FOR SALE

Sealy Apartments

4217 Sealy Ave., Galveston, TX 77550

Hunington

Hunington Properties, Inc.
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Executive Summary

Position your portfolio for strong returns with this 12-unit multifamily asset at 4217 Sealy Avenue in Galveston. Presented exclusively by Hunington Properties, this two-story, 9,120 SF building offers investors a rare combination of scale, affordability, and location in one of the Gulf Coast's most resilient rental markets. Built in 1965 and renovated in 2024, the property features solid construction and functional layouts across its 12 units, providing a stable foundation for future value-add improvements. Situated on a 7,200 SF lot, the asset is just minutes from the Galveston Seawall, UTMB, and downtown's employment and entertainment hubs.

This offering is well below replacement cost, giving investors immediate equity upside and the opportunity to reposition through interior upgrades and operational efficiencies. Whether targeting long-term renters or capitalizing on Galveston's robust short-term rental demand, 4217 Sealy Avenue is a compelling addition to any multifamily portfolio.

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Property Overview

4217 Sealy Ave., Galveston, TX 77550

LIST PRICE
$899,995

BUILDING SF
9,120

LOT SIZE SF
7,200

UNITS
12

STORIES
2

YEAR BUILD/RENOVATED
1971/2025

PARCEL-ID
4093-000-0004-000

FLOOD RISK
500 YEAR

SUBMARKET
CARVER PARK

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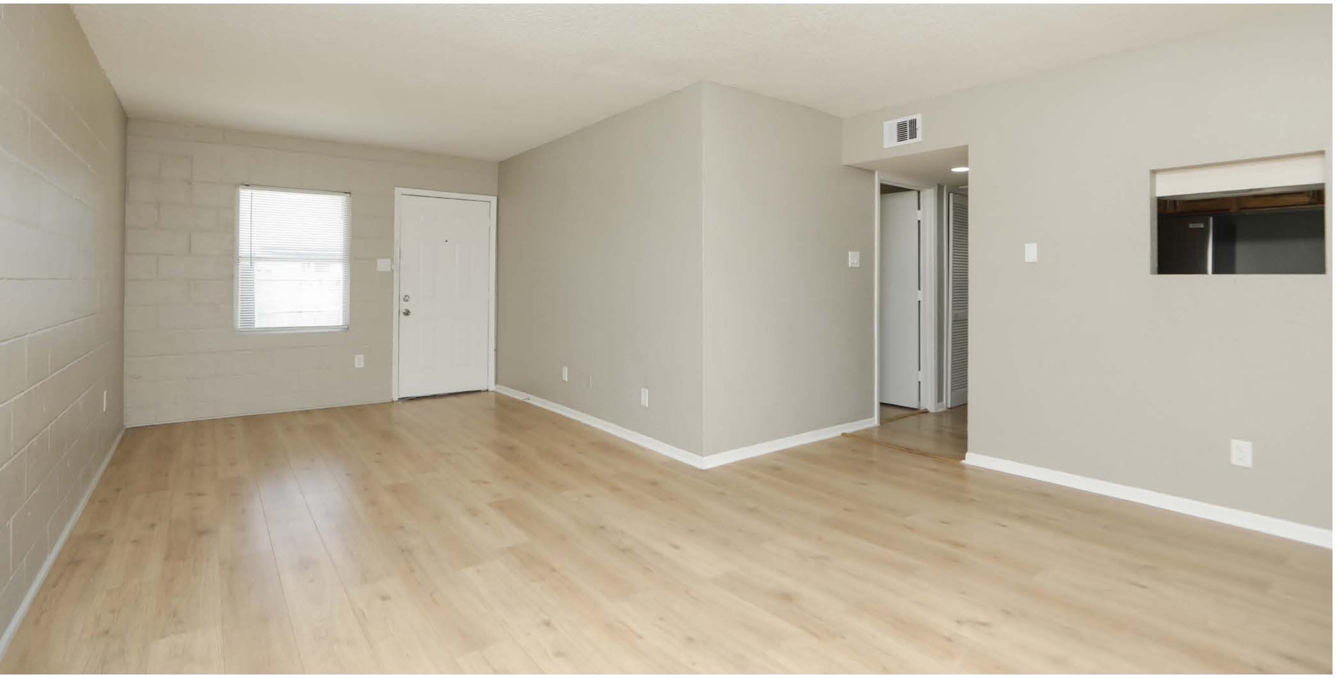
Property Photos



