

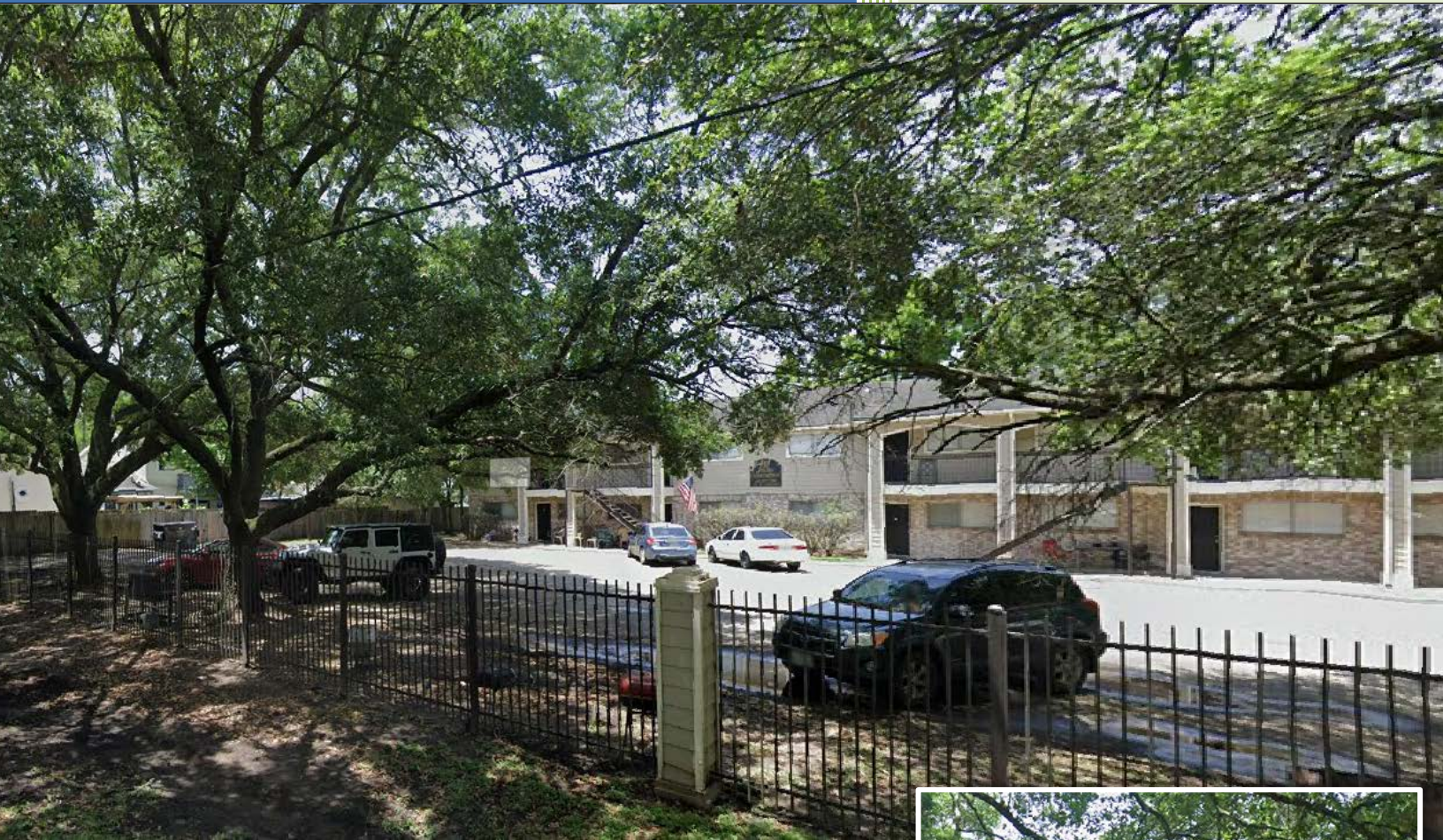
Do not visit the property without an appointment made through the Broker! Do not disturb the staff!

