



# 205 8th St and 506-508 Avenue A Moody, TX 76557

OFFERING MEMORANDUM FOR A 7 PROPERTY PORTFOLIO

Exclusively Listed by

**Megan Flake - Agent** | (512) 364-0949 | [meganflake@kw.com](mailto:meganflake@kw.com)

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[www.kwcommercial.com](http://www.kwcommercial.com)

**KW COMMERCIAL AUSTIN SOUTHWEST**  
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Austin, TX 78746

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# Professional Bio



**MEGAN FLAKE**

Agent

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Megan Flake is a dedicated commercial real estate agent specializing in the Austin, TX metro market. With 17 years of experience in investing and operations, she brings a proven track record and a passion for helping clients achieve their financial goals.

She is the senior partner of the Commercial Division at Papasan Properties Group with KW Commercial. Since 2009, the group has closed nearly \$750 million in real estate transactions. In 2024, Megan earned Top Commercial Sales Award across Austin—a testament to her expertise and results-driven approach.

Megan focuses on investment sales of income-producing assets including industrial, flex, data centers, land, and office properties in Central Texas. Her background in operations management and procurement at GE—where she earned her Six Sigma Greenbelt—equips her with a strategic and analytical mindset.

By staying ahead of market trends and offering tailored strategies, Megan has built a reputation as a trusted advisor to investors seeking to maximize returns in the evolving commercial real estate landscape.

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## PROPERTY OVERVIEW

The Moody Portfolio is a fully renovated, stabilized 7 stand alone houses portfolio located in Moody, Texas, consisting of five 2-bedroom / 1.5-bath units and two 3-bedroom / 2-bath units situated across two parcels totaling approximately 0.95 acres. The portfolio is zoned Residential, features professional management in place, and has undergone a comprehensive renovation that was completed as of July 2024. The portfolio is currently 100% occupied with long-term leases in place, providing immediate, predictable cash flow for a new owner.

Moody benefits from its strategic position along US Highway 84 and State Highway 36, with convenient access to Interstate 35, connecting tenants to larger employment centers such as Waco, Temple, Killeen, and the greater Central Texas region. The area offers a small-town living environment with limited rental inventory, contributing to strong tenant demand and quick lease-up performance. The subject units appeal to tenants due to their modernized interiors, functional floor plans, and competitive rental rates relative to surrounding markets. Portfolio has standing waiting list which demonstrates the depth of demand, even following meaningful rent increases after renovation.

## PROPERTY / INVESTMENT HIGHLIGHTS

- Portfolio of seven renovated houses in a supply-constrained market
- Exterior feature highlights: Limestone siding and metal roofs
- Central Moody location with convenient access to Highway 84, Highway 36, and I-35
- Functional, in-demand unit layouts appealing to long-term tenants
- Minimal historical vacancy and strong tenant payment performance
- Opportunity for continued operational efficiencies and long-term hold stability
- Complete rehabilitation recently finished, limiting near-term capital expenditure requirements.
- Fully occupied portfolio with long-term leases in place, providing immediate income stability.
- Combined annual property taxes of approximately \$14,000, well below regional averages for similar income levels.
- Current insurance costs reflect bank ownership and are expected to normalize downward for a private buyer.
- Experienced property manager in place with deep knowledge of the Moody market and a willingness to continue with new ownership.
- Successful lease-up following post-renovation rent increases highlights strong tenant demand and market depth.