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Rent Roll

Unit Mix Summary (as of 6/1/2026)						
Unit Mix			Actual		Market	
Unit Type	Unit #	SF	Effective ($/SF)	Monthly Rent	Market Rent/SF	Monthly Rent
2x1	1	760	$1.12	$850.00	$1.50	$1,140
2x1	2	760	$0.83	$630.00	$1.50	$1,140
2x1	3	760	$1.12	$850.00	$1.50	$1,140
2x1	4	760	$1.05	$800.00	$1.50	$1,140
2x1	5	760	$1.58	$1,200.00	$1.50	$1,140
2x1	6	760	$1.12	$850.00	$1.50	$1,140
2x1	7	760	$1.12	$850.00	$1.50	$1,140
2x1	8	760	$1.18	$900.00	$1.50	$1,140
2x1	9	760	$1.18	$900.00	$1.50	$1,140
2x1	10	760	$1.12	$850.00	$1.50	$1,140
2x1	11	760	$1.12	$850.00	$1.50	$1,140
2x1	12	760	$1.12	$850.00	$1.50	$1,140
Averages		760 SF	$1.14 PSF		$1.50 PSF	
Total	12 Units	9,120 SF	Monthly Rent	$10,380.00	Monthly Rent	$13,680
			Annual Rent	$124,560.00	Annual Rent	$164,160

Deal Room Instructions

CREXi: Click 'Due Diligence' at top/middle of screen for more detailed financials and rent roll information. Sign the confidentiality agreement and wait for approval from the listing broker. Once the agreement has been approved by the broker, the buyer will have access to due diligence documents.

LoopNet: Scroll down to the page below the executive summary and click 'Click here to access' which is located next to the Data Room. Sign the confidentiality agreement and wait for approval from the listing broker. Once the agreement has been approved by the broker, the buyer will have access to due diligence documents.

To sign the CA directly:
Contact broker mbean@hpiproperties.com, who will send a PDF copy of the confidentiality agreement for your direct signature.

**The most up to date financials will always be in the deal room.

Financials

Pro Forma Financials

Valuation Analysis	Current Rent Roll + Actual Expenses			Pro Forma (Market Rents)		
INCOME	*Annual*	*$/Unit*	*$/SF*	*Annual*	*$/Unit*	*$/SF*
Gross Potential Rent	$ 124,560.00	$10,380.00	$13.66	$ 164,160.00	$13,680.00	$ 18.00
Vacancy	$ -	$ -	$ -	$ (8,208.00)	$ (684.00)	$ (0.90)
Net Rental Income	$ 124,560.00	$10,380.00	$13.66	$ 155,952.00	$12,996.00	$ 17.10
Total Other Income	$ -	$ -	$ -	$ -	$ -	$ -
Effective Gross Income	**$ 124,560.00**	**$ 10,380.00**	**$ 13.66**	**$ 155,952.00**	**$ 12,996.00**	**$ 17.10**
EXPENSES						
Repairs & Maintenance	$ 21,427.00	$ 1,785.58	$ 2.35	$ 7,200.00	$ 600.00	$ 0.79
Utilities	$ 14,066.00	$ 1,172.17	$ 1.54	$ 14,066.00	$ 1,172.17	$ 1.54
Total Variable Expenses	**$ 35,493.00**	**$ 2,957.75**	**$ 3.89**	**$ 21,266.00**	**$ 1,772.17**	**$ 2.33**
Real Estate Taxes	$ 23,990.00	$ 1,999.17	$ 2.63	$ 21,777.00	$ 1,814.75	$ 2.39
Insurance	$ 16,159.00	$ 1,346.58	$ 1.77	$ 16,159.00	$ 1,346.58	$ 1.77
Management Fee	$ 5,276.00	$ 439.67	$ 0.58	$ 7,797.60	$ 649.80	$ 0.86
Total Fixed Expenses	**$ 45,425.00**	**$ 3,785.42**	**$ 4.98**	**$ 45,733.60**	**$ 3,811.13**	**$ 5.01**
Total Expenses	**$ 80,918.00**	**$ 6,743.17**	**$ 8.87**	**$ 66,999.60**	**$ 5,583.30**	**$ 7.35**
Net Operating Income	**$ 43,642.00**	**$ 3,636.83**	**$ 4.79**	**$ 88,952.40**	**$ 7,412.70**	**$ 9.75**

