

90 Unit - Multifamily Off Market

\$5.6M

Houston, TX

+4% buyers Fee

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INVESTMENT HIGHLIGHTS

PROPERTY SNAPSHOT

Units	90
Lot Size	2.86 Acres
Year Built	1960
Occupancy	81%
Proj. Avg Rent	\$1,890/mo
NRA	82,735 SF1
T12 NOI	\$190,000
Pro Forma NOI	\$355,000
CAP Rate	3.4%
Pro Forma CR	13.51%

- Prime Houston Workforce housing location
- 35%-40% rent growth potential
- \$67/SF > replacement Cost
- 10% of units renovated (Value Add)
- 1 year payment plan deferral.
- Seller Financing Terms:
 - 15% Down
 - 6% Interest | 5 year Balloon
 - 12-Month Payment Deferral option with active renovations.

INVESTMENT SUMMARY

Excellent value-add opportunity in a prime Houston workforce housing location. This 90-unit property offers ~35–40% rent growth potential with only 10% of units renovated, and significant upside through repositioning. Priced below replacement cost (~\$67/SF) with strong proximity to major employers and transport hubs. Attractive seller financing available — 15% down, 6% interest, 5-year balloon, and a 12-month payment deferral option during active renovation.

Additional details available after executed NCNDA.

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