PECAN APARTMENTS

404 w. Coombs St • Alvin • Texas

Multi-Family
OFFERING MEMORANDUM

10 Units
1984 Construction
Good Upside Potential



HOUSTON INCOME PROPERTIES, INC.

Listing Broker – Jim Hurd

713-783-6262

jhurd@houstonincomeproperties.com

www.hipapt.com

Brokerage License #0393404



PECAN APARTMENTS

OFFERING SUMMARY

PROPERTY DESCRIPTION

Name: Pecan Apartments
Address: 404 W. Coombs St.
City / State: Alvin, Texas 77511

DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER. DO NOT DISTURB OR CONTACT THE STAFF.

Property Type: Multi-family - 2 Story - Garden Style
No. Buildings: 1

Yr. of Constr./Renov.: 1984
Materials: Brick / Siding

Number or Units: 10
Total Rentable SF: 8,180 SF
Avg. Unit Size: 818 SF

INVESTMENT PROFILE

Type of Sale: Conventional
Asking Price: **Determined by the Market**

Current NOI: \$43,732
Proj. NOI: \$79,560

For Current and Projected NOI see analysis on pages 3 and 4 in this flyer

Proj. 5th Year Sale NOI: \$93,929

Current Occupancy: 90% **As of August 26, 2024**
RUBS: Water

Market Area: Brazoria County
Sub-market: Alvin

Scheduled Potential Rent: \$9,350 / Month as of Jan 2024
Avg. Rent / Unit: \$935
Avg Rent / SF: 1.14



- 1) Good Upside Potential Post Improvements and Stabilization of Income Post Rent Increase
- 2) Conveniently located in Alvin, TX near Hwy 6 and Hwy 35 and is within walking distance of major retail centers and daycare centers
- 3) Located approximately 32 miles southeast from Downtown Houston
- 4) Located within walking distance of S. Gordon St, under a mile from Hwy 6, approx. 1 mile to Hwy 35 Loop within walking distance of Alvin High School and the Rise Academy. It is approximately 2 miles to Alvin elementary school and a little over a mile and a half to Alvin Jr. High. The property sits across the street from a Christian Day Care and learning center.
- 5) The property has Ingress and Egress from Coombs St and Taylor St
- 6) Located approximately a 1/2 mile south of downtown Alvin
- 7) There is no assumable debt in place

Broker~Jim Hurd

Email: jhurd@houstonincomeproperties.com

Pecan Apartments

404 W. Coombs St.
Alvin, TX 77511

Multi-Family Offering

Good Upside

Price to be
Determined by
the Market

PROPERTY INFORMATION

No. Units:	10
Avg Sq. Ft. Size:	818
Date Built (Per HCAD):	1984
"E" Mtr/"W" Mtr:	"E" Indiv / "W" RUBS
Roof:	Pitched
Land (Acres) per CAD:	0.490
Rentable Sq Ft:	8,180

Estimated Total Collections~ (Occupancy is 90%) as of 8-26-2024 RR

Mth. Coll.	July T-7 Avg	Jul-2024	Jun-2024	May-2024
	\$9,347	\$9,038	\$8,988	\$9,028

Unit Mix Stats



2-1



818



Do Not Visit the Property without an Appointment made through the Broker!