Current Financials - Through May 2026

Valuation Analysis	Trailing 6			Trailing 12		
INCOME	*Annual*	*$/Unit*	*$/SF*	*Annual*	*$/Unit*	*$/SF*
Rental Income	$ 43,709.00	$ 3,642.42	$ 4.79	$ 57,054.00	$ 4,754.50	$ 6.26
Total Other Income	$ -	$ -	$ -	$ -	$ -	$ -
Effective Gross Income	**$ 43,709.00**	**$ 3,642.42**	**$ 4.79**	**$ 57,054.00**	**$ 4,754.50**	**$ 6.26**
EXPENSES						
Repairs & Maintenance	$ 15,867.00	$ 1,322.25	$ 1.74	$ 21,427.00	$ 1,785.58	$ 2.35
Utilities	$ 8,457.00	$ 704.75	$ 0.93	$ 14,066.00	$ 1,172.17	$ 1.54
Total Variable Expenses	**$ 24,324.00**	**$ 2,027.00**	**$ 2.67**	**$ 35,493.00**	**$ 2,957.75**	**$ 3.89**
Real Estate Taxes	$ 13,101.00	$ 1,091.75	$ 1.44	$ 23,990.00	$ 1,999.17	$ 2.63
Insurance	$ 8,114.00	$ 676.17	$ 0.89	$ 16,159.00	$ 1,346.58	$ 1.77
Management Fee	$ 4,371.00	$ 364.25	$ 0.48	$ 5,276.00	$ 439.67	$ 0.58
Total Fixed Expenses	**$ 25,586.00**	**$ 2,132.17**	**$ 2.81**	**$ 45,425.00**	**$ 3,785.42**	**$ 4.98**
Total Expenses	**$ 49,910.00**	**$ 4,159.17**	**$ 5.47**	**$ 80,918.00**	**$ 6,743.17**	**$ 8.87**
Net Operating Income	**$ (6,201.00)**	**$ (516.75)**	**$ (0.68)**	**$ (23,864.00)**	**$ (1,988.67)**	**$ (2.62)**

