annamixon.com



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

