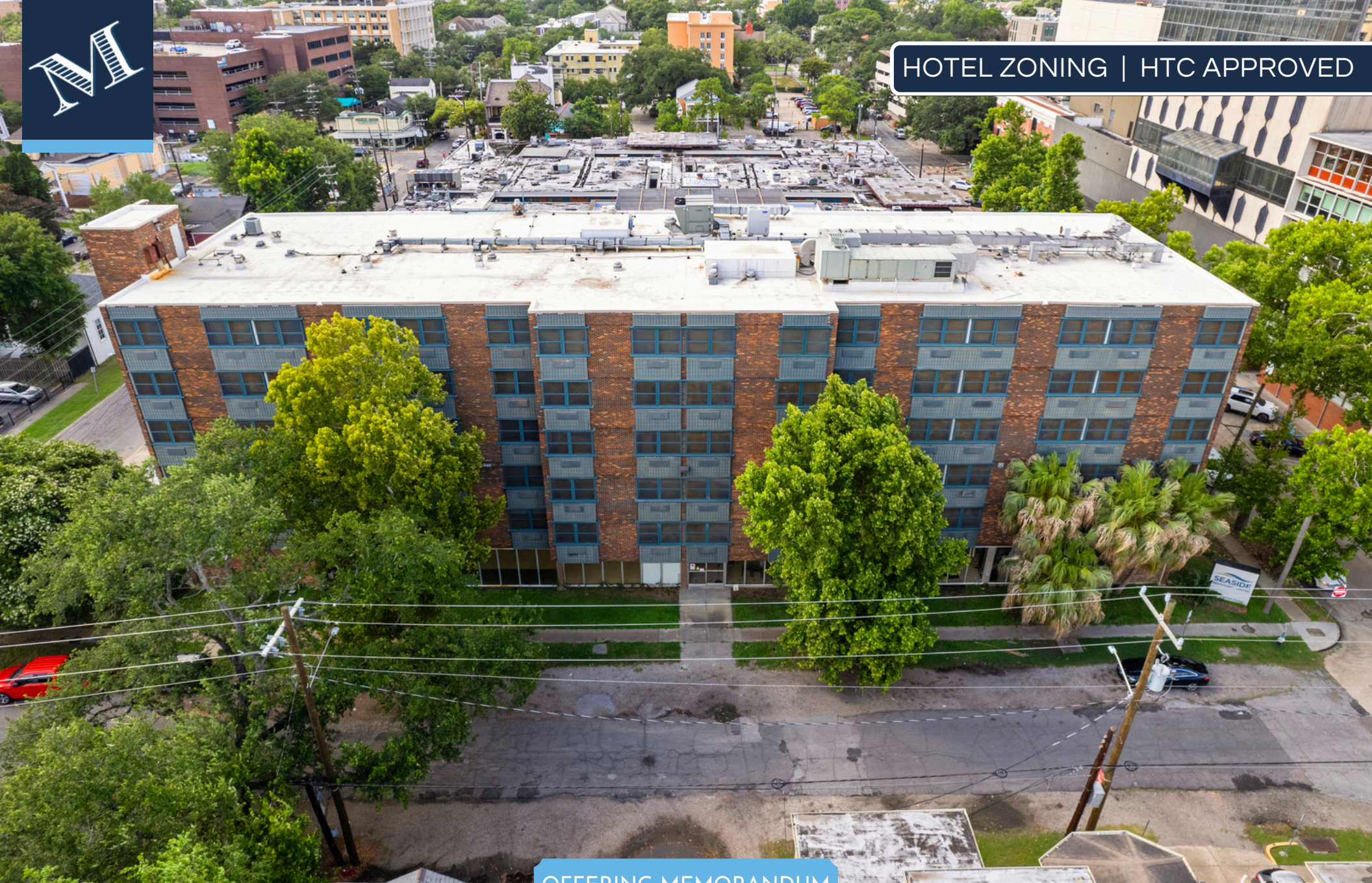




HOTEL ZONING | HTC APPROVED



OFFERING MEMORANDUM

HISTORIC HOTEL REHAB UPTOWN

3601 COLISEUM STREET . NEW ORLEANS . LA . 70115



HISTORIC HOTEL REHAB UPTOWN

3601 COLISEUM STREET
NEW ORLEANS, LA 70115

LISTING AGENTS:

Gordon McLeod

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THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.