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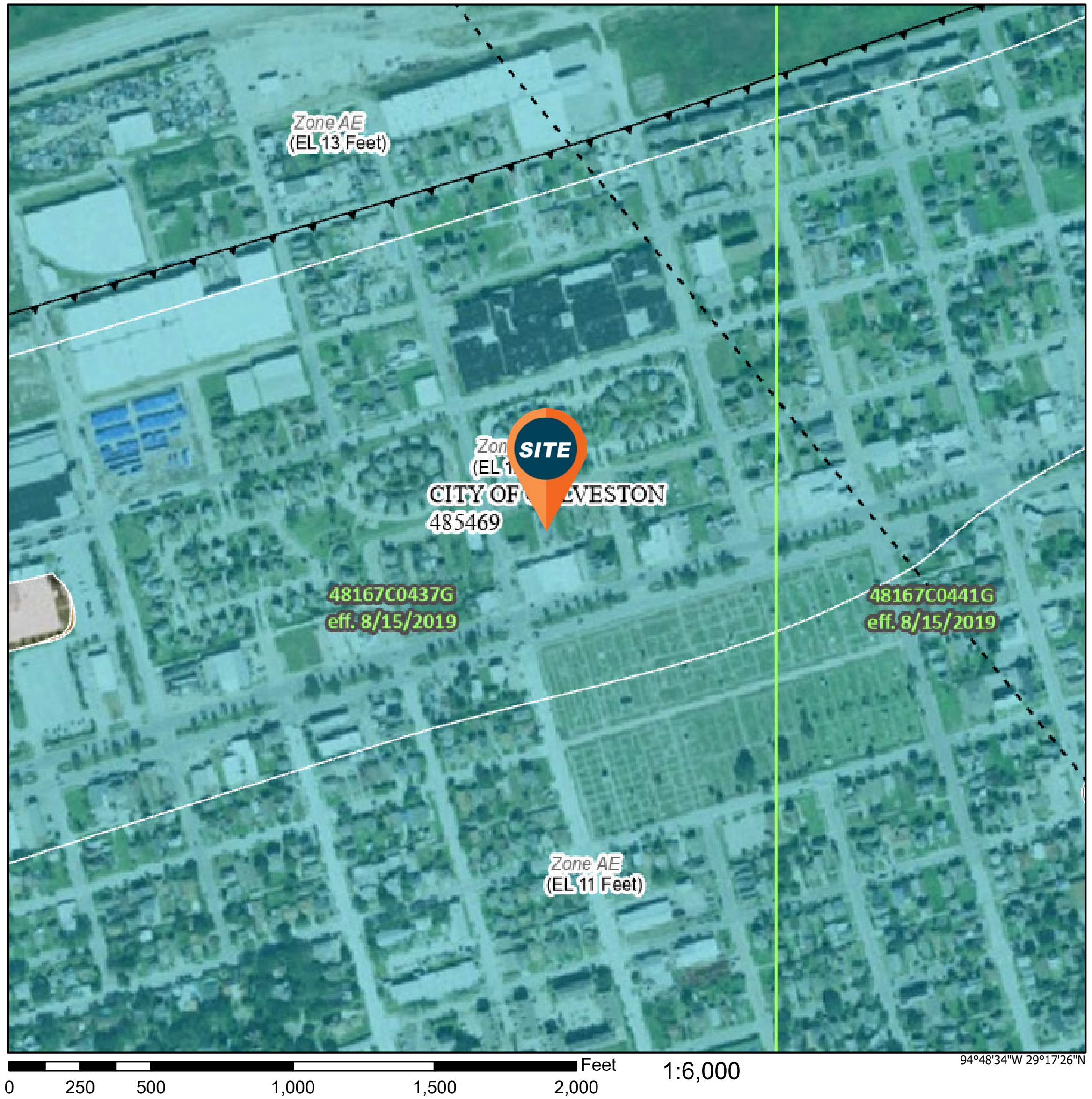
Aerial

FEMA Flood Map

National Flood Hazard Layer FIRMette

94°49'12"W 29°17'57"N



94°48'34"W 29°17'26"N

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, V, 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
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 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

N

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 9/21/2026 at 7:07 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.

