

# MULTIFAMILY INVESTMENT OPPORTUNITY

An aerial photograph of a residential neighborhood. In the center, there is a large, light-colored, single-story house with a dark roof. To its left and right are smaller houses, some with dark roofs and others with lighter ones. The area is filled with green trees and shrubs. A paved road runs along the top of the image, and a parking lot with several cars is visible in the lower right. The overall scene is a typical suburban residential area.

1409 S. College  
& 106 Hardy

Bryan TX, 77801

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# Offering Summary

PRICE: \$1,215,000

CAP RATE: 7%

2025 NOI\* \$85,000

\*2025 NOI based on rental increases and reduced capital expenditures

2024 NOI Estimated	\$80,000
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Gross Building Area	10,032 SF
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Building Mix
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6 Duplexes
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1 Single Family Home
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# Investment Highlights

## **Great Investment Opportunity**

106 Hardy and 1409 S. College is a well-maintained and well-managed asset with fantastic historic occupancy. This property will provide an excellent source of passive income for an investor.

## **Excellent Historical Maintenance**

Each building had the roof replaced in July 2021. Most HVAC units have been replaced between 2021 and current. Since new ownership in 2021 - appliances, water heaters, garbage disposals and flooring have been replaced as needed. Current owner spent much of 2021-2023 solving all deferred maintenance issues.

## **Future Rent Growth**

Historic full occupancy in a growing market. The Bryan College Station area has shown continued high occupancy and strong YOY rent growth.





# Market Highlights

- Strong multifamily submarket with 94% average occupancy and 7% YOY rent growth.
- Less than four miles from Texas A&M, one of the largest universities in the nation - Fall 2024 enrollment is over 79,000
- The Bryan/College Station area is not only home to a large university but also a growing middle-class family demographic, adding diversity and growth to the market
- Bryan/College Station ranked the second-best small town for business and careers by Forbes; has maintained an unemployment rate lower than the national average for many years.







INTERIOR





EXTERIOR









# Property Outline



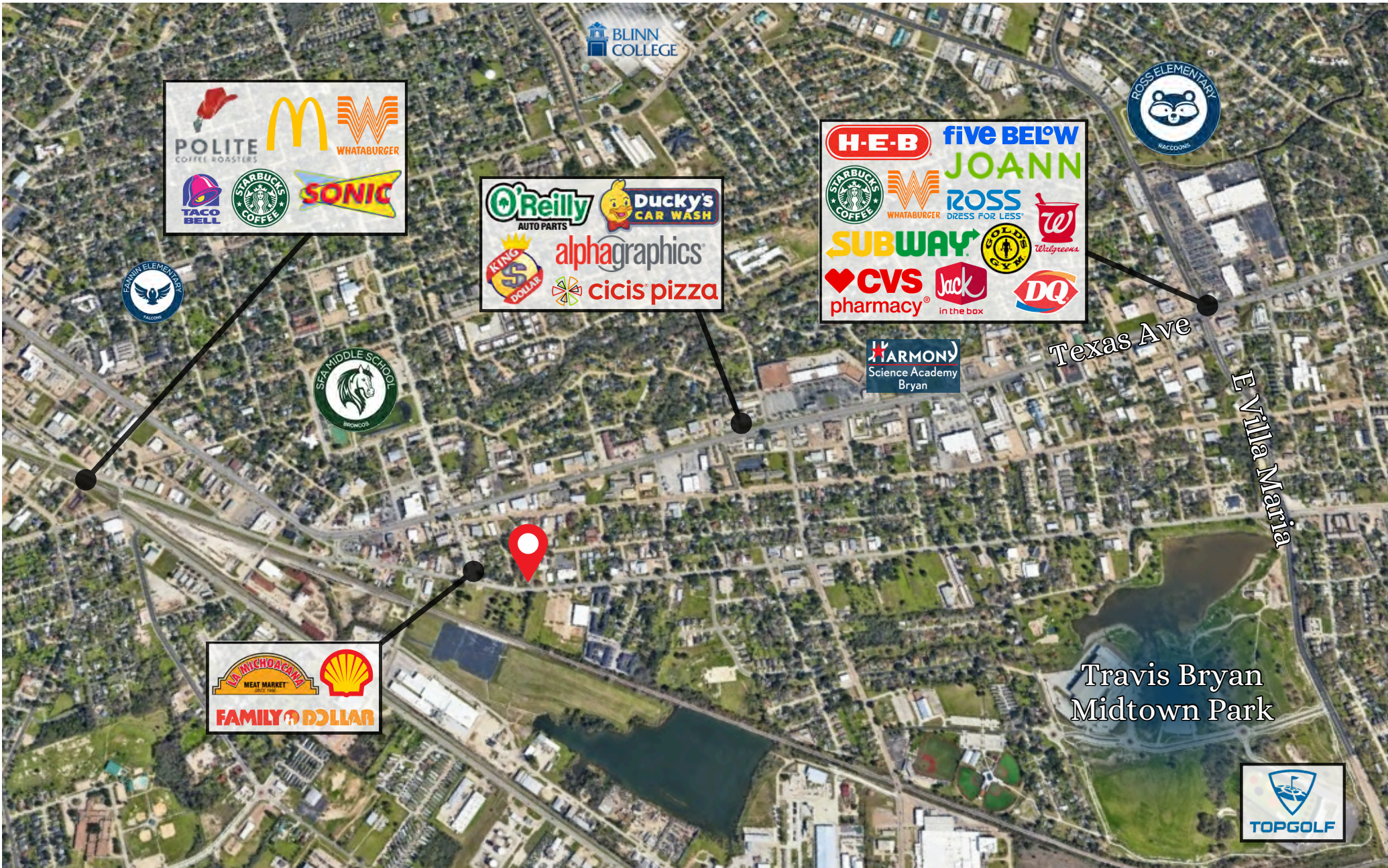


# Town Map





# Surrounding Area







## Information About Brokerage Services

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

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☐ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☐ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☐ Put the interests of the client above all others, including the broker's own interests;
- ☐ Inform the client of any material information about the property or transaction received by the broker;
- ☐ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☐ Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- ☐ Must treat all parties to the transaction impartially and fairly;
- ☐ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☐ Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☐ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☐ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

