



Cottonwood Creek

Apartments

EXECUTIVE SUMMARY

12 unit 2-story Apartments

OFF-MARKET OPPORTUNITY





THE OFFERING

Cottonwood Creek Apartments presents a compelling opportunity to acquire a stabilized 12-unit multifamily asset in Groesbeck, Texas with 34 years of continuous ownership. The property features a uniform unit mix of two-bedroom / one-bath residences, each approximately 800 square feet, catering to long-term, workforce-oriented tenants in a limited-supply market.

The property is currently 100% occupied and generates approximately \$68,107 in stabilized annual NOI (2025), offering immediate, in-place cash flow. Long-term ownership has completed meaningful capital improvements over time, including roof replacements, common-area upgrades, and security enhancements, reducing near-term capital exposure for a new owner.

Select units have been renovated, creating a clear and achievable value-add opportunity through continued interior upgrades and gradual rent optimization. Existing rents remain below broader regional averages, allowing for upside while maintaining affordability and tenant retention.

Located in a small-town market with limited new multifamily development, Cottonwood Creek benefits from stable local demand and minimal competitive pressure. This offering is well-suited for investors seeking durable cash flow, operational simplicity, and measured upside in a proven, long-held asset.

INVESTMENT HIGHLIGHTS



STABILITY & PERFORMANCE

- 100% occupied
- Consistent rent growth
- \$68,107 stabilized NOI (2025)



FAMILY ORIENTED UNIT MIX

- Uniform Unit Mix (12 x 2BD/1BA)



RENOVATION PROFILE/ UPSIDE

- Mix of fully renovated, partially renovated, and classic units
- Opportunity to further standardize interiors over time



STABILITY WITH LONG-TERM, OWNERSHIP

- 34 years - same ownership



LIMITED SUPPLY

- No competing properties under construction within a 3-mile radius



OFFER PRICE

\$775,000

AREA DEMOGRAPHICS

Median Household Income

\$48,000 - \$50,000

Average Household Income

\$60,000-\$67,000

Median Home Value

\$138,000 - \$150,000

Renter Population

34%

INVESTMENT SUMMARY



12

Two-Story 2bed/1b units



1983/2015-2025

YEAR BUILT/RENOVATED



9,600 SF

NET RENTABLE AREA



800 SF

AVERAGE UNIT SIZE



\$730*

AVG. MARKET RENT/UNIT



\$0.91*

AVG. MARKET RENT/SF



97.7%

AVG 2024-2025



27

PARKING SPACES



Cottonwood Creek

Apartments

Cottonwood Creek

Apartments

INVESTMENT OVERVIEW

GENERAL INFORMATION

No. of Units	12
Total Net Rentable SF	9,600
Average Unit Size	800
Years Built/Year Renovated	1983/2015 - 2025
No. of Buildings	2
Ave. Market Rent/Unit	\$730
Avg. Market Rent /SF	\$0.91
Total Acres	.56
Total Acreage/Density	

PARKING

Total Parking Spaces	27
-Covered/Reserved Spaces	
-Plus Additional Surface Spaces	
Parking Ratio	2.3/Unit

CONSTRUCTION

Exterior	Brick/Wood
Roofs	Pitched with Shingles (replaced 2024)
Foundation	slab
Plumbing	PVC
Electrical Wiring	Copper:
Hot Water	Individual electric;40 gallon
HVAC	Ground Mounted

PERSONNEL

Property Manager (offsite)	1
Groundskeeper (Property Manager)	-
Total	1

FLOOD ZONE

Located outside all flood zones	
---------------------------------	--

ASSUMABLE LOAN TERMS:

Not Available	
---------------	--

TAX INFORMATION

County	Limestone
Limestone CAD	R12597
2024 Tax Millage Rate	2.1808

SCHOOLS

School System:	Groesbeck ISD
Pre-k	Kids Kare Academy
Elementary School:	Enge-Washington / HO Whitehurst
Middle School:	Groesbeck Middle School
High School:	Groesbeck High School

UTILITIES

Water Provider:	City of Groesbeck
Billing:	Individually Metered
Paid By:	Resident
Electric Provider	Entergy
Paid By:	Resident
Trash Provider	Frontier (Billed on the water bill)
Paid By:	Resident
Telephone Provider:	Residents Choice
Paid By:	Resident
Cable/Internet Provider	Resident's Choice
Paid By:	Resident
Pest Control:	
Paid By:	Owner

FEE STRUCTURE (REFUNDABLE/NON-REFUNDABLE)

Security Deposit:	1/2 Months' rent (refundable)
Pet Deposit:	\$100 (non-refundable)
Pet Policy:	restrictions apply
	50 lb limit
Application	\$0
Admin Fee:	\$0
M-T-M Leases:	\$Yes, 125/month upcharge