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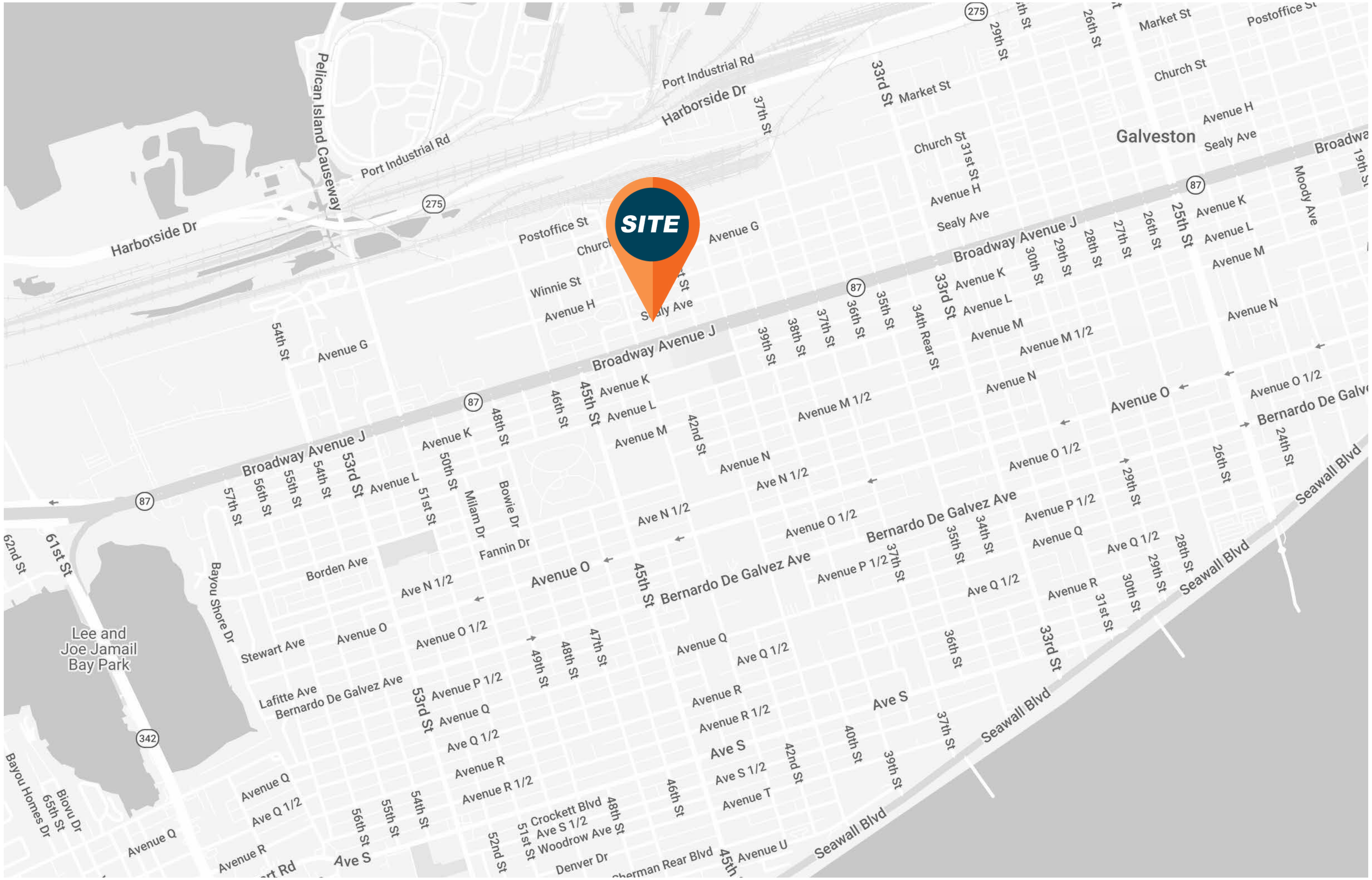
Location Map



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

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Galveston County

Galveston County is a dynamic coastal market within the greater Houston metropolitan area, offering a diverse economic base, strong regional connectivity, and steady residential growth. The county benefits from its proximity to Houston while maintaining its own economic drivers through industrial, healthcare, tourism, maritime, and energy-related industries. Communities throughout the county, including La Marque, Texas City, Galveston, and League City, attract residents seeking access to employment opportunities, coastal amenities, and an attractive quality of life.

The county's economy is supported by a broad range of industries, including petrochemical, manufacturing, logistics, healthcare, education, tourism, and port activity. Major employment centers, industrial facilities, and transportation infrastructure, including Interstate 45, continue to enhance the area's long-term economic outlook and regional accessibility.

The multifamily market in Galveston County benefits from sustained rental demand driven by population growth, workforce expansion, and the affordability advantages compared to nearby markets. Well-located and renovated properties are positioned to attract renters seeking updated housing options with convenient access to employment centers and regional amenities.

Overall, Galveston County presents an attractive investment environment supported by favorable demographics, diverse economic fundamentals, and continued growth. The combination of coastal appeal, employment diversity, and residential demand creates a strong foundation for multifamily investment opportunities throughout the submarket.

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Galveston Attractions

Kemah Boardwalk

Located on the waterfront of Galveston Bay, the Kemah Boardwalk is a waterfront entertainment district combining amusement rides, restaurants, shopping, and marina views. Opened in 1998, it has become one of the Houston area's best-known family destinations, with free entry.

Lagoonfest Texas

Lagoonfest Texas is a seasonal attraction built around a large, crystal-clear lagoon with whitesand beaches. Activities include swimming, kayaking, paddleboarding, and inflatable obstacle courses, making it especially popular with families.

NASA Clear Lake

Home to the renowned Johnson Space Center, one of the nation's premier aerospace and technology hubs. The area offers a unique blend of high-paying employment, waterfront recreation, shopping, dining, and entertainment, making it a major economic driver for the Greater Houston region and a desirable estination for residents and visitors.

