

HOUSTON 16-UNIT MULTIFAMILY PORTFOLIO

Offering Price: \$1,500,000

16-unit multifamily portfolio located in Northwest Houston on a single tract (41,207 SF land, 17,856 SF building). Four buildings, built 1984 and renovated 2008. Average unit size ~1,116 SF. Value-add opportunity through lease-up and rent optimization.

Metric	Value
Gross Income	\$197,140
Operating Expenses	\$63,092
Property Taxes	\$30,855
NOI	\$103,193
Cap Rate	~6.88%
Stabilized NOI	~\$134,000+

Highlights: Value-add asset, strong rental demand, large unit sizes, ~1 acre site, portfolio sale only.

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