UNIT MIX - Estimated Market Rents

#Units	Type	Notes	SF	Total SF	Rent	Total Rent	Rent Per SF
10	2-1		818	8,180	\$935	\$9,350	1.14303



10	90%		818	8,180	\$935	\$9,350	\$1.14
total units	Occupancy	Est. Occ	avg sf	total/sf	avg rent	total rent	avg\$/sf





Broker~Jim Hurd

Email: jhurd@houstonincomeproperties.com

Pecan Apartments

Actual and Pro Forma Analysis

Property Information			
Number of Units:	10	Approximate Net Rentable Area:	8,180
Date of Construction-Per HCAD:	1984	Average Unit Size:	818
Roofs:	Pitched	Current Monthly Market Rent:	\$9,350
		Avg Leased Rent 8-31-17	\$8,315
HVAC System:	Individual	Stabilized Rents Used:	\$9,818
Metering: Electric	Individual		
Water	Mast- RUBS		
Est. Current Occupancy:	90% as of 9-26-2024	2023 Tax Rate	2.492512%
Current Collections:	Jul-24 \$9,038	2024 Assmt.	\$577,656
Trailing Collections Used:	July T-7 Avg \$9,347	Pro Forma Assmt Used:	\$640,000
			Estimated

Income is July 2024 T-7 Annualized
Expenses are July 2024 T-12 Actual
 Except Where Noted

Pro forma
Expenses and Revenue are Estimated
 Except Where Noted

Revenue and Collections

Current Market Rent with an approximate {5%} Rent Increase			117,810	9,818
Gain/(Loss) to Lease			(589)	0.50%
Vacancy			(7,069)	6%
Emp. Units, Model, Storage and Utility Units			0	0.0%
Allowances, Concessions and other Rental Losses			(589)	0.50%
Total Rental Income (Actual is 90% Ecc. Occ. , Pro Forma is 93% Ecc. Occ. on Pro Forma Rents)	101,201	{ 90% }	109,563	{ 93% }
Total Other Revenue	10,960	\$1,096 / Unit	11,500	\$1,150 / Unit
Total Gross Annual Revenue (Actual is 100% Ecc. Income, Pro Forma is 103% Ecc. Income)	112,161	\$9,347 / Mth	121,063	\$10,089 / Mth

Expenses and Reserves

Fixed Expenses

Taxes Actual is 2024 Assmt and 2023 rate, Pro Forma is Estimated	14,398	\$1,440 / Unit	15,952	Pro Forma	\$1,595 / Unit
Franchise Tax Fee	0	\$ / Unit	0		\$ / Unit
Insurance	7,645	\$764 / Unit	7,645	Estimated	\$764 / Unit
Total Fixed Expenses	22,043		23,597		\$2,360 / Unit
Management Fee Actual is { 26.96% } , Pro Forma is { 0.00% } OWNER MANAGED	30,240	\$3,024 / Unit			\$ / Unit
Payroll plus Burden plus Contract Labor & Commissions	0	\$ / Unit			\$ / Unit
Utilities (Water/Sewer, Electricity, Gas)	9,747	\$975 / Unit	9,747		\$975 / Unit
Repairs, Maintenance and Make Ready	2,670	\$267 / Unit	4,000		\$400 / Unit
Marketing - Referral Fees/Locator Fees/Advertising	0	\$ / Unit	250		\$25 / Unit
Contract Services- (Landscaping, Pest Ctrl., Trash)	2,910	\$291 / Unit	2,910		\$291 / Unit
General Admin & Communications	819	\$82 / Unit	1,000		\$100 / Unit

Total Expenses ~ (average Unit size is {818} Sq. Ft.)	68,428	\$6,843 / Unit	41,503	\$4,150 / Unit
		\$8.37 / SF		\$5.07 / SF
Net Operating Revenue	43,732		79,560	

Houston Income Properties, Inc.

