

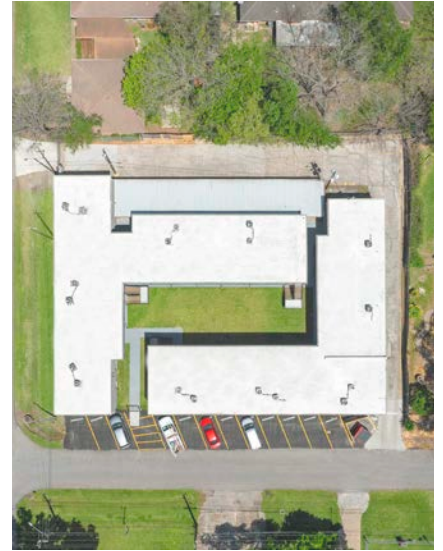


**SLOAN GARDEN**  
APARTMENT HOMES

6403 Sloan Street  
Houston, TX 77087

**INVESTOR  
PRESENTATION**

2023





PRESENTED BY  
**MARK DIMAS**

**SLOAN GARDEN  
APARTMENT HOMES**  
INVESTOR  
PRESENTATION



**HOUSTON'S #1 REAL ESTATE TEAM**  
- HOUSTON BUSINESS JOURNAL 2022

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AWARD-WINNING

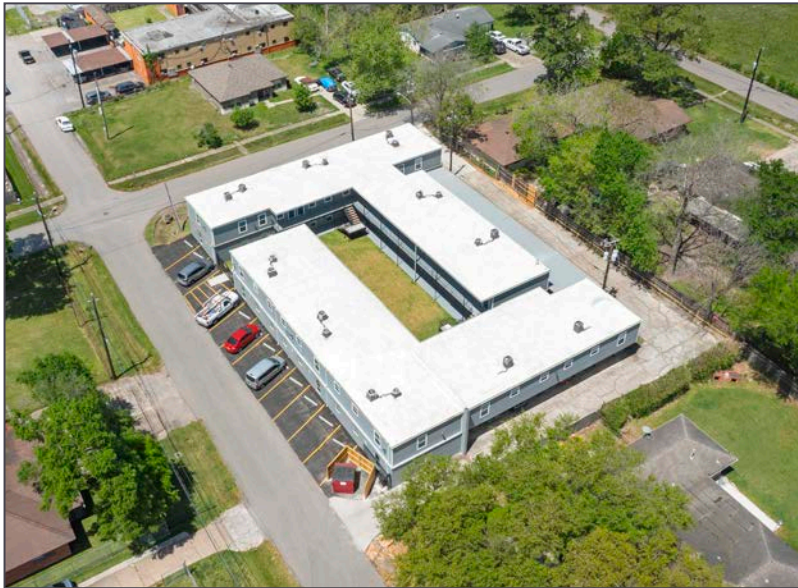


## 6403 SLOAN ST. HIGHLIGHTS

- Frame up remodel started in 2020 and completed in 2022
- Easy access to 610 Loop, I-45, Hobby Airport, and Downtown
- Will consider Owner Financing with 40% down and interest only financing.
- Central HVAC, Quartz counters, tile backsplash, LVT flooring, shaker cabinets, stainless steel appliances and fixtures
- Gated community, on-site maintenance personnel, laundry room
- 100% Occupied

# PROPERTY OVERVIEW

**SLOAN GARDEN  
APARTMENT HOMES**  
INVESTOR  
PRESENTATION



## PRICING

Price	\$3,250,000
NOI	\$167,820
Cap Rate	5.16%
Gross Rent Multiplier	11.83

## PROPERTY INFORMATION

Building Size	15,120 SF
Lot Size	20,150 SF
No. Units	18
No. Stories	2
Yer Built/Renovated	1970 / 2022
Avg. Occupancy	100%
Parking Ratio	1.39 / 1,000 SF
Utilities	Public Water/Electric

## UNIT INFORMATION

Unit Size	900 SF
Bedrooms	2
Bathrooms	1 Full
Living Room	17 x 12
Kitchen	11 x 8
Bedroom 1	12 x 10
Bedroom 2	11 x 10



## UNIT AMENITIES

- Central HVAC
- Quartz Countertops
- Tile Backsplash
- Stainless Appliances
- Pantry
- LVT Flooring
- Walk-in Closets
- Cable-Ready
- Insulated Windows
- HardiePlank Siding

