

\$3,200,000
5.44% (Pro Forma)
\$173,942 (Pro Forma)
13,152 SF (6 Buildings)
0.9 Acre (5 Lots)
12 Units / 48 Spaces
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

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SOUTH BEND DUPLEXES

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



REALTY

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



SCHEDULE A VIST TO THE PROPERTY TODAY!

RICK STALLINGS, MBA

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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.

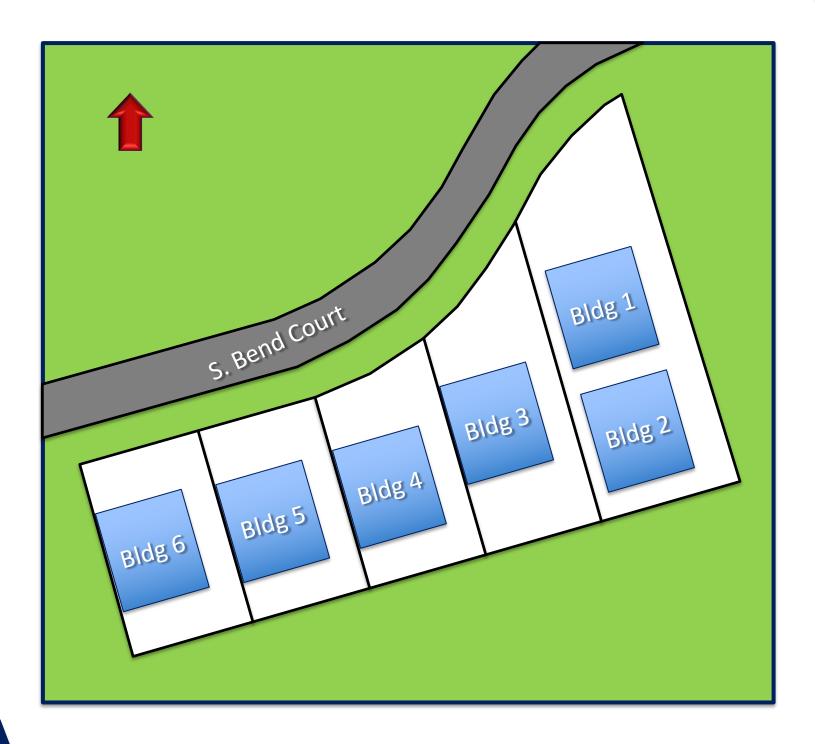
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BUILDINGS & PARCELS



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PROPERTY PORTFOLIO

<u>Bldg</u>	<u>Address</u>	Bldg SF	Land SF	Parcel #
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		13,152	39,010	

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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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REALTY



Sam Houston State posts record enrollment for spring

Joseph Brown | The Item



Brian Blalock | SHSU CommunicationsThousands 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.

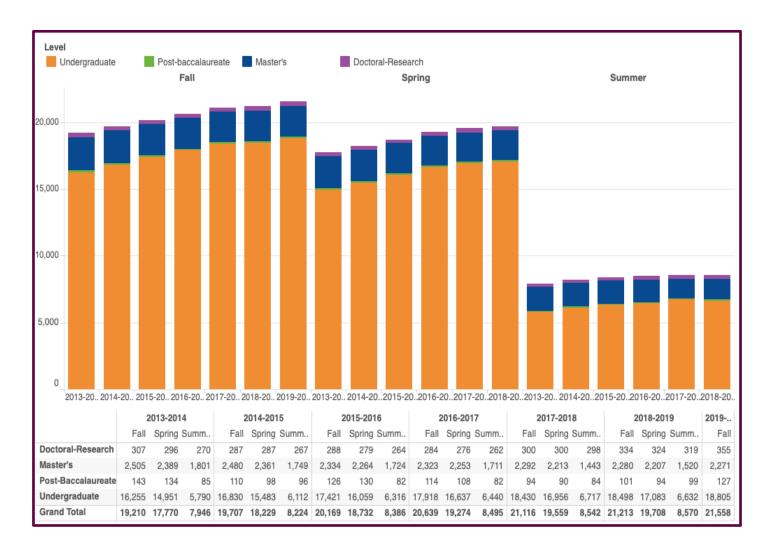
Source: https://www.itemonline.com/news/local_news/

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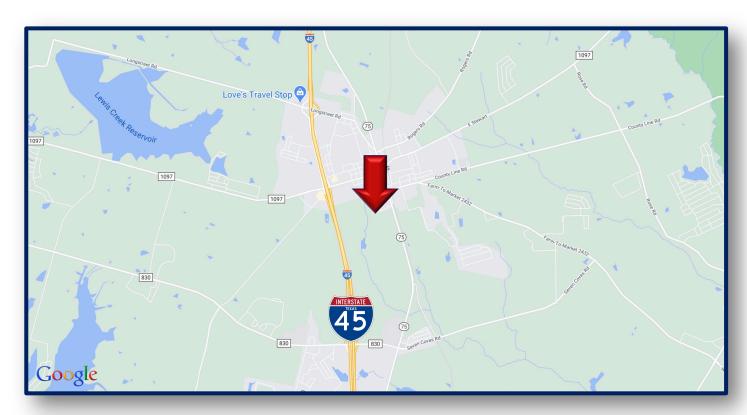
Source: https://www.shsu.edu/dept/institutional-effectiveness/fbenrollment

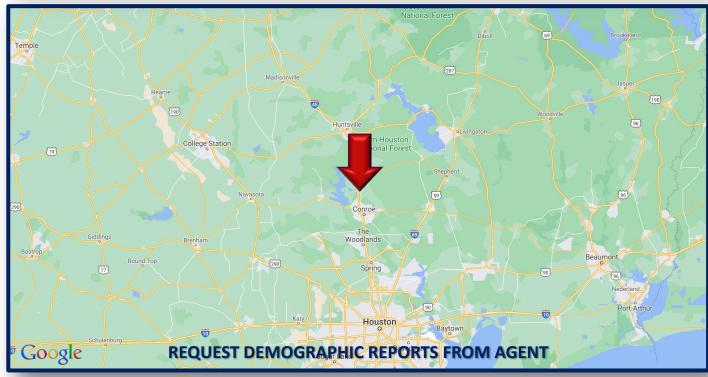
COLDWELL BANKER COMMERCIAL

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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.

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GLOBAL PRESENCE. LOCAL POWER.

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



WHAT WE DO BEST

Discover the difference.



THERMATION OF THE PROPERTY SERVICE AND ENT'S EVI

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

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

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.



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.

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:
 - 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.

Coldwell Banker Realty	420132	joanne.justice@cbdfw.com	(936)906-7700
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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Pamela Jill Jarvis	573646	jill.jarvis@cbunited.com	(713)628-0542
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Richard A Stallings	620753	rick@bhcrehouston.com	(713)503-0808
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