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Multi-Family Brokerage

License No. 0393404



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Pecan Apartments

5 Year Cash Flow Estimate Post Stabilization

UNITS 10
SQ FT 8,180
Avg Unit Size 818

Year 1 has a
(5%) rent Increase
- see pro forma
page 3

Original Sales Price \$ 760,601
Rehab @ {\$3,500} a Unit \$ 35,000
"All In" Cost \$ 795,601

INCOME	MONTHLY Year 1	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Market Rent Growth Rates Used						
Potential Income	\$9,818	\$117,810	\$121,344	\$126,198	\$131,246	\$136,496
Other Income	\$958	\$11,500	\$11,845	\$12,319	\$12,812	\$13,324
Gross Income	\$10,776	\$129,310	\$133,189	\$138,517	\$144,058	\$149,820
Vacancy / Other Losses		(\$18,386)	(\$12,134)	(\$12,620)	(\$10,500)	(\$9,555)
EFFECTIVE GROSS INCOME		\$110,924	\$121,055	\$125,897	\$133,558	\$140,265
Annual Operating Expense Growth Rates Used						
EXPENSES						
Operating Expenses		(\$38,503)	(\$39,658)	(\$40,848)	(\$42,074)	(\$43,336)
Expenses/Unit		\$3,850	\$3,966	\$4,085	\$4,207	\$4,334
Reserve for Replacement @ {\$300} per unit		(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)
TOTAL EXPENSES		(\$41,503)	(\$42,658)	(\$43,848)	(\$45,074)	(\$46,336)
Total Expenses/Unit		\$4,150	\$4,266	\$4,385	\$4,507	\$4,634
NET OPERATING INCOME		\$69,420	\$78,397	\$82,049	\$88,484	\$93,929
NOI Growth Rate		59%	12.9%	4.7%	7.8%	6.2%



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Pecan Apartments

404 W. Coombs St.
Alvin, TX 77511



PROPERTY TAX INFOR. HCAD ID NO. 205105	
Taxing Authority	Rate/\$100
Alvin ISD	1.192300
Brazoria County	0.270664
City of Alvin	0.685000
Alvin Comm College	0.151264
Road and Bridge	0.043284
Brazoria Cty Conservation	0.150000
2023 Tax Rate	2.492512
2024 Assmt.	\$577,656
Approx. Total Tax	\$14,398

CONSTRUCTION

Age:	1984	Paving:	Asphaltic Concrete
Elec Meter:	Individual	Materials:	Brick/Siding
A/C Type:	Individual	# of Stories:	2
Water Meter:	Mast.- RUBS	Parking:	Open
Hot Water:	Gas Fired Boilers	# Apt Buildings:	1
Roof:	Pitched	Units/Half Acre:	10

Pecan Apartments Apartments



AMENITIES (Features vary by Individual Floor Plan)

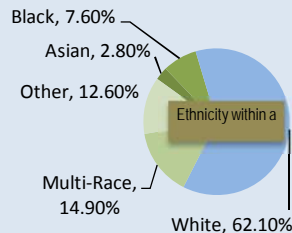
Amenities - 2 Bedroom/1 Bath Floor Plans, Fully Equipped all Electric Kitchens, Serving Bars, Microwave, Walk-in Closets, Linen Closets, Private Patio or Balcony, Individual AC, Cable Rady, Ceiling Fans, Mini Blinds

Community Amenities -- Perimeter Fencing, Cable Available, High Speed Internet, Highway Accessible (Hwy 35 and 6), School Bus Pick-up, located within a quiet subdivision.



2024 DEMOGRAPHICS - Geography - 1 & 3 Mile Radius

Estimated Population 2024
1 Mile Radius - 10,636
3 Mile Radius - 32,203



2024 Demographics 1 Mile Radius of Property

Total Housing Units: 4,746
Occupied: 4,229
Owner Occupied: 1,912
Renter Occupied: 2,317
Vacant Units: 517