# Property Summary



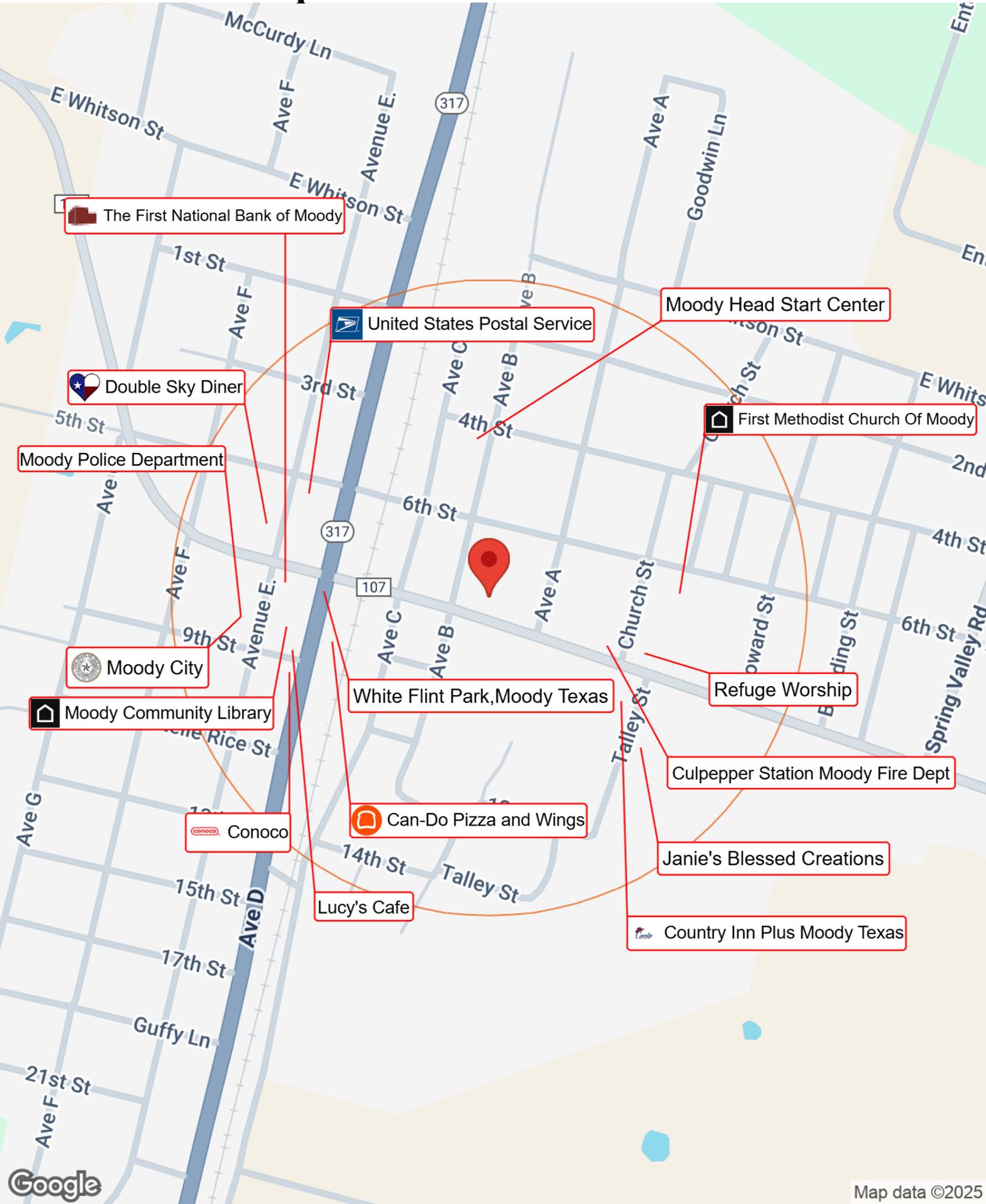
<b>Price:</b>	\$1,499,000.00
<b>CAP Rate:</b>	6.4%
<b>Gross Income:</b>	\$ 112,328.00
<b>Operating Expense:</b>	\$16,343.00
<b>Number of Units:</b>	7 Single Family Houses
<b>Unit Mix:</b>	Five (5) 2-Bedroom / 1.5-Bath units; Two (2) 3-Bedroom / 2-Bath units
<b>Lot Size:</b>	0.95 AC
<b>Renovated:</b>	<ul style="list-style-type: none"><li>-Interior unit renovations across all seven houses</li><li>-Updated kitchens and bathrooms</li><li>-New or upgraded flooring throughout units</li><li>-Interior paint and finish updates</li><li>-Replacement and servicing of major building systems as needed</li><li>-HVAC improvements</li></ul>
<b>Year Renovated:</b>	2024
<b>Management:</b>	Professionally managed. Available to continue post-sale.

