

MULTI-FAMILY FOR SALE

SOUTH BEND DUPLEXES

111 – 127 S. Bend Court, Willis, TX 77378



**COLDWELL
BANKER
COMMERCIAL**

REALTY



DO NOT DISTURB THE TENANTS

100% Occupancy ~~~ 5.44% Cap (Proforma)

SALE PRICE: \$3,200,000

CAP RATE: 5.44% (Pro Forma)

NOI: \$173,942 (Pro Forma)

BUILDING SIZE: 13,152 SF (6 Buildings)

LOT SIZE: 0.9 Acre (5 Lots)

UNITS/PARKING: 12 Units / 48 Spaces

CROSS STREETS: S. Danville St & South Bend Drive

PROPERTY HIGHLIGHTS

- Portfolio of 6 Quaint Duplexes located in Willis, TX
- 100% Occupied
- Quiet Community Attracts Great Mix of Tenants
- 12 - 1,096 SF Units
- Built in 2024
- 3 bedrooms/2 baths
- Just 20 minutes from Sam Houston State University

RICK STALLINGS

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1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

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PROPERTY OVERVIEW

We are pleased to present this portfolio of 6 brand new duplexes consisting of 12 units in rapidly growing Willis, Texas. They are adjacent to one another, making management of these properties relatively easy. 100% leased with an opportunity to raise rents. Currently, leases are \$1,500 per unit, with 2 just below that. Recently built in 2023, so there should be very little maintenance.

The duplexes are located in a very quiet community, just 20 minutes from Sam Houston State University, with a student



population of over 21,000. The size of these units is perfect for students, single working adults, and small families.

Each duplex is one story with room for 4 vehicles each. Each unit is 1,096 SF each. Each has 3 bedrooms/2 baths and features a nice size kitchen, faux granite counter-tops, range/oven, microwave, dishwasher, full sized refrigerator and ceramic tiled floors throughout. All units have washer/dryer connections, ceiling fans in living rooms and bedrooms, and a private fenced-in yard. All buildings have partial guttering. Landscaping is included in the rent.

Major employers in the area include Texas Dept of Corrections, Sam Houston State University, the Huntsville, Conroe and Willis School Districts. & Conroe Regional Medical Center, The Woodlands Hospital District.



SCHEDULE A VIST TO THE PROPERTY TODAY!

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BUILDINGS & PARCELS



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PROPERTY PORTFOLIO

<u>Bldg</u>	<u>Address</u>	<u>Bldg SF</u>	<u>Land SF</u>	<u>Parcel #</u>
1	111-A S. Bend Ct.	1,096	12,971	8862-00-01800
1	111-B S. Bend Ct.	1,096		
2	111-C S. Bend Ct.	1,096		
2	111-D S. Bend Ct.	1,096		
3	115-A S. Bend Ct.	1,096	7,810	8862-00-01700
3	115-B S. Bend Ct.	1,096		
4	119-A S. Bend Ct.	1,096	6,207	8862-00-01600
4	119-B S. Bend Ct.	1,096		
5	123-A S. Bend Ct.	1,096	6,011	8862-00-01500
5	123-B S. Bend Ct.	1,096		
6	127-A S. Bend Ct.	1,096	6,011	8862-00-01400
6	127-B S. Bend Ct.	1,096		
Total Square Footage		<u>13,152</u>	<u>39,010</u>	

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PHOTOS



BUILT IN 2024

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Financial Information

These properties were built in late 2023, and are already 100% Occupied. A 6-Month P&L is available showing annualized profit. Cap Rate is based on Proforma. Financials are available with a signed NDA. Make request to:

admin@bhcrehouston.com

Demographic reports are also available. Please call agent to request.

Our client is interested in serious buyers only and is willing to sign your NDA to move forward with the purchase of this property.

We look forward to working with you!

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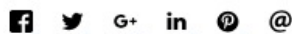
Sam Houston State posts record enrollment for spring

Joseph Brown | The Item



Brian Blalock | SHSU Communications Thousands of students officially returned to Huntsville Wednesday as classes began for the spring 2020 semester at Sam Houston State University. That means drivers should expect more traffic in the morning around the university. The spring semester will conclude May 1 with commencement exercises scheduled for May 7-9.