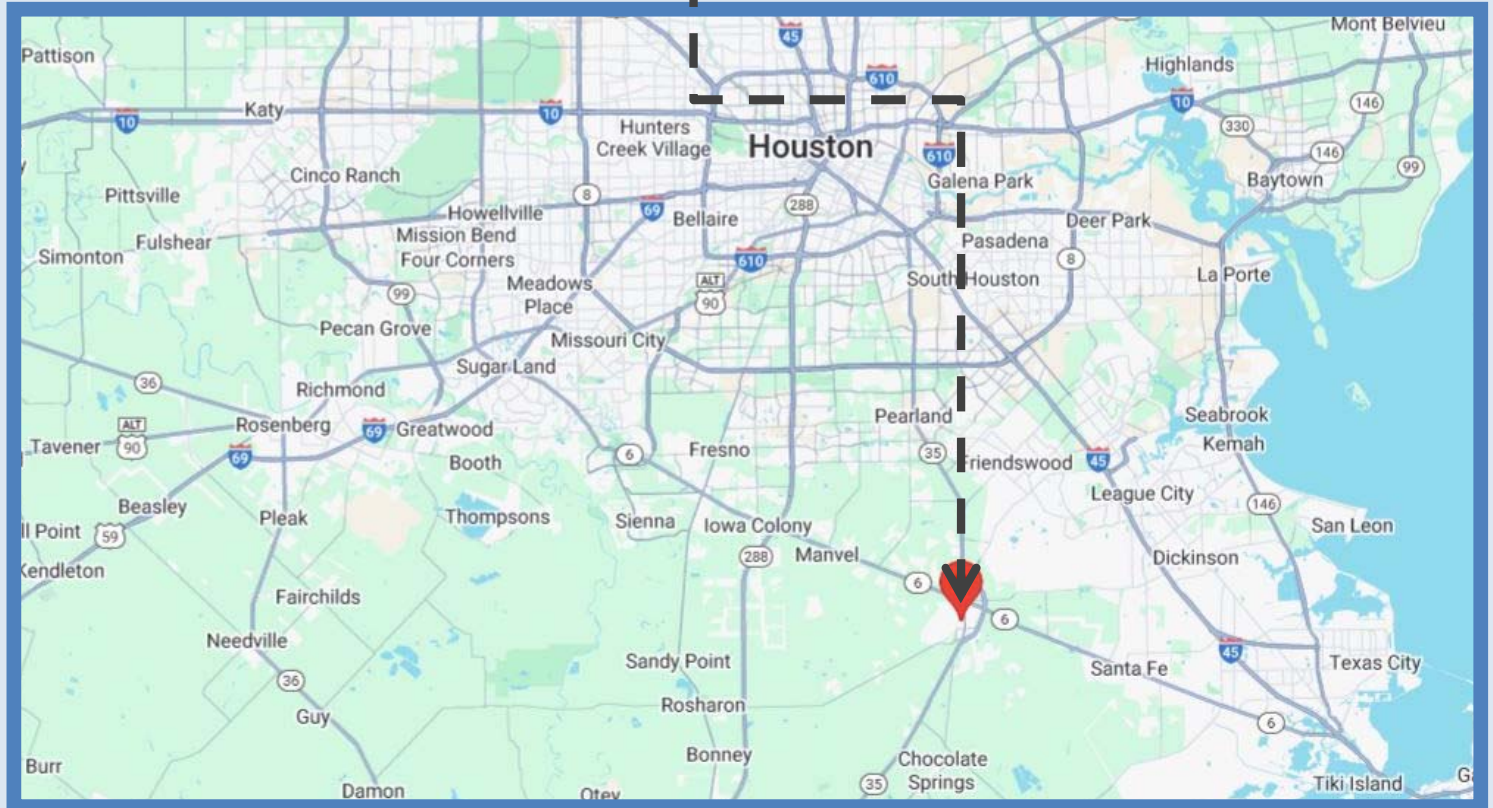
2024 Est. Avg. Income 1 Mile Radius