# Rent Roll

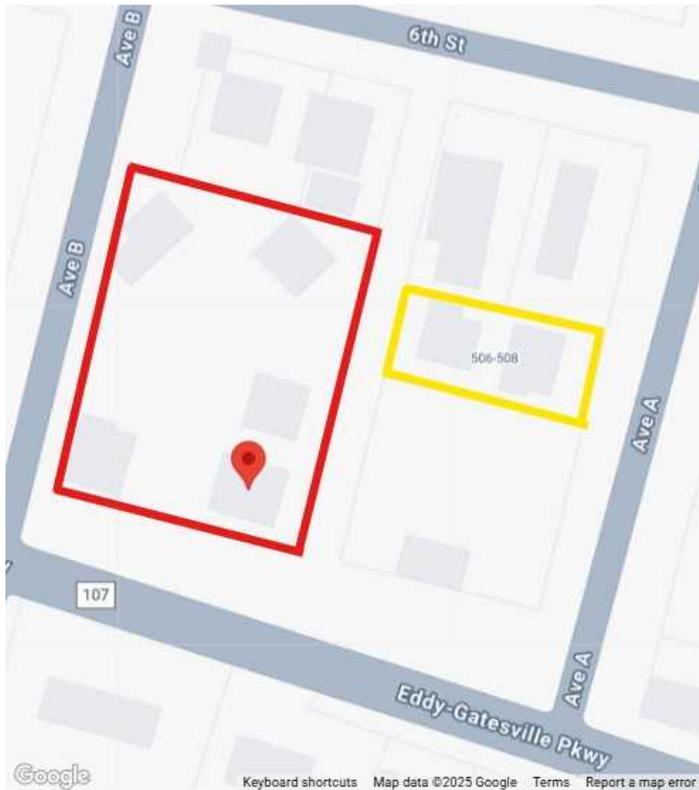
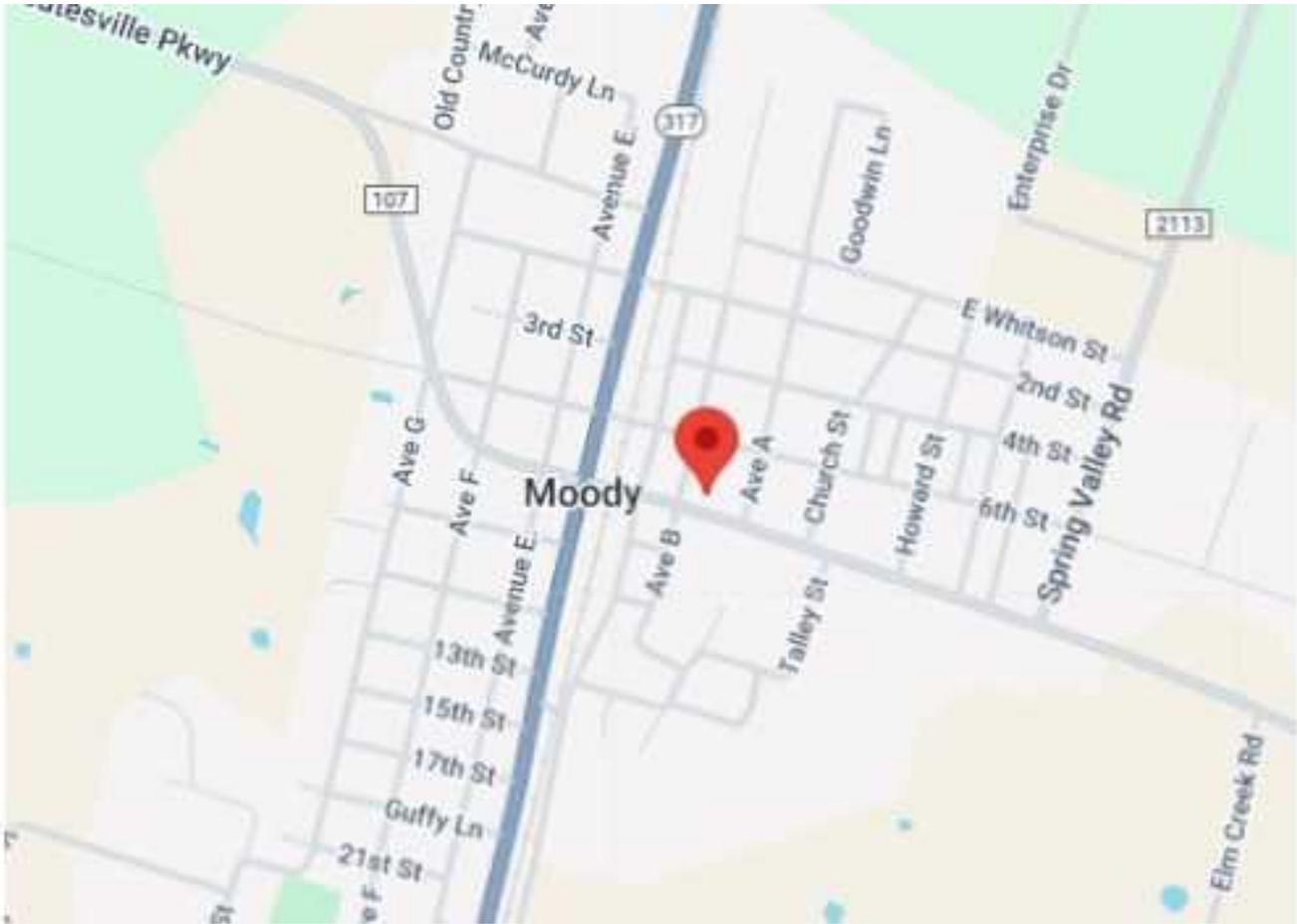


Unit Address	Beds	Baths	In-Place Monthly Rent	Lease Expiration
201 8th St	2	1.5	\$1,295	5/31/2026
102 Pecan St	2	1.5	\$1,295	10/31/2026
104 Pecan St	2	1.5	\$1,295	10/31/2026
508 Ave A	2	1.5	\$1,295	12/31/2026
506 Ave A	2	1.5	\$1,295	Vacant as of 1/1/2026
203 8th St	3	2	\$1,400	6/30/2026
103 Pecan St	3	2	\$1,395	2/28/2026

# Business Map



# Property Map and Photos



# Property Photos



Floor Plan Created By Wes Albanese Photography, Measurements Deemed Highly Reliable But Not Guaranteed.



# Property Photos



# Property Photos



# Property Map



Floor Plan Created By Wes Albanese Photography, Measurements Deemed Highly Reliable But Not Guaranteed.



# Property Map



# For Sale

# Turnkey Investment Property

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