Brian Blalock



Sam Houston State University has 19,912 students enrolled for the spring 2020 semester — a record for spring enrollment, according to the university's communications department. At the campus in Huntsville, 21,538 students were enrolled for the fall semester, which is also a record.

The enrollment totals include both undergraduate and graduate students at the main campus in Huntsville and the branch campus in The Woodlands.

SHSU continues to provide academic programs and degrees for students in line with the 60X30TX goals of the state of Texas to educate the next generation of professionals. The initiative was launched in 2015 with a clear and bold vision: to be among the highest-achieving states in the country.

A more detailed view of SHSU's enrollment can be found at: www.shsu.edu/dept/institutional-effectiveness/factbook.

Source: https://www.itemonline.com/news/local_news/

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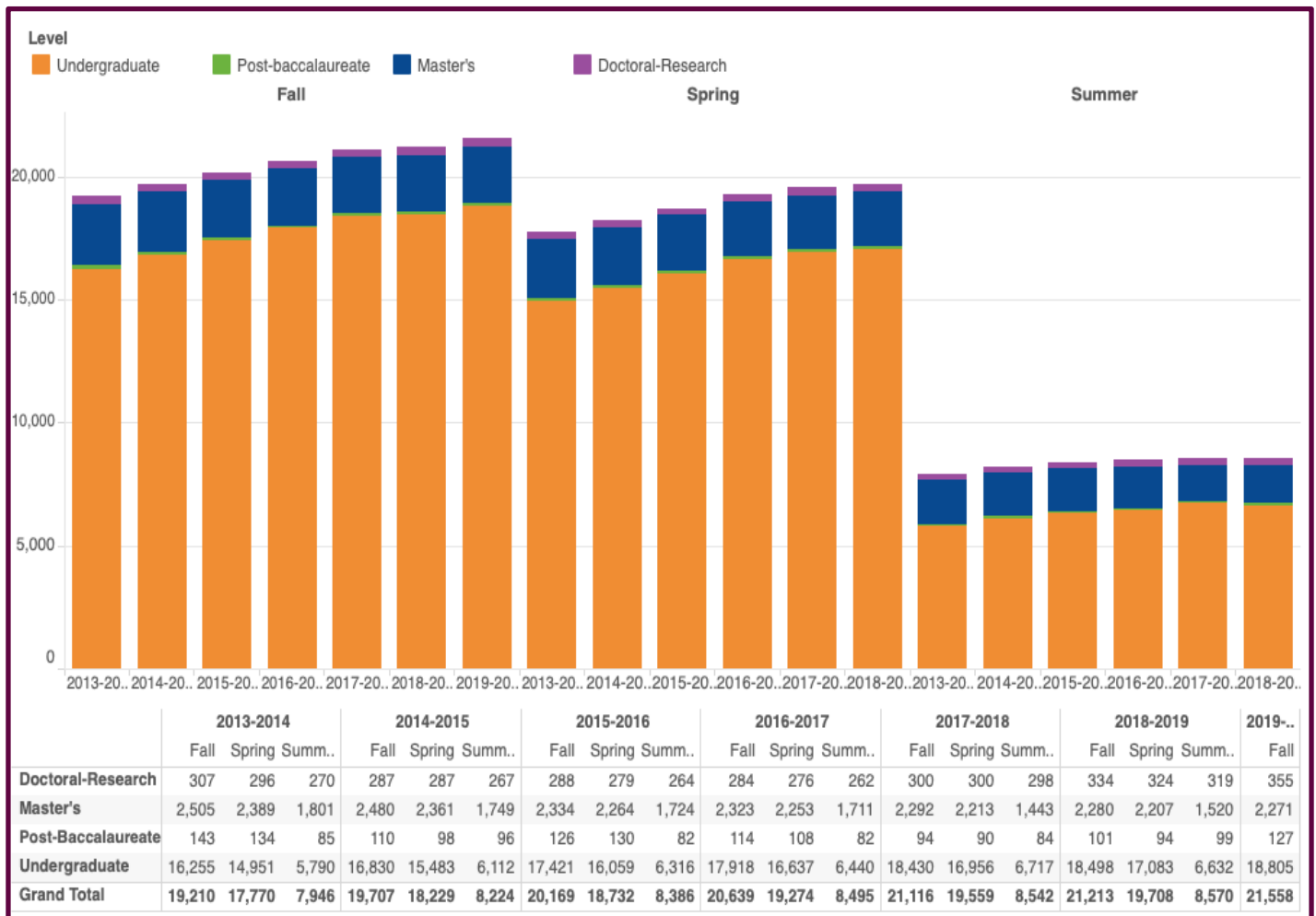
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Source: <https://www.shsu.edu/dept/institutional-effectiveness/fbenrollment>