3601 COLISEUM STREET

3601 COLISEUM STREET NEW ORLEANS LA 70115

The McEnery Company is proud to present 3601 Coliseum Street, an extremely rare, large-scale historic redevelopment opportunity in Uptown New Orleans, on the edge of the Garden District, and within the uniquely permissive Medical Campus Zoning District of the adjacent LCMC Touro Hospital, which permits a hotel license as of right. The 86,050 SF historic building has served as a medical facility since it was constructed in 1968, but was originally designed as a Holliday Inn, which is reflected in its efficient layout containing centrally located elevator banks, three (3) code-compliant vertical exit enclosures, and well-positioned MEP stacks.

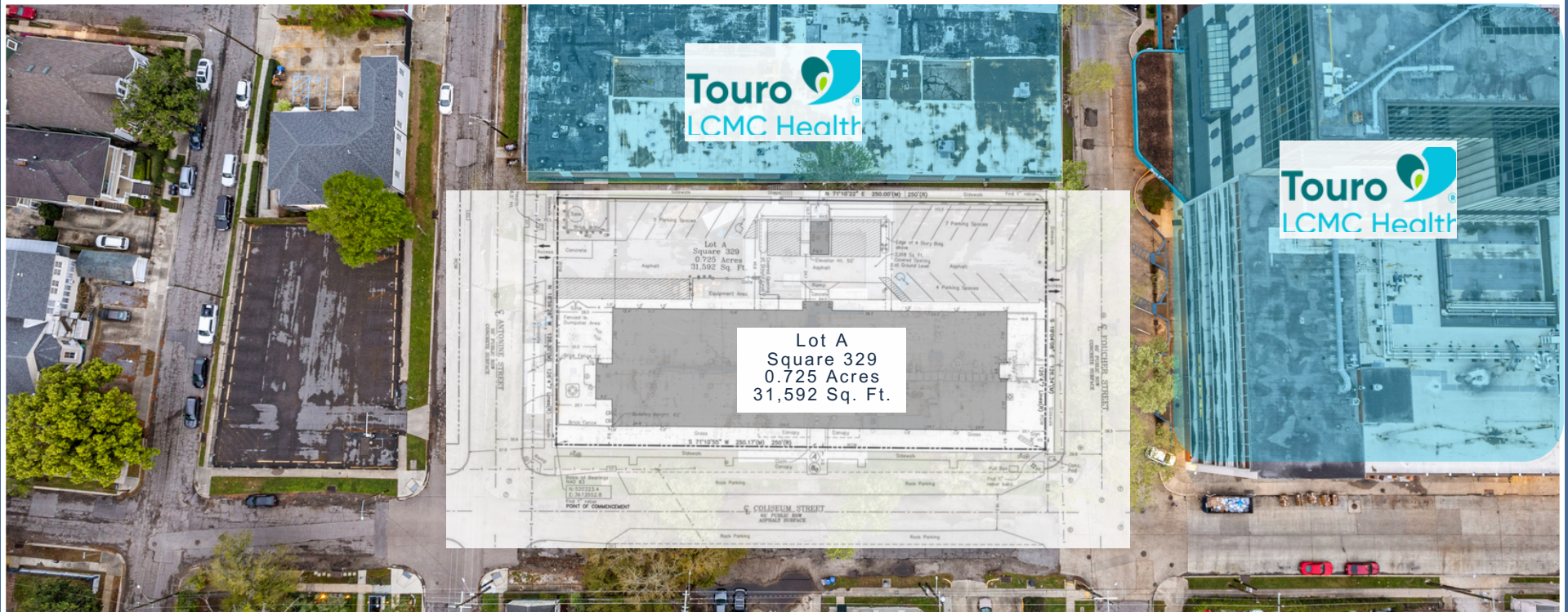
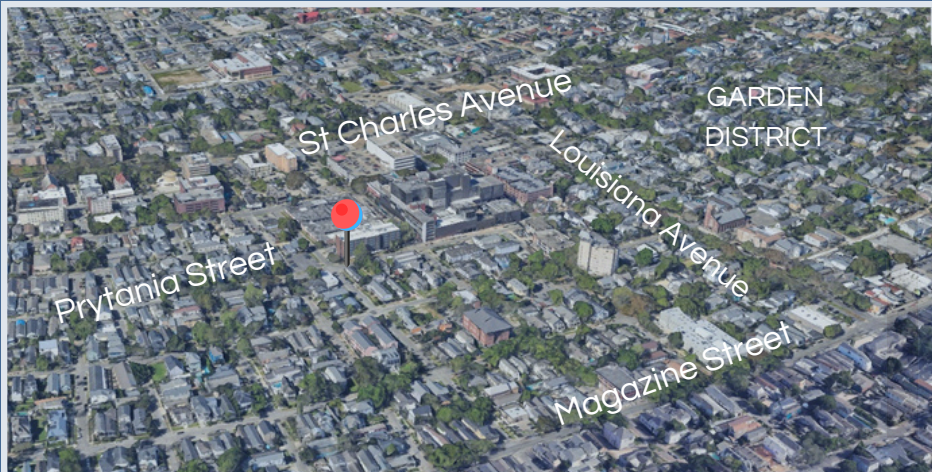
The property enjoys the additional benefit of extensive preconstruction planning deliverables which include Part I and Part II approvals for State Historic Rehab Tax Credits, environmental assessments, and fully developed plans for a 129-unit luxury apartment building that are easily adaptable to a more traditional hotel application with an estimated ~170 keys. The property is extremely well positioned for immediate repositioning with the benefit of significant advantages to enable crucial development cost savings and a compressed project duration. Contact Broker for pricing guidance.

