



# For Sale

## Multifamily 16 Units \$1,600,000

516 & 520 E Myrtle St  
Angleton, TX 77515



*"At Apex Realtors, We are not a 9-5, We  
are a start to finish business"*

For More Information:

Daniel Bekele  
Apex Brokerage LLC

713-377-4391  
[daniel@apexrealtors.com](mailto:daniel@apexrealtors.com)





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## Income & Expenses:

2022 Income : \$155,900

Expenses :

Electric Bill = \$2157

Water Bill = \$5160

Trash Bill = \$660

Natural Gas Bill = \$2450

Landscaping Bill = \$1875

Maintenance Bill = \$1220

Property Tax = \$12300

Full Insurance Bill = \$5850

Miscellaneous Expenses = \$380

Total = \$32052

NOI = \$123848

## Upgrades & Amenities:

New Roof

New A/ C units

New Balcony

Up Stair 2 Bed & 2 Bath

Down Stair 2 Bed & 2 Bath

Laundry Room

8 Spaces Covered Parking

**This Multifamily property is located Downtown City of Angleton Built in 1966. Well maintained and Fully leased, Long term Tenants and onsite manager for 20 yrs.**

**Building A +/- 8588 SF Building B +/- 7480 SF Lot +/- .92 acre Land**

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**Units are well maintained**  
**Separate Electric meters**  
**Shopping centers within close distance**  
**Property is located In the center of Angleton City**

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## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>Apex Brokerage LLC</b>	<b>9005822</b>	<b>farid@apexrealtors.com</b>	<b>(832)685-2739</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Apex Brokerage LLC</b>		<b>farid@apexrealtors.com</b>	<b>(832)282-0224</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Farid Chatur</b>	<b>599697</b>	<b>farid@apexrealtors.com</b>	<b>(832)282-0224</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<b>Daniel Bekele</b>	<b>598093</b>	<b>daniel@apexrealtors.com</b>	<b>(713)377-4391</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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