Dickinson Railroad Museum

The Dickinson Railroad Museum is a local history museum and preserved railroad depot in Dickinson, Texas. Housed in the restored 1902 Galveston, Houston & Henderson (GH&H) Railroad depot, it highlights the community's railroad heritage and the role the railway played in the development of Dickinson and the surrounding Galveston County area.

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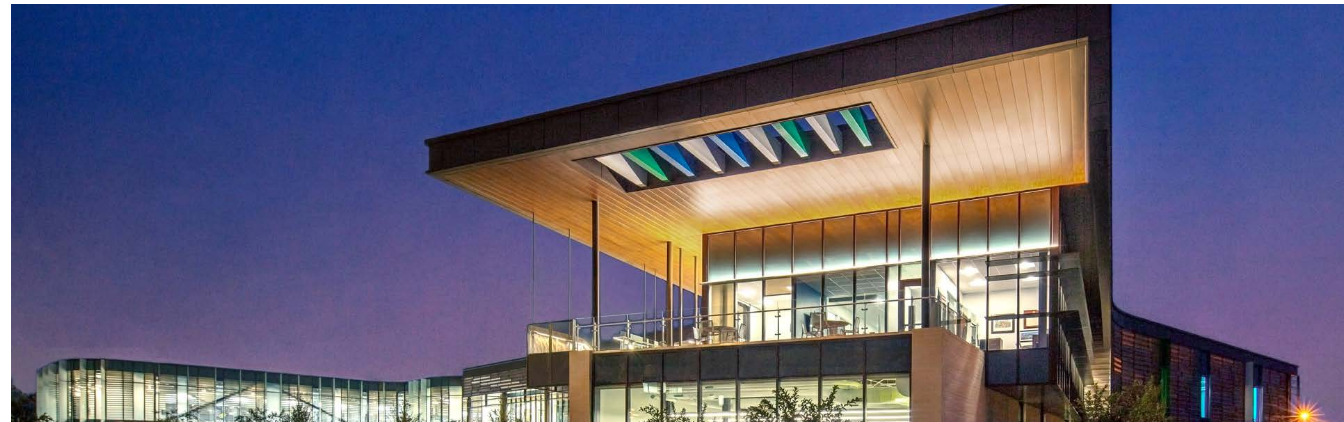
Galveston Attractions

Bay Area Raceway
Bay Area Raceway is a family entertainment center in Dickinson, Texas, centered around outdoor go-kart racing with additional attractions for groups and families. It is known locally as a destination for birthday parties, casual outings, and day-pass entertainment that combines multiple activities in one venue.



University of Houston Clear Lake
This public university offers bachelor's, master's, and doctoral degree programs across business, education, science and engineering, and human sciences and humanities Located near the Johnson Space Center, the university is known for strong ties to the aerospace, healthcare, and technology industries, providing students with research, internship, and career opportunities.

Tanger Outlets Houston
It's an open-air outlet mall with stores facing outward rather than an enclosed corridor, giving it a more spacious, walkable feel with landscaping, water features, and covered walkways. It features a mix of well-known brands (like Victoria's Secret) and is well-reviewed for its clean, easy-to-navigate layout and helpful staff.

Moody Gardens
This large theme park with a glass rainforest pyramid features free-roaming birds, sloths, and monkeys, plus an aquarium pyramid with penguins, sharks, and jellyfish, and rotating seasonal exhibits like ice sculptures. It's a great full-day destination that's both entertaining and educational, and it's about a 20-minute drive from Texas City.

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Market Demographics

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
16,077 Population	50,948 Population	60,051 Population
41 Median Age	41.1 Median Age	41.6 Median Age
5,851 Households	21,742 Households	26,371 Households
$66,291 Average HH Income	$77,456 Average HH Income	$79,827 Average HH Income
3,360 Renter Occupied Households	13,478 Renter Occupied Households	16,571 Renter Occupied Households

*CoStar data as of Sept 21, 2026

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Hunington Properties, Inc.	454676-BB	sandy@hpiproperties.com	713-623-6944
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Scott Lunine	787298-SA	scott@hpiproperties.com	713-854-5946
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Bean	663805	mbean@hpiproperties.com	713-303-5603
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date