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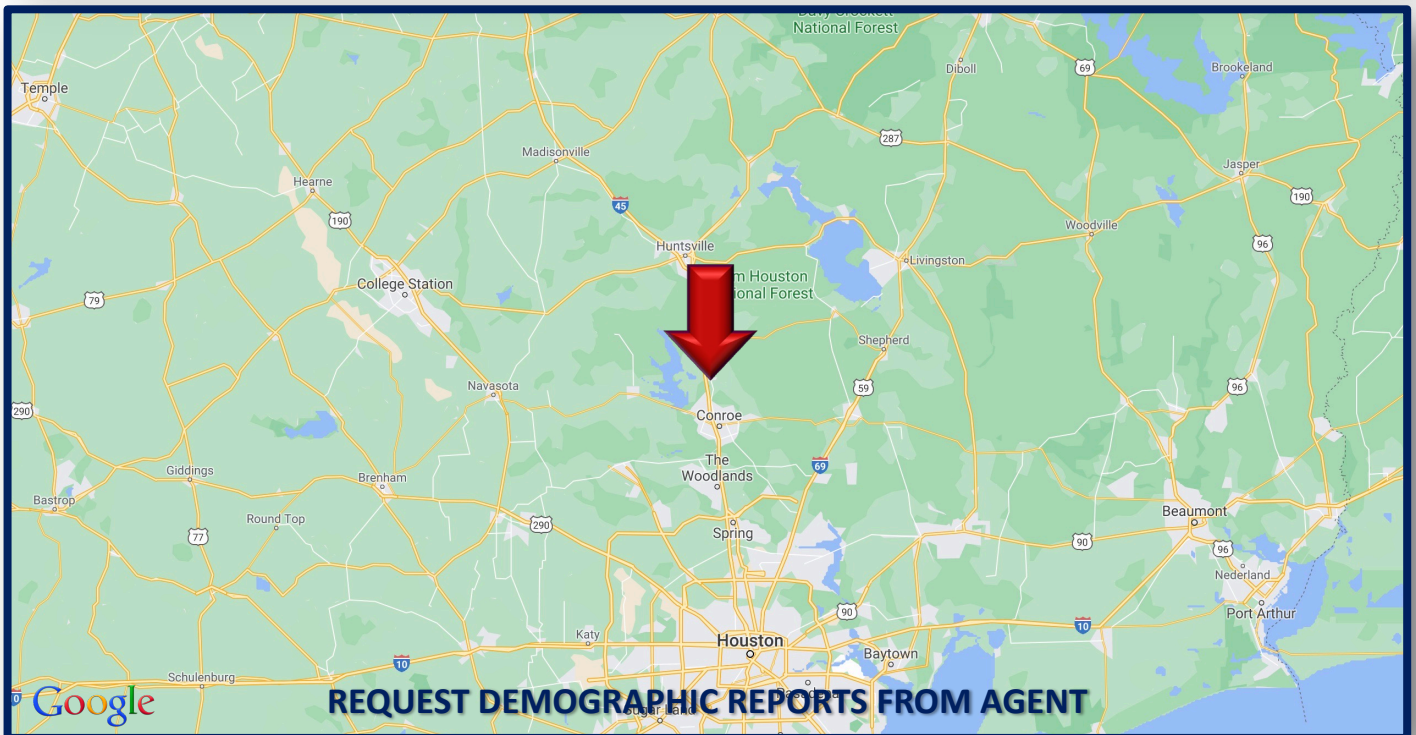
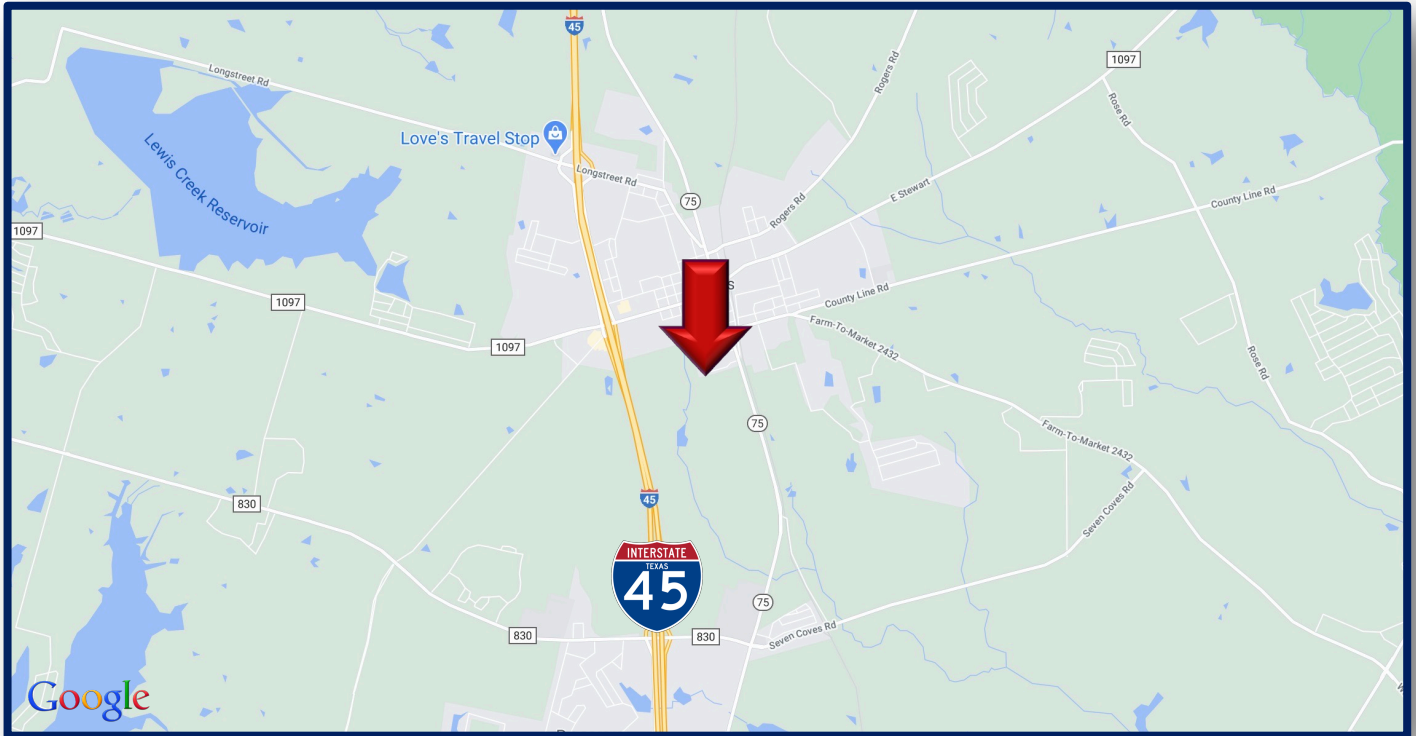
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2023 Coldwell Banker
 Top Commercial Producer ~ Houston Region
 2nd Top Commercial Producer ~ Texas

RICK STALLINGS TEAM

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OUR APPROACH

Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

GLOBAL PRESENCE. LOCAL POWER.

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

OUR LOCATIONS

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WHAT WE DO BEST

Discover the difference.

COLDWELL BANKER COMMERCIAL

REALTY

Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.