UNIT MIX

UNIT DESCRIPTION	UNIT COUNT	UNIT MIX	SF	TOTAL SF	MARKET RENT/UNIT	MARKET RENT/SF	MONTHLY RENT
2 Bed/ 1 Bath	12	100%	800	9,600	\$730	\$0.91	\$640 - \$750
Totals/Averages	12	100%	800	9,600	\$730	\$0.91	\$640 - \$750

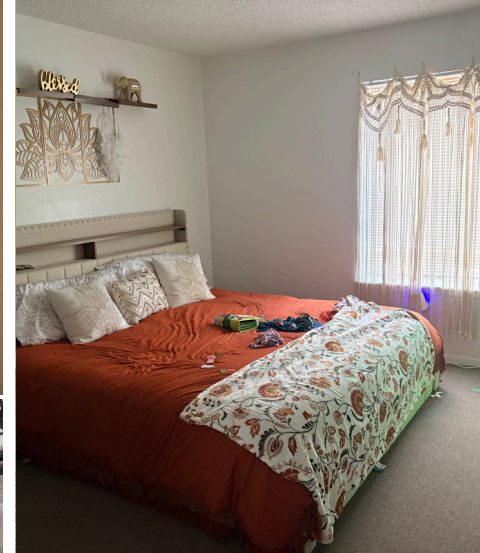


Cottonwood Creek Apartments

Cottonwood Creek Apartments

COMMUNITY & APARTMENT AMENITIES

- 2-Story Apartment Complex
- On-Site Surface Parking (approx. 27 spaces)
- Washer & Dryer Facility
- Quiet Residential Setting
- Faux Granite Countertops (select units)
- Updated Cabinetry (select units)
- Pet-Friendly Community (with restrictions)
- 800 SF Floor Plans
- Individual Metering - Electric, Water/Sewer
- Close Proximity to Downtown
- Near City Park & Community Amenities
- Easy Access to TX-14 & Major Local Roadways
- Nearby Schools, Dining & Local Retail



Cottonwood Creek

Apartments

Cottonwood Creek

Apartments

Capital Improvements & Unit Upgrades

<u>Unit #</u>	<u>Date</u>	<u>Equipment/Improvement</u>
1	2020	Renovation Status - Kitchen Newer Appliances, Orig Cabinets refinished, faux sheet vinyl halls & kitchen
2	2017	Fully gut renovated - wood plank flooring throughout
3	2017	Renovated throughout, faux wood sheet vinyl hall/kitchen/bath
4	2017	Renovation Status - Kitchen Older Appliances, Orig Cabinets, faux sheet vinyl hall/bath & kitchen
5	2015	Renovation Status - Kitchen Newer Appliances, New Cabinets, faux sheet vinyl halls & kitchen
6	2019	Renovation Status - Kitchen New Appliances, Orig Cabinets - espresso painted + brush nickel pulls, faux sheet vinyl
7	2018	Renovation Status - Renovated September 2018
8	Classic	Renovation Status - Kitchen Older Appliances, Orig Cabinets, faux sheet vinyl halls & kitchen
9	Classic	Renovation Status - Kitchen Older Appliances, Orig Cabinets, faux sheet vinyl halls & kitchen
10	2020	Renovation Status - Kitchen Newer Appliances, Refinished Orig Cabinets, faux sheet vinyl halls & kitchen
11	2023	Renovation Status - Reno all new
12	2018	Renovation Status - Kitchen New Appliances, Refinished Orig Cabinets, faux sheet vinyl halls & kitchen
CA	8/1/2025	Painted Common Halls 1-4 redone in Dec 2016 plus all halls handrails
CA	10/23/2025	Carpet Common Halls 1-4 redone in Oct 2025
CA	8/17/2025	New CA laundry 2 washers
CA	3/15/2024	Roof Replacement Laundry area, \$1,200
CA	3/15/2024	Roof Replacement Dwelling Buildings, Laundry, Entrances



CONTACT US

Evermark Commercial Group
3000 Reserch For3est Blvd | Suite 204
The Woodlands TX

Groesbeck Texas

Multifamily Investment Property Team

Shane Blake
Associate
832 326 0089
sblake@evermarkcommercial.com



EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY



Jeri Blake
Associate
832 326 0097
jblake@evermarkcommercial.com



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.

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.

<u>Evermark Commercial Group by Jla Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9000562</u> License No.	<u>houston@evermarkcommercial.com</u> Email	<u>(713)489-8130</u> Phone
<u>John Altic</u> Designated Broker of Firm	<u>572287</u> License No.	<u>jaltic@jlarealestate.com</u> Email	<u>(713)489-8130</u> Phone
<u>J. Wes Pratkan</u> Licensed Supervisor of Sales Agent/ Associate	<u>648815</u> License No.	<u>wpratka@gmail.com</u> Email	<u>(936)402-5779</u> Phone
<u>Jeri Blake</u> Sales Agent/Associate's Name	<u>685387</u> License No.	<u>jblake@evermarkcommercial.com</u> Email	<u>(832)326-0097</u> Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date