OFFERING MEMORANDUM

8.1% IN-PLACE CAP RATE

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ROSEDALE APARTMENTS

3435 Rosedale St. | Houston, TX 77004

Price: $510,000 | **Units:** 5

INVESTMENT ADVISORS

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PROPERTY SUMMARY

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	**3435 Rosedale St.** Houston, TX 77004
Price	$510,000
# of Units	5
Building Size	3,564 SF
Lot Size	6,600 SF
Year Built	1945
Building Type	Boutique Multifamily

PROPERTY HIGHLIGHTS

- Boutique five-unit multifamily investment opportunity
- Unit mix consisting of three one-bedroom units and two two-bedroom units
- Located within Houston's University of Houston / Texas Medical Center Corridor
- Stable in-place rental income, all units occupied
- Utilities billed back to tenants, helping reduce operating expenses
- Seller financing available for qualified buyers
- Minutes from the University of Houston, Texas Southern University, Texas Medical Center, Hermann Park, the Museum District, and Downtown Houston

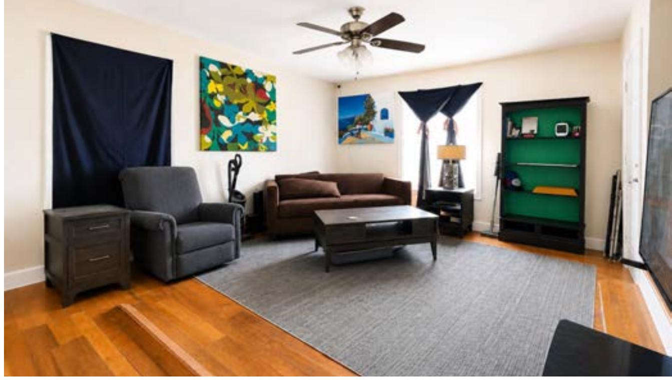
3435 Rosedale Street is a boutique five-unit multifamily investment opportunity located within Houston's rapidly evolving University of Houston / Texas Medical Center Corridor. The property consists of two residential buildings totaling approximately 3,564 square feet situated on a 6,600-square-foot lot. The unit mix includes three one-bedroom units and two two-bedroom units, providing broad tenant appeal and stable rental demand.

The property is currently producing in-place income with all five units occupied. Utilities are billed back to tenants, helping improve operating efficiency and reduce ownership expenses.

What makes 3435 Rosedale particularly compelling is its exceptional location within one of Houston's strongest urban rental corridors. The property is located just minutes from the University of Houston, Texas Southern University, the Texas Medical Center, Hermann Park, the Museum District, Downtown Houston, and major transportation corridors including SH-288 and Interstate 45. These employment, education, healthcare, and entertainment destinations provide multiple long-term demand drivers supporting durable occupancy and continued neighborhood investment.

In addition, ownership has indicated a willingness to consider seller financing for qualified buyers, creating an attractive financing alternative in today's capital markets. Combined with its manageable size, accessible price point, and central location, 3435 Rosedale offers an appealing opportunity for private investors, owner-operators, and 1031 exchange buyers seeking long-term cash flow and appreciation.

PROPERTY PHOTOS



LOCATION OVERVIEW

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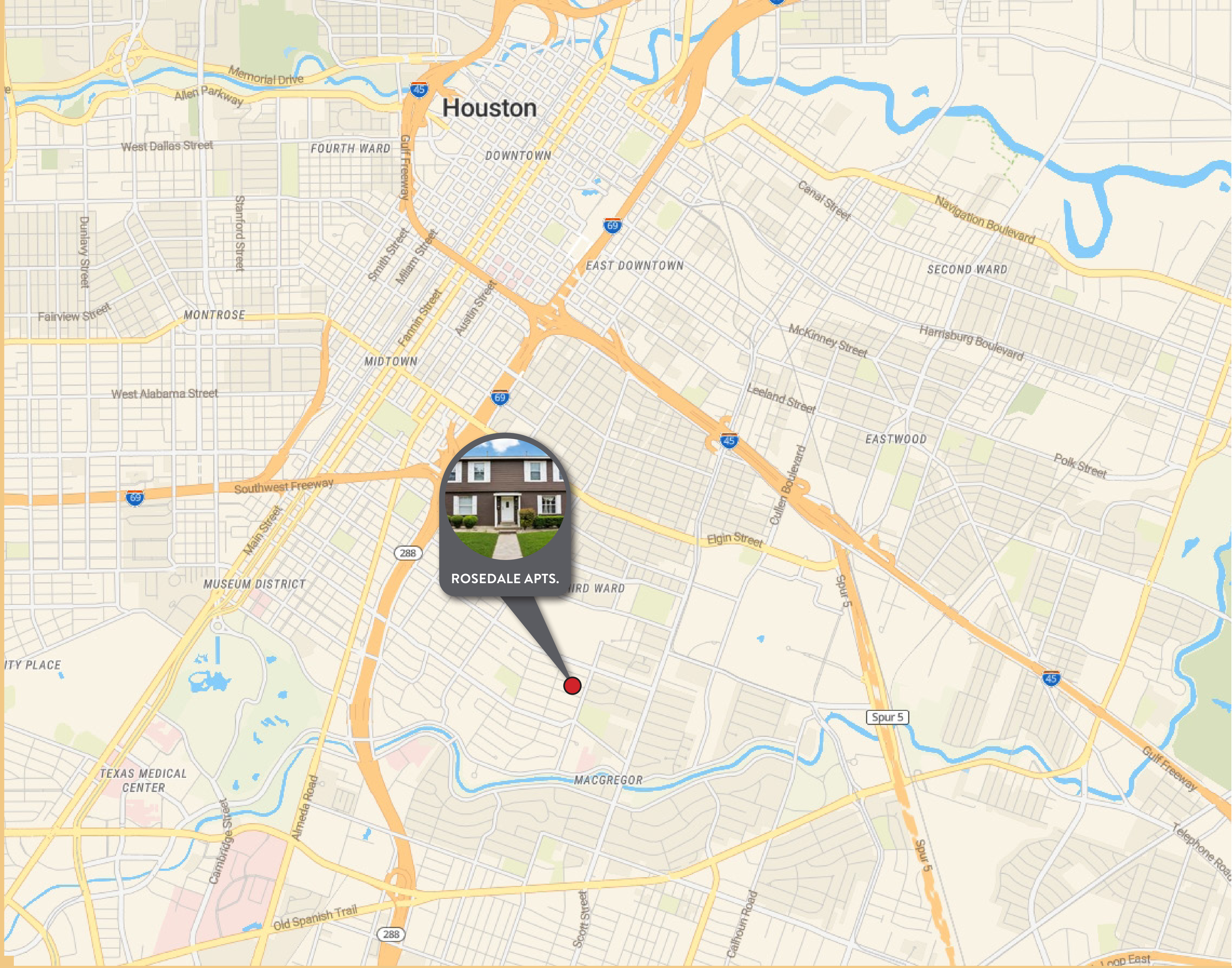
REGIONAL MAP



RETAIL MAP

