

Offering Memorandum

8932-34 Palm St

New Orleans, LA, 70118

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**8932-34 PALM ST
NEW ORLEANS, LA, 70118**

2-unit Duplex



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OFFERING

8932-34 Palm Street is a turnkey, new-construction duplex completed in 2026, offering the perfect blend of investment potential and owner-occupant opportunity. The property consists of two 3 bedroom, 2 bathroom units totaling approximately +/-2,684 square feet situated on approximately +/-4,800 sf lot.

An ideal opportunity for an FHA or VA buyer, an owner can occupy one unit while the rental income from the other helps offset the mortgage. Both units feature quartz countertops, shaker cabinetry, stainless steel appliances, luxury vinyl plank flooring, central HVAC, and energy-efficient construction. The units rent for \$1,800 per month plus \$80/month toward the shared water bill.

Low-maintenance, income-producing, and located in the rapidly improving Hollygrove area, this is an excellent opportunity for both investors and owner-occupants alike.

SUMMARY

BUILDING PRICE: \$399,000

UNIT COUNT: 2

PRICE PER SF: \$148.66/sf

GBA: +/- 2,684 sf

INCOME: \$3,600/mo

STORIES: 2

LAYOUTS: (2) 3 bd 2 ba

YEAR BUILT: 2026

SITE SIZE: 4,800 sf

PARKING: 3+ Spaces









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FINANCIAL OVERVIEW

8932-8934 PALM STREET
NEW ORLEANS, LA, 70118

CURRENT RENT ROLL

Unit Mix & In-Place Rents

8932-34 Palm Street is a two-unit, new-construction duplex completed in 2026. Both units are 3 bedroom, 2 bathroom layouts of approximately 1,342 sf each, renting for \$1,800 per month plus \$80 per month toward the shared water bill.

UNIT	UNIT TYPE	SIZE (SF)	MONTHLY RENT	STATUS
8934 Palm St. (Unit 1)	3 BD / 2 BA	1,342	\$1,800	Occupied
8932 Palm St. (Unit 2)	3 BD / 2 BA	1,342	\$1,800	Occupied
TOTAL GROSS POTENTIAL RENT			\$3,600	2 of 2 Occupied

Gross Potential Rent: \$3,600/mo (\$43,200/yr) Average Rent: \$1,800/unit (\$1.34/SF) Total Living Area: 2,684 sf

Rents shown are as stated in the listing information. Water is shared between the units, with \$80 per month collected toward the shared water bill. Square footage per appraisal and approximate. All figures should be independently verified by the buyer.



CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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