OFFERING MEMORANDUM | 3601 COLISEUM STREET

PRICE	CONTACT BROKER
SITE SIZE	31,500 SF 0.72 ACRES
GBA	86,050 SF
FLOORS	6
ZONING	MEDICAL CAMPUS DISTRICT

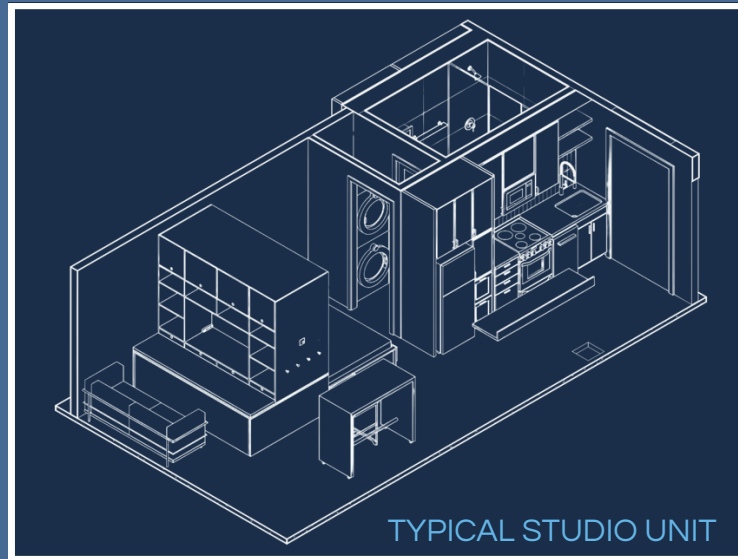
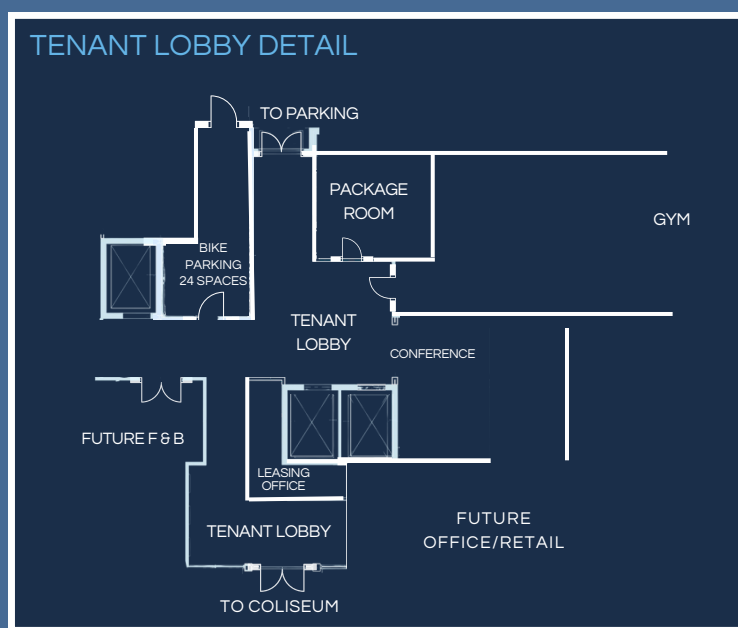


