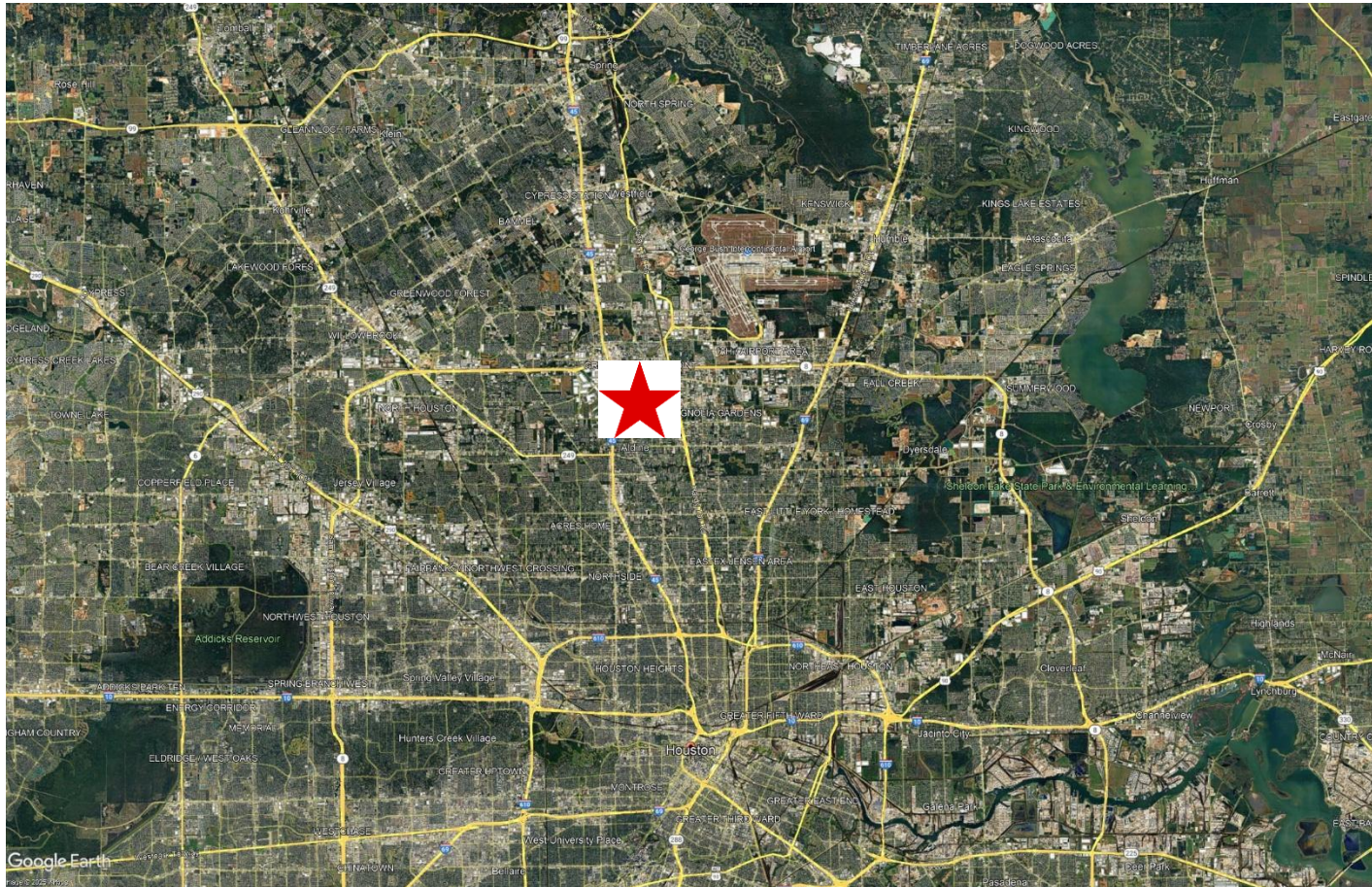


# Vintage At Northpoint : 34 Condominiums For Sale

81 Northpoint Dr, Houston TX 77060

- **Location, Location, Location!**
- **34 Condominiums For Sale Individual or in form of 3Plexes**
- **Easy Access to I-45 and to Sam Houston**
- **Minutes Distance to George Bush I-Airport**



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**GREY.**  
REALTY

**Ernesto Grey**

Broker Principal  
4200 Research Forest Dr. Ste 196  
The Woodlands TX 77381

Office: 956.330.4460 / Cell: 832.888.3321

Email: [ErnestoGrey100@gmail.com](mailto:ErnestoGrey100@gmail.com)

# LOCATION HIGHLIGHTS



- **THE VINTAGE AT NORTHPOINT** is just a short 10-minute drive away to George Bush International airport.

