

MULTIFAMILY INVESTMENT OPPORTUNITY



Fully Leased 12-Plex Apartments

701 D Balcones Dr College Station, TX 77845



Scott Lovett

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Offering Summary

PRICE: \$1,800,000

CAP RATE: 5.98%

(Market Proforma)

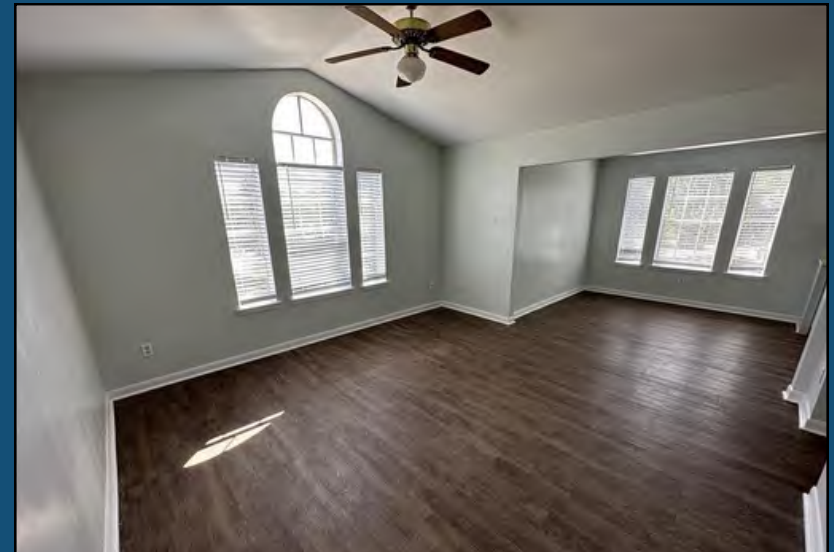
NET OPERATING INCOME: \$107,575

(Market Proforma)

2023 NOI	\$82,832
Year Built	1994
Gross Building Area	14,820 SF
Lot Size	0.85 AC

Unit Mix: Twelve (12) 3/2 units

- Each unit has full-sized washers, dryers, and dishwasher



Investment Highlights

Excellent opportunity to own a cash flowing 12-Plex, located near A&M Consolidated High School and on the Texas A&M Bus Route!

Great Investment Opportunity

This investment property 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

Roof replaced in 2018. Durable brick exterior siding makes exterior maintenance less of a hassle. Interior upgrades include vinyl plank flooring and many HVAC units replaced. This property has been well-maintained and well-managed and has no outstanding major repairs needed.

Under Market Rents

Historic full occupancy and current rents are 15% to 25% under market.



Market Highlights

- Strong student housing / multifamily submarket with opportunity for increasing rents to market rates.
- Two and a half miles from Texas A&M, one of the largest universities in the nation – Fall 2023 enrollment is nearly 77,500
- 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.