LOCATION OVERVIEW





LOCATION OVERVIEW



AREAS	
1ST FLOOR	11,710 SQ.FT.
2ND FLOOR	14,868 SQ.FT. (17,078 SQ.FT.)
3RD FLOOR	14,868 SQ.FT.
4TH FLOOR	14,868 SQ.FT.
5TH FLOOR	14,868 SQ.FT.
6TH FLOOR	14,868 SQ.FT.
TOTAL (EXISTING)	80,050 SQ.FT.
TOTAL (PROPOSED)	88,260 SQ.FT.

FULL UNIT MIX

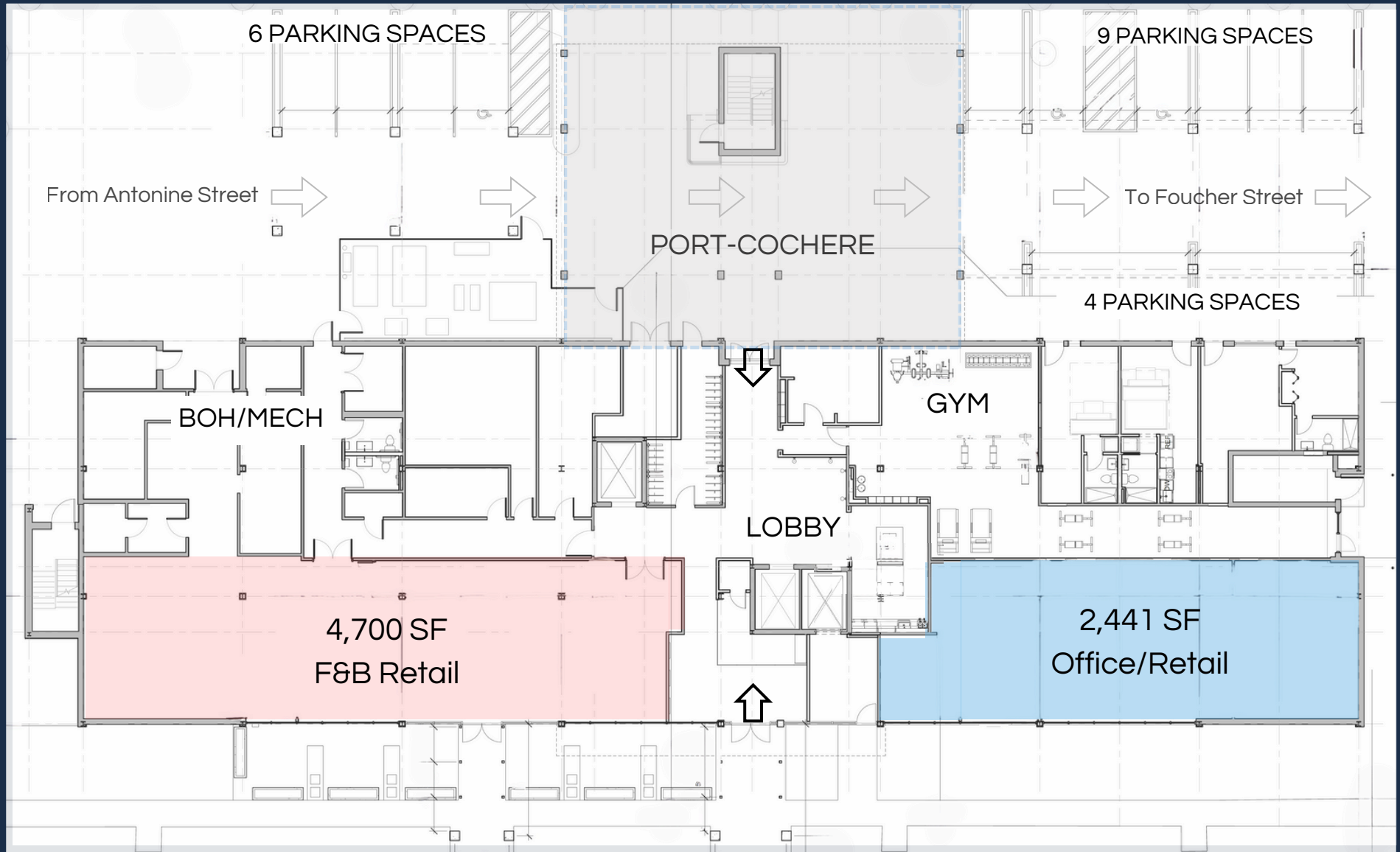


FLOOR 1	
Type	SF
STUDIO	320
STUDIO	321
1 BR	492
Amenities	1,300
Mechanical	1,434
Common	3,351
Retail	2,441
Restaurant	4,700
TOTAL RESIDENTIAL UNITS	3
TOTAL COMMERCIAL RSF	7,141

FLOOR 2		FLOORS 3 & 4		FLOORS 5 & 6	
Type	SF	Type	SF	Type	SF
STUDIO	296	STUDIO	296	STUDIO	296
STUDIO	304	STUDIO	304	STUDIO	304
STUDIO	326	STUDIO	326	STUDIO	326
STUDIO	326	STUDIO	326	STUDIO	326
STUDIO	326	STUDIO	326	STUDIO	326
STUDIO	327	STUDIO	327	STUDIO	327
STUDIO	328	STUDIO	328	STUDIO	328