**THE VINTAGE AT NORTHPOINT** is connected to I-45 and/or Sam Houston Tollway.

Good rated ISD on the area. Elementary, Junior and High Schools located at minutes distance.

Over 1 million population in a radius of 10 miles.

Minutes distance to major industrial parks and corporate offices corridors.

- **Minutes distance to TMC Campus at a Glance. A world class, life science complex that unites the best in medicine across 37 acres.**
- **VINTAGE AT NORTHPOINT has annexed into CITY OF HOUSTON for all utilities.**
- **VINTAGE AT NORTHPOINT is the newest residential condominium development in a gated community at a radius of over 15 miles.**

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# **GATED COMMUNITY !**

**PRICE: \$10,200,000.-**



**34 APARTMENTS FOR \$298,000.00 EACH**

**TURN IT INTO AN INCOME PROPERTY BY BUYING A BUILDING OF 3 APARTMENTS**

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# Vintage At Northpoint

81 Northpoint Dr, Houston TX 77060



**GATED COMMUNITY!!**



**PRIVATE!**



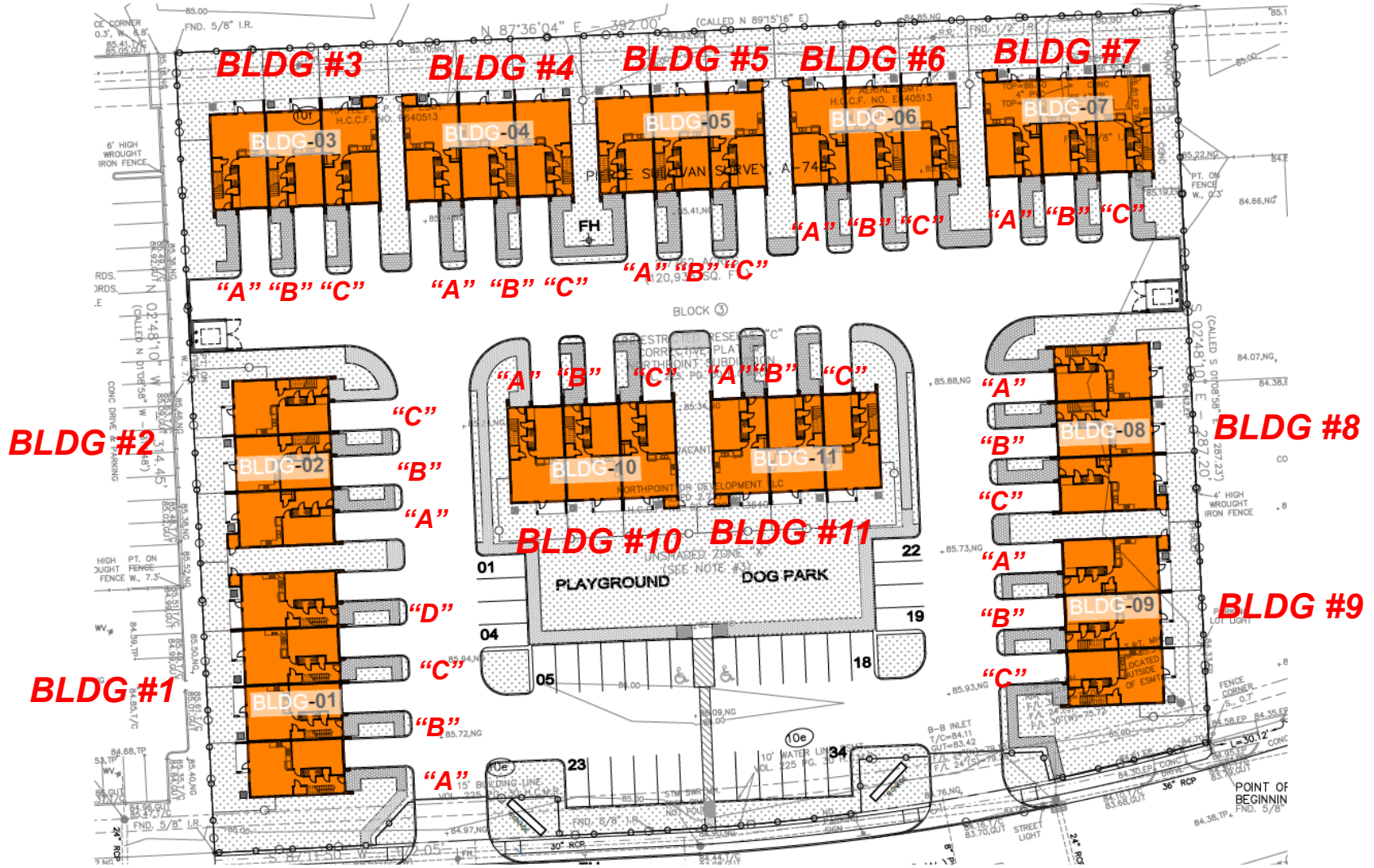
**ONE CAR GARAGE ATTACHED + ONE CAR SPACE DETACHED + ONE CAR OVERFLOW PARKING PER APARTMENT. 3 TOTAL PARKING SPOTS PER UNIT!**