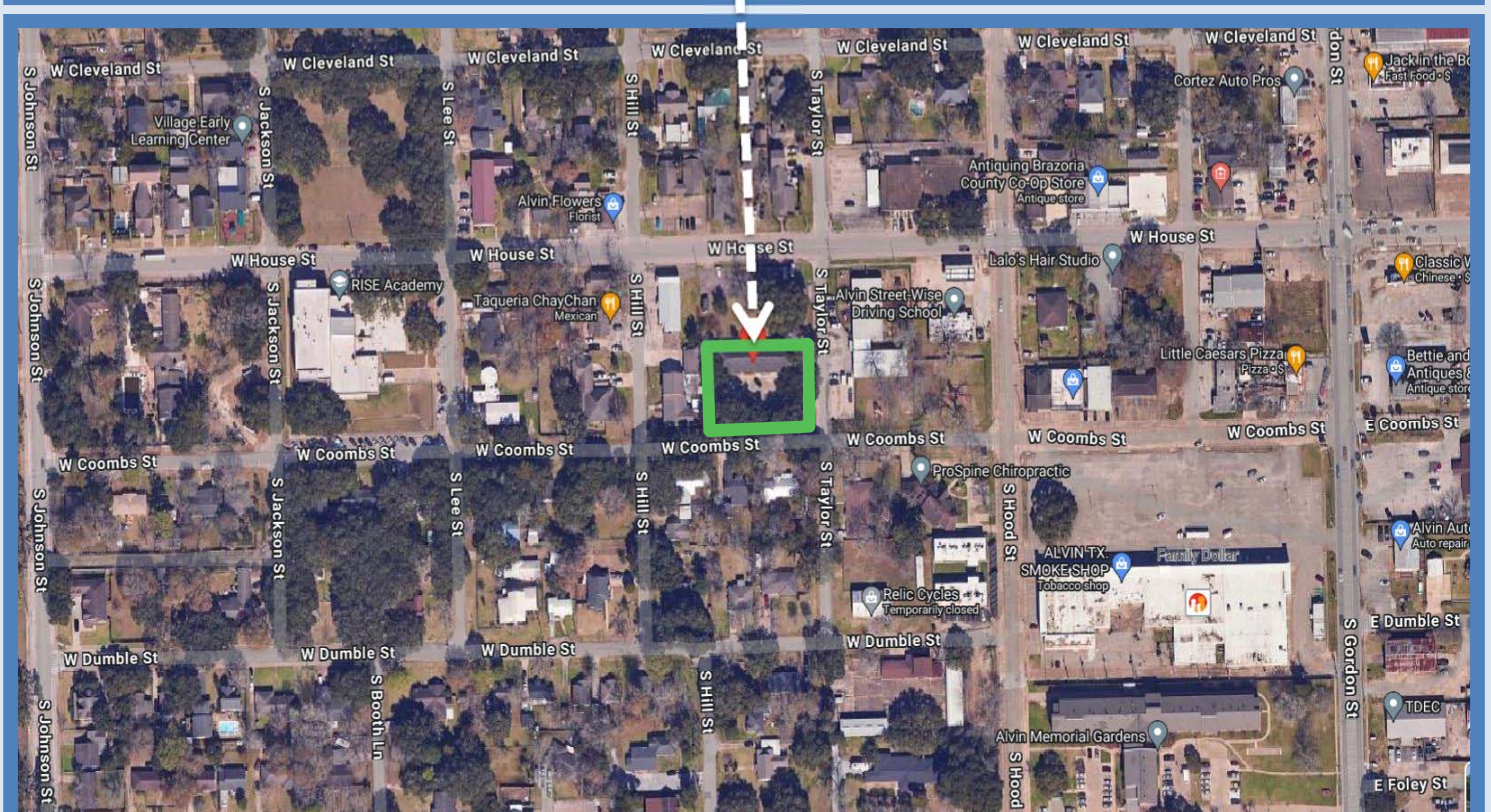
Avg HH Income 1 Mile Radius - \$89,704
Avg HH Income Alvin - \$125,693