STUDIO	328	STUDIO	328	STUDIO	328
STUDIO	328	STUDIO	328	STUDIO	328
STUDIO	330	STUDIO	330	STUDIO	330
STUDIO	331	STUDIO	331	STUDIO	331
STUDIO	332	STUDIO	332	STUDIO	332
STUDIO	332	STUDIO	332	STUDIO	332
STUDIO	347	STUDIO	347	STUDIO	347
STUDIO	349	STUDIO	349	STUDIO	349
1 BR	504	1 BR / 1 BA	504	1 BR	504
1 BR	386	1 BR/BA ADA	386	1 BR ADA	386
1 BR ADA	393	1 BR/BA ADA	393	1 BR ADA	393
2 BR/1 BA	635	2 BR / 2 BA	747	2 BR/1 BA	661
2 BR / 2 BA	730	2 BR / 2 BA	763	2 BR / 2 BA	747
2 BR / 2 BA	747	2 BR / 2 BA	789	2 BR / 2 BA	763
2 BR / 2 BA	763	2 BR / 2 BA	941	2 BR / 2 BA	787
2 BR / 2 BA	789	3 BR / 2 BA	905	2 BR / 2 BA	789
2 BR / 2 BA	938	2 BR / 2 BA	1,217	2 BR / 2 BA	941
2 BR / 2 BA	941			2 BR / 2 BA	973
2 BR / 2 BA	840			2 BR / 2 BA	902
TOTAL UNITS	26	TOTAL UNITS	48	TOTAL UNITS	52