**KIDS & PETS PARK**

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# LAY OUT & ADDRESSES 81 NORTHPOINT DR



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# ELEVATIONS

81 Northpoint Dr, Houston TX 77060



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# FLOOR PLAN

## TOTAL +/- 1,380 SF of Living Area

### 3 Bedrooms and 2.5 bathrooms



#### FIRST FLOOR:

- Car garage.
- “U” Shape Kitchen.
- Living Area.
- Dining area.
- ½ bathroom.
- Front & Back porches.
- Fenced back yard.
- Living 2st Floor = +/- 580 SF



#### SECOND FLOOR:

- Master bedroom with a bathroom.
- 2 bedrooms and one bathroom.
- Walking closet for each room.
- “Study” or game area.
- Laundry room.
- Living area 2<sup>nd</sup> Floor = +/- 800 SF

# AND MANY MORE FEATURES!!



# ***SIMILAR COMPONENTS & MATERIALS***



**Premium White  
Shaker Cabinets**



**Granite Kitchen  
Counter Tops**



**Carpet for stairs and  
second floor**



**Wood look vinyl tile  
for the first floor**



**Powder Room  
Pedestal Sink**



**Vanity type for 2<sup>nd</sup>  
story bathrooms**

# APPLIANCES INCLUDED



**Stainless Steel Electric Dishwasher**



**Stainless Steel Electric Cooktop**



**Stainless Steel Electric Microwave**



**Stainless Steel Sink**



**Electric Washer**



**Electric Dryer**



**Electric Water Heater**



**Refrigerator**

## **ESTIMATED COMPLETION DATES:**

<b>BUILDING #5 &amp; # 6:</b>	<b>December / 2026</b>
<b>BUILDING #7, #8, #9:</b>	<b>June / 2027</b>
<b>BUILDING #11, #10, #14:</b>	<b>December / 2027</b>
<b>BUILDING #4, #3,#2 #1:</b>	<b>June / 2028</b>

## ***The Vintage At Northpoint***

### ***5 Years Business Plan per 34 Apartments- Pro Forma***

Concept	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Gross Rent (\$2,000 per unit )	\$ 816,000	\$ 840,480	\$ 865,694	\$ 891,665	\$ 918,415
Vacancy Loss (5%)	\$ 40,800	\$ 42,024	\$ 43,285	\$ 44,583	\$ 45,921
<b>Estimated Gross Income</b>	<b>\$ 775,200</b>	<b>\$ 798,456</b>	<b>\$ 822,410</b>	<b>\$ 847,082</b>	<b>\$ 872,494</b>
Insurance Estimated	\$ 28,000	\$ 28,560	\$ 29,131	\$ 29,714	\$ 30,308
* RE Taxes (2.27% County Appraisal)	\$ 86,500	\$ 88,230	\$ 89,995	\$ 91,794	\$ 93,630
MANAGEMENT Fees, MUD, Trash, Landscaping	\$ 104,040	\$ 106,121	\$ 108,243	\$ 110,408	\$ 112,616
Tenant Reimbursement (\$110 per unit/month)	\$ (104,040)	\$ (106,121)	\$ (108,243)	\$ (110,408)	\$ (112,616)
<b>Estimated Operating Expenses</b>	<b>\$ 114,500</b>	<b>\$ 116,790</b>	<b>\$ 119,126</b>	<b>\$ 121,508</b>	<b>\$ 123,938</b>
<b>Net Operating Income</b>	<b>\$ 660,700</b>	<b>\$ 681,666</b>	<b>\$ 703,284</b>	<b>\$ 725,574</b>	<b>\$ 748,556</b>
<b>NOI per Month</b>	<b>\$ 55,058</b>	<b>\$ 56,806</b>	<b>\$ 58,607</b>	<b>\$ 60,464</b>	<b>\$ 62,380</b>
<b>Cap Rate Based on Purchase Price</b>	<b>6.5%</b>	<b>6.7%</b>	<b>6.9%</b>	<b>7.1%</b>	<b>7.3%</b>
<b>Leased Out Estimated Market Value @5.5 % Cap</b>	<b>\$ 12,012,727</b>	<b>\$ 12,393,927</b>	<b>\$ 12,786,980</b>	<b>\$ 13,192,248</b>	<b>\$ 13,610,108</b>