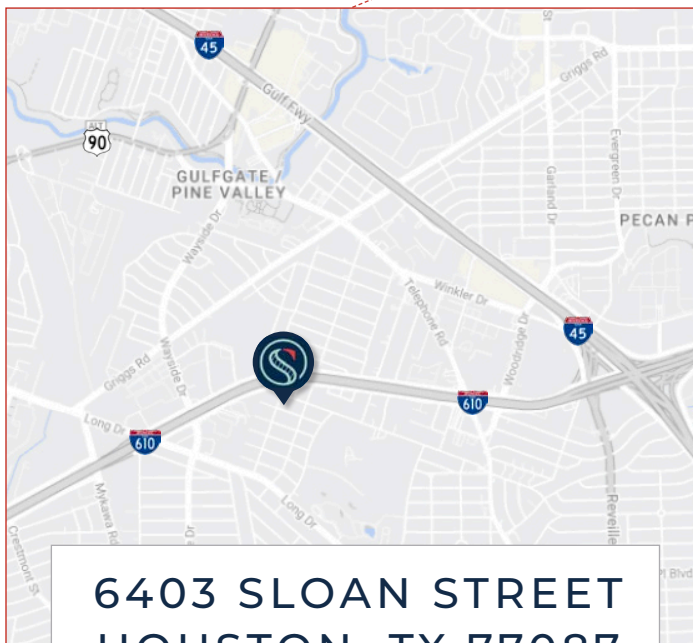
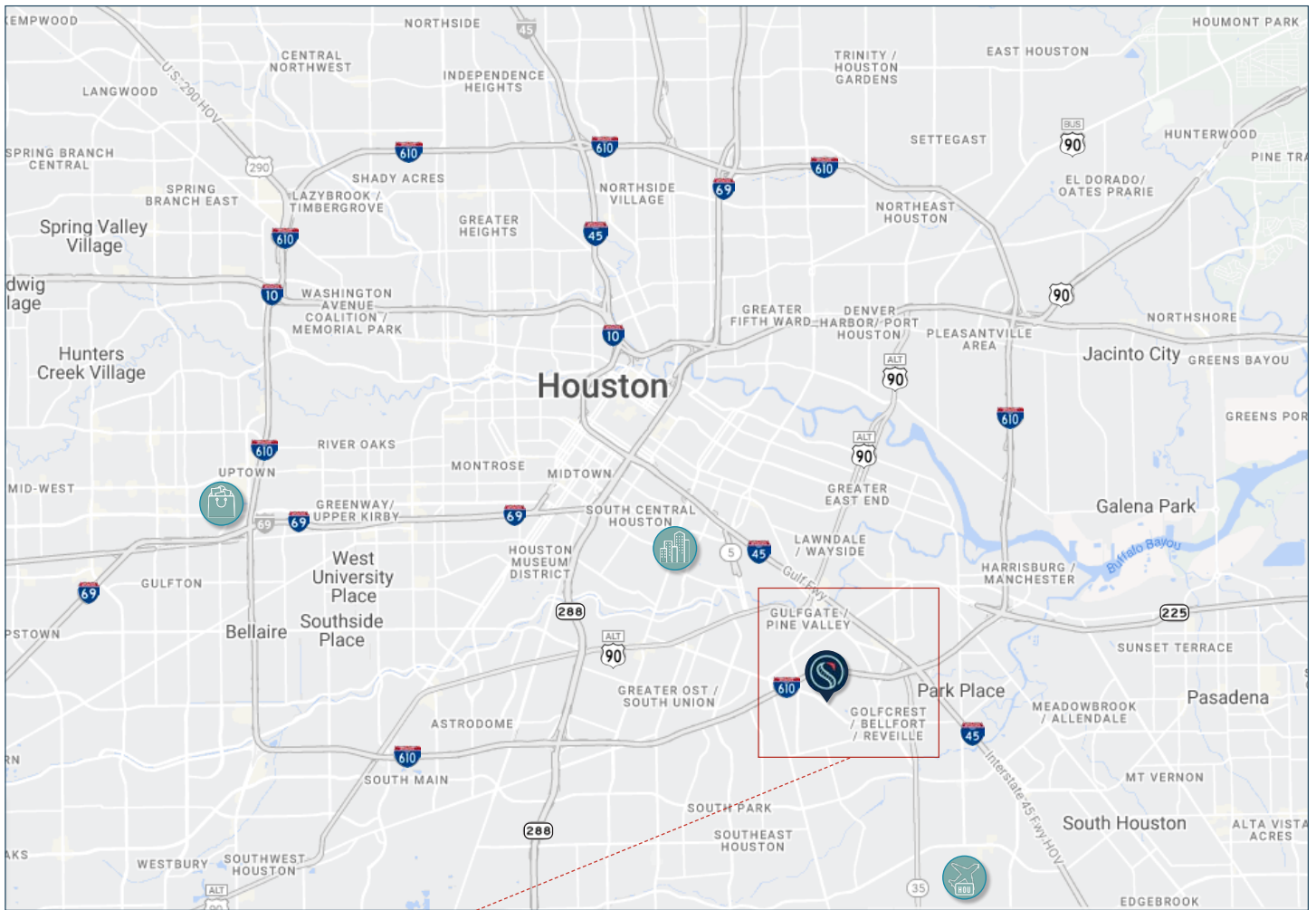
## SITE AMENITIES

