



1915–45th Street | Galveston, Texas 77550

Premier Mixed-Use Investment Opportunity

Asking Price	\$1,375,000
Gross Annual Income	\$196,800
Net Operating Income (Stabilized)	\$133,293
Pro Forma Cap Rate	10.8%
Stabilized Cap Rate	9.7%
Conservative Underwritten Cap (5% Vacancy)	9.0%

Investment Highlights

- Diversified Income: 7 Residential Units + Additional Detached Units + 4 Commercial Storefronts
- Long-Term Commercial Tenancy (Several Since 2010)
- Multiple Revenue Streams: Residential, Commercial & Storage
- Strong In-Place Cash Flow with Upside Potential
- Value-Add Through Rent Optimization
- High-Yield Coastal Texas Asset

Exceptional opportunity to acquire a high-performing mixed-use asset in Galveston. This professionally underwritten offering delivers immediate cash flow with long-term stability and upside in a strong coastal Texas market.

Urban Access Properties

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