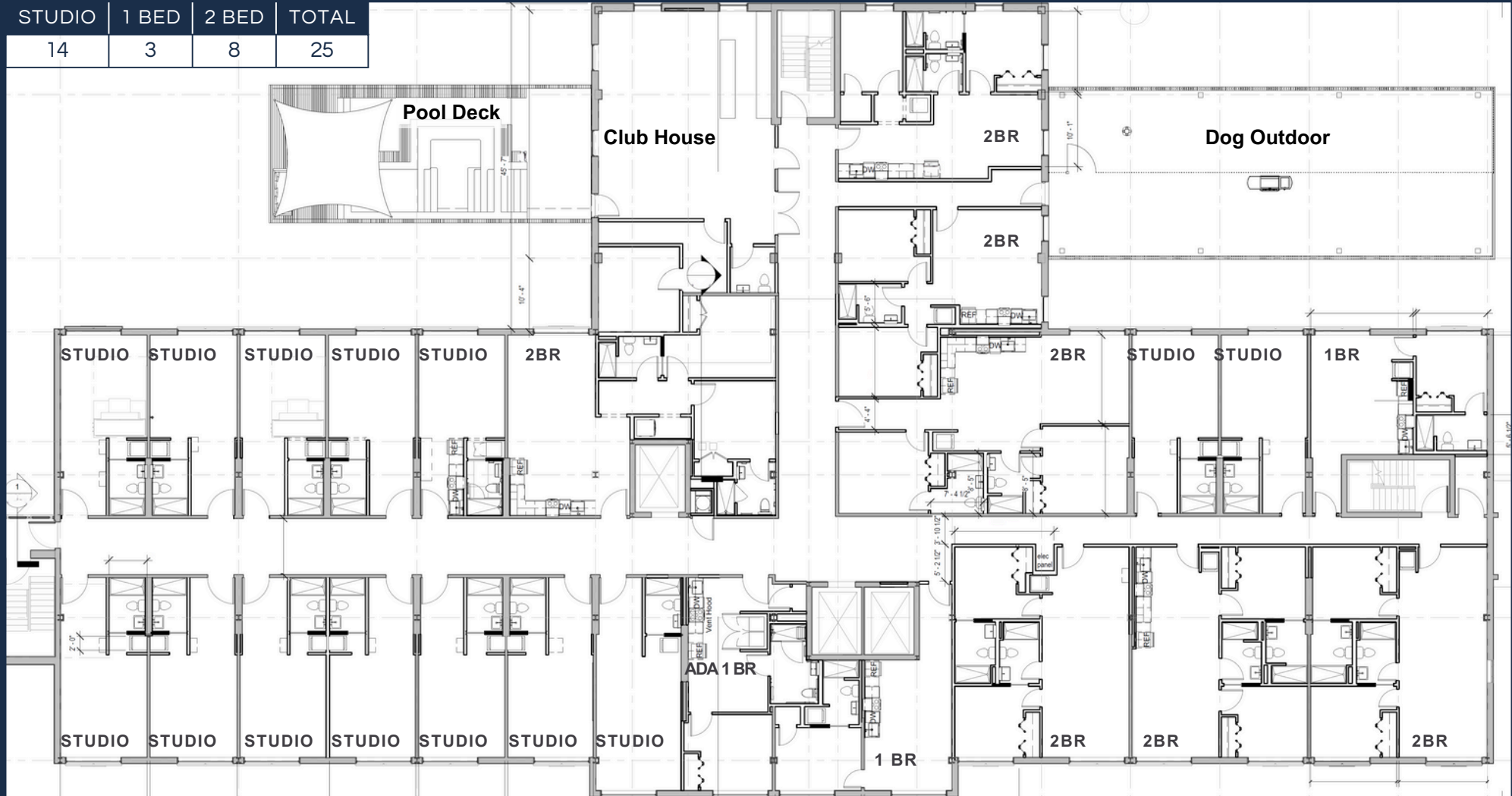
FLOOR PLAN-LEVEL 1





FLOOR PLAN-LEVEL 2

STUDIO	1 BED	2 BED	TOTAL
14	3	8	25





FLOOR PLAN-LEVEL 3 & 4

STUDIO	1 BED	2 BED	TOTAL
14	3	8	25





FLOOR PLAN-LEVEL 5 & 6

STUDIO	1 BED	2 BED	TOTAL
14	3	8	25



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





Michaels

ULTA
BEAUTY

TJ-maxx

HOUSTON'S

Pontchartrain
HOTEL • RESTAURANT • ROOFTOP BAR

JACK
ROSE

HOTEL
SAINT
VINCENT

MOJO
COFFEE HOUSE
— Est. 2006 —
"NOLA"

JOHN'S FIXING BORO
"HECHO EN NOLA"

GRIS-GRIS
NEW ORLEANS

Martin
WINE & SPIRITS

ZEE'S
PIZZERIA

St. Charles
Streetcar

COMMANDER'S
PALACE

STEIN'S
Market & Deli

THE CHLOE
NO. LA

THE
FRESH
MARKET

FRENCH TRUCK
Coffee

Urban
South
BREWERY

Turkey
AND THE WOLF



Touro
LCMC Health

THE RUM HOUSE
CARIBBEAN TANGERIA

The Tchoup
Yard

Walmart

NAPOLEON AVE.

Columns

SUPERIOR
SEAFOOD
NEW ORLEANS

Lillette

MAGAZINE ST.

Mahony's
PO-BOY SHOP

TCHOUPITOULAS ST.

SHAYA

free people

MIEL
BREWERY
& TAPROOM

MISSISSIPPI
RIVER



EXCLUSIVELY LISTED BY



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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:	_____