- Community Courtyard
- Laundry Facilities
- Gated Access
- Gated Covered Parking
- Maintenance on Site
- Security Cameras



IDEALLY  
LOCATED

SLOAN GARDEN  
APARTMENT HOMES  
INVESTOR  
PRESENTATION



6403 SLOAN STREET  
HOUSTON, TX 77087



## SLOAN GARDEN

APARTMENT HOMES



**10 min.**

from William P. Hobby Airport



**12 min.**

from Downtown Houston



**20 min.**

from Galleria Shopping Mall

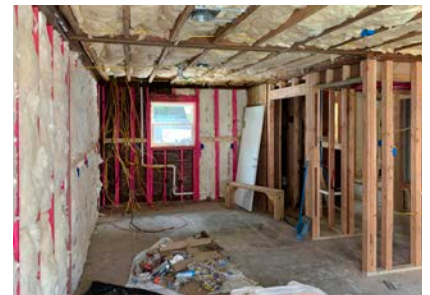


**30 min.**

from Bush Intercontinental Airport



# FULLY RENOVATED





# PICTURE GALLERY

**SLOAN GARDEN**  
**APARTMENT HOMES**  
INVESTOR  
PRESENTATION



## REVENUE

	CURRENT	MONTHLY
Rent - 18 Units	\$264,780.00	\$22,065.00
Laundry Room	\$7,800.00	\$650.00
Scheduled Income	\$272,580.00	\$22,715.00
Occupancy	100%	100%
Realized Rent	\$272,580.00	\$22,715.00
<b>Gross Income</b>	<b>\$272,580.00</b>	<b>\$22,715.00</b>

## EXPENSES

	CURRENT	MONTHLY
Property Tax	\$28,500.00	\$2,375.00
Insurance	\$16,620.00	\$1,385.00
Electric	\$13,200.00	\$1,100.00
Gas	\$2,220.00	\$185.00
Water	\$4,800.00	\$400.00
Trash Service	\$1,800.00	\$150.00
On-site Handyman/ MGR	\$14,580.00	\$1,215.00
Internet	\$960.00	\$80.00
Repairs & Maintenance	\$3,000.00	\$250.00
Management 7%	\$19,080.00	\$1,590.05
<b>Total Operating Expenses</b>	<b>\$104,760.00</b>	<b>\$8,730.00</b>
<b>Net Operating Income</b>	<b>\$167,820.00</b>	<b>\$13,984.00</b>

\*Financial data accurate as of 4/7/23

# TENANT RENT ROLL

Unit	Lease Start	Lease End	Rent Start	Deposits Held	Rent
1	9/1/2022	8/31/2023	9/1/2022	\$300.00	\$1215.00
2	5/18/2022	5/31/2023	5/18/2022	\$300.00	\$1260.00
3	4/7/2023	4/30/2024	4/7/2023	\$300.00	\$1260.00
4	6/1/2022	5/31/2023	6/1/2022	\$300.00	\$1260.00
5	7/1/2022	6/30/2023	7/1/2022	\$300.00	\$1260.00
6	3/2/2020	3/31/2024	4/1/2023	\$300.00	\$1200.00
7	10/6/2022	10/31/2023	10/6/2022	\$600.00	\$1260.00
8	3/1/2023	3/31/2024	4/1/2023	\$300.00	\$1200.00
9	9/26/2022	9/30/2023	9/26/2022	\$300.00	\$1215.00
10	7/1/2022	6/30/2023	7/1/2022	\$300.00	\$1215.00
11	8/24/2022	8/23/2023	8/24/2022	\$300.00	\$1215.00
12	9/12/2022	9/30/2023	9/12/2022	\$300.00	\$1215.00
13	7/1/2022	6/30/2023	7/1/2022	\$300.00	\$1215.00
14	6/21/2023	6/30/2023	6/21/2022	\$300.00	\$1215.00
15	6/26/2022	6/30/2023	6/26/2022	\$300.00	\$1215.00
16	11/17/2022	11/30/2023	11/17/2022	\$300.00	\$1215.00
17	10/7/2022	10/31/2023	10/7/2022	\$250.00	\$1215.00
18	1/1/2020	At Will	1/1/2020	\$0.00	\$1215.00
<b>TOTAL</b>				<b>\$5,350.00</b>	<b>\$22,015</b>

\*Rent Roll data accurate as of 4/7/23