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## APARTMENTS COMPARABLES

Address	Type	Beds	Baths	Size	Price	\$/SF
220 Northpoint Dr, Houston	Condo	2	2	812	\$ 1,185.00	\$ 1.46
131 Aldine Bender Rd. Houston	Apartment	2	2	987	\$ 1,303.00	\$ 1.32
206 Plaza Verde Dr, Houston	Condo	2	2	880	\$ 1,124.00	\$ 1.28
* 12121 Greenspoint Dr, Houston	Apartment	3	2	1007	\$ 1,498.00	\$ 1.49
838 Greens Rd, Houston	Apartment	3	2	980	\$ 1,275.00	\$ 1.30
<b>TOTALS &amp; AVERAGES</b>				4666	\$ 6,385	\$ <b>1.37</b>
* Northpoint Condo	2026	3	2.5	1385	\$ <b>1.49</b>	\$ 2,063.65
<b>NOTES;</b>						
1) All comps are located within 2 miles radius.						
2) 12121 Greenspoint is the newest development in the area and might be the most representative comparable.						
3) All comps have not attached garage.						
4) All comps accept pets but have no pets park						
5) Finale rate asjusted due to attached garage and 2 story condo in the first floor.						
Source: Apartments.com (April 2026)						

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# DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2029 Projection	17,488		258,497		1,073,707	
2024 Estimate	17,173		255,033		1,053,357	
2020 Census	17,450		265,486		1,064,841	
Growth 2024 - 2029	1.83%		1.36%		1.93%	
Growth 2020 - 2024	-1.59%		-3.94%		-1.08%	
<b>2024 Population by Hispanic Origin</b>	12,007		160,998		551,350	
<b>2024 Population</b>	17,173		255,033		1,053,357	
White	2,010	11.70%	32,080	12.58%	255,859	24.29%
Black	4,084	23.78%	70,275	27.56%	251,285	23.86%
Am. Indian & Alaskan	374	2.18%	5,640	2.21%	19,422	1.84%
Asian	215	1.25%	9,246	3.63%	47,618	4.52%
Hawaiian & Pacific Island	21	0.12%	273	0.11%	1,567	0.15%
Other	10,469	60.96%	137,517	53.92%	477,605	45.34%
U.S. Armed Forces	0		40		471	
<b>Households</b>						
2029 Projection	6,481		79,742		365,228	
2024 Estimate	6,363		78,585		358,073	
2020 Census	6,487		81,603		362,062	
Growth 2024 - 2029	1.85%		1.47%		2.00%	
Growth 2020 - 2024	-1.91%		-3.70%		-1.10%	
Owner Occupied	485	7.62%	36,645	46.63%	187,529	52.37%
Renter Occupied	5,878	92.38%	41,940	53.37%	170,544	47.63%
<b>2024 Households by HH Income</b>	6,364		78,587		358,071	
Income: <\$25,000	2,442	38.37%	20,559	26.16%	78,801	22.01%
Income: \$25,000 - \$50,000	2,716	42.68%	24,547	31.24%	89,923	25.11%
Income: \$50,000 - \$75,000	840	13.20%	12,991	16.53%	60,622	16.93%
Income: \$75,000 - \$100,000	173	2.72%	8,158	10.38%	40,316	11.26%
Income: \$100,000 - \$125,000	108	1.70%	5,146	6.55%	27,811	7.77%
Income: \$125,000 - \$150,000	15	0.24%	2,556	3.25%	17,920	5.00%
Income: \$150,000 - \$200,000	60	0.94%	2,965	3.77%	20,652	5.77%
Income: \$200,000+	10	0.16%	1,665	2.12%	22,026	6.15%
<b>2024 Avg Household Income</b>	\$35,714		\$59,382		\$77,340	
<b>2024 Med Household Income</b>	\$29,700		\$42,678		\$53,813	



## Information About Brokerage Services

**B**efore 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, 512-936-3000 (<http://www.trec.texas.gov>)