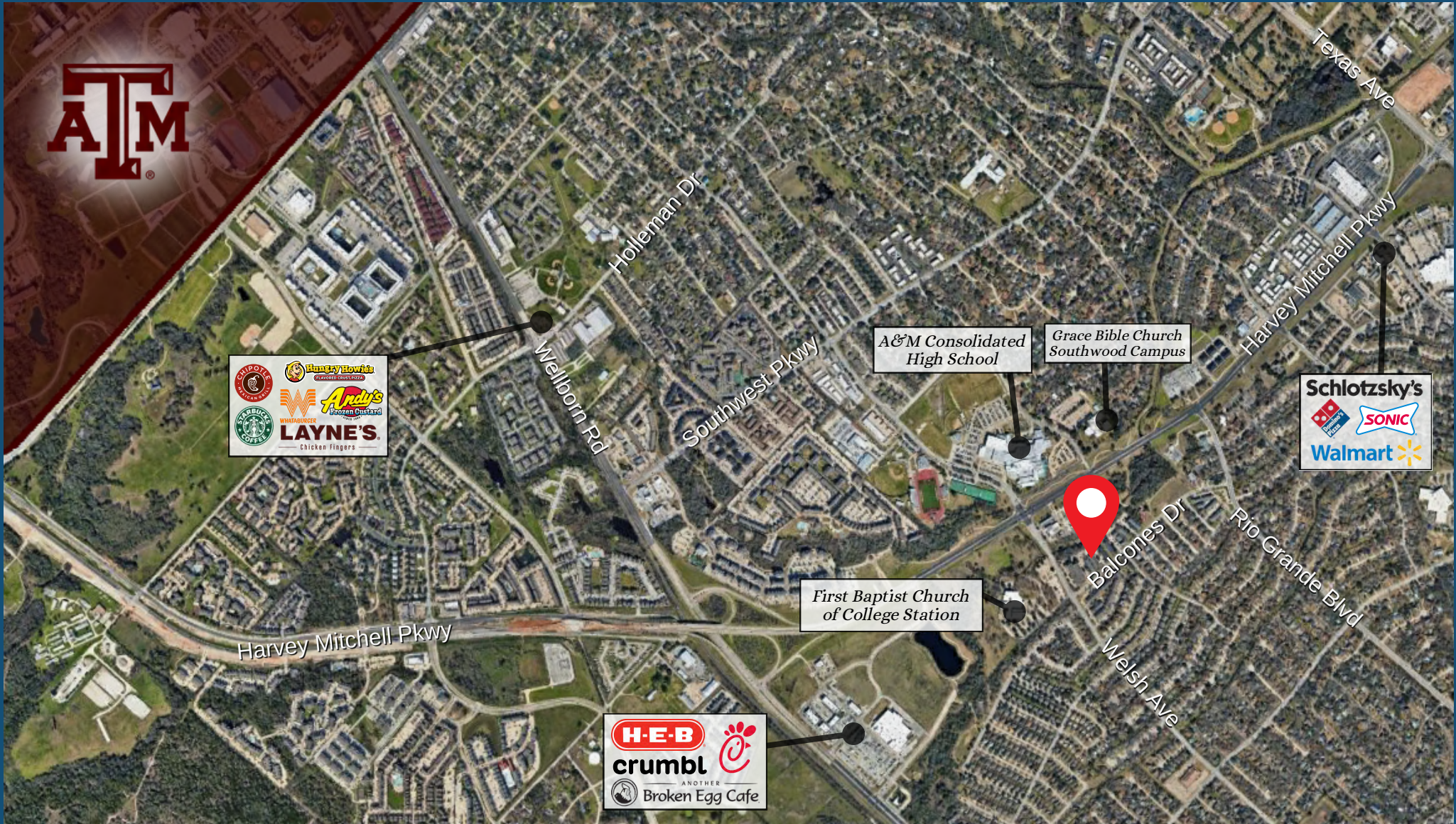




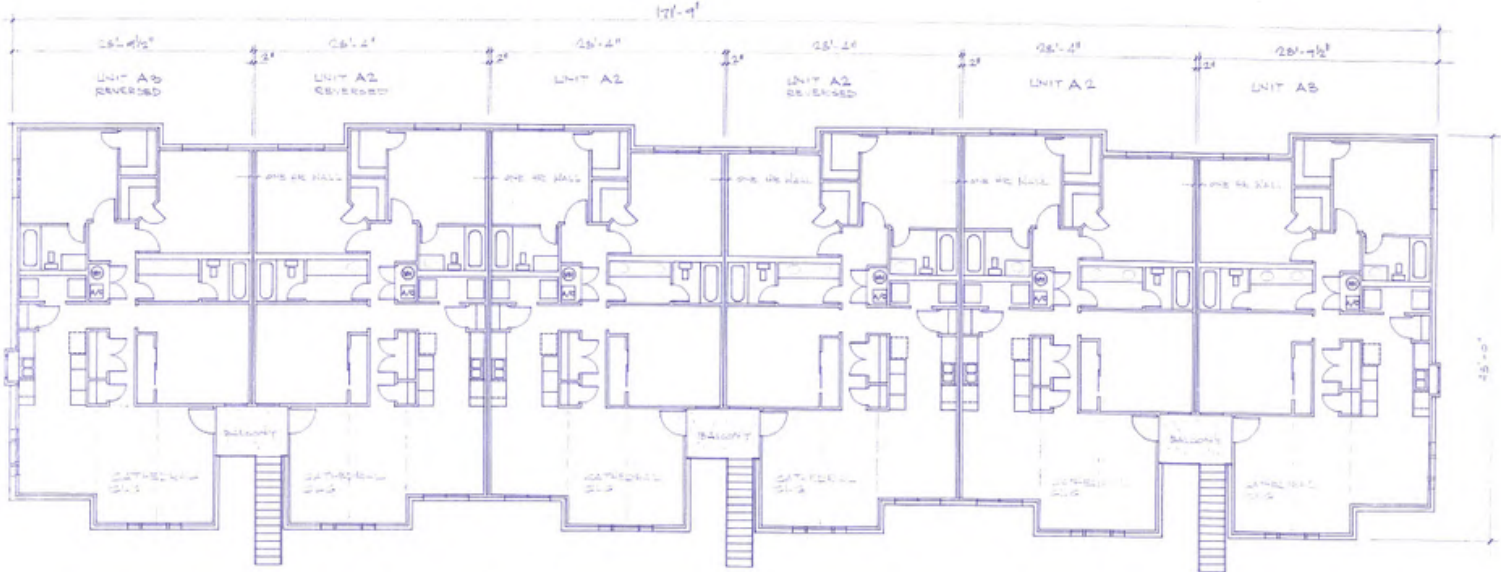
INTERIOR



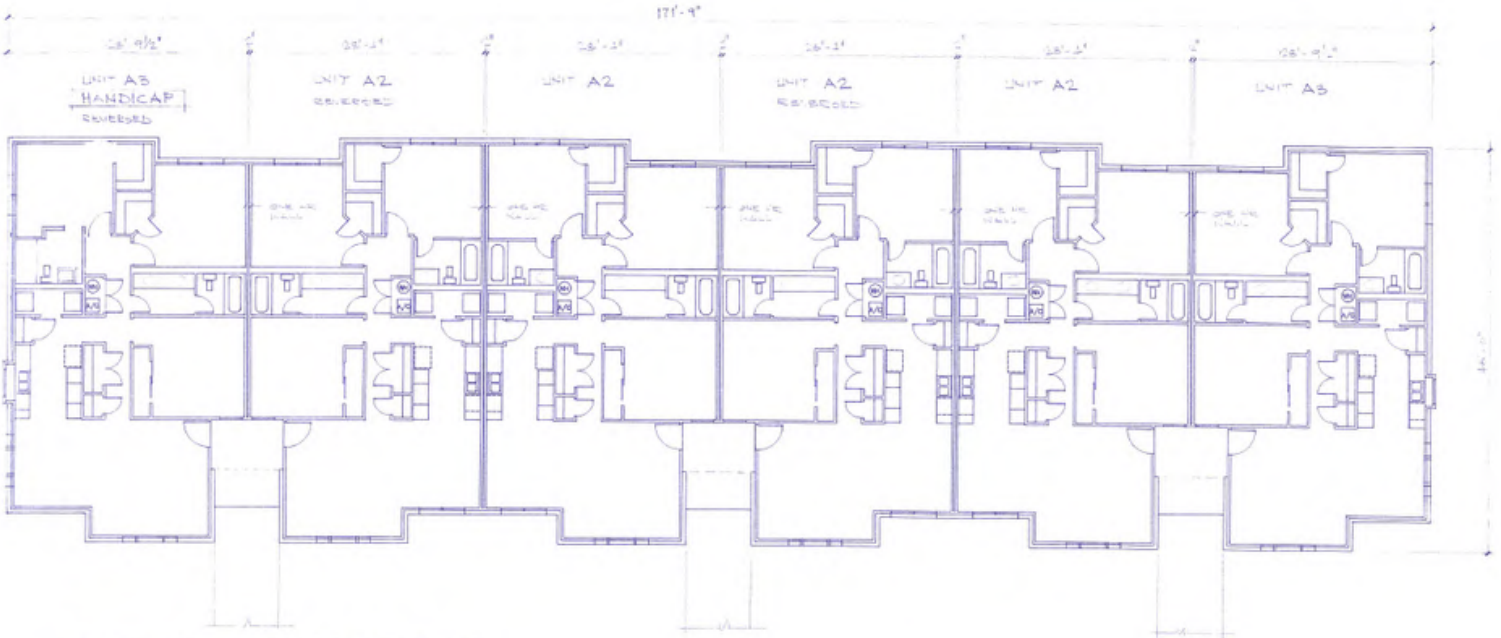
Map



Floorplan



BUILDING SECOND FLOOR PLAN
1/8" = 1'-0"



BUILDING FIRST FLOOR PLAN
1/8" = 1'-0"



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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



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Call for NDA & Supplemental Documents

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