Pecan Apartments

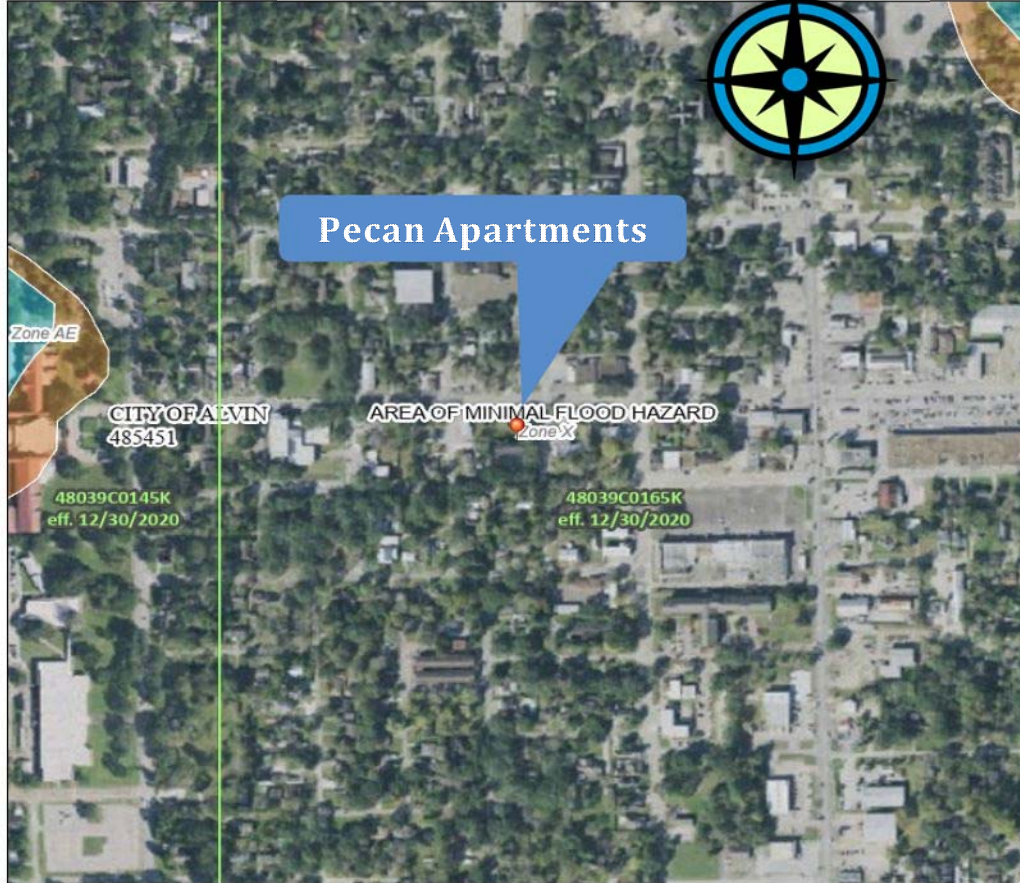
Location Maps





National Flood Hazard Layer FIRMette

95°15'8"W 29°25'21"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation: 20.2, 17.8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/27/2024 at 12:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Disclaimer:

While the floodplain data that is shown on the map is the same, this map is not an official effective FEMA Flood Insurance Rate Map (FIRM).

This map is for informational purposes only. For an official flood zone determination please contact your insurance agent or floodplain administrator.

Please visit the FEMA Map Store at <http://msc.fema.gov> to create a FIRMette which is an official FEMA FIRM.

BROKERAGE SERVICE INFORMATION

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant _____

Date _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A TREC No. OP-K

Disclaimer: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of the investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE, AND ALL OTHER INFORMATION CONTAINED HEREIN,** and should also perform a detailed inspection of the property. We have not determined whether the property complies with city ordinances and recommend that you determine whether or not the property complies with deed restrictions and the City of Houston life safety ordinance, whether or not a certificate has been issued, and whether or not the property contains asbestos, lead paint and/or mold and whether or not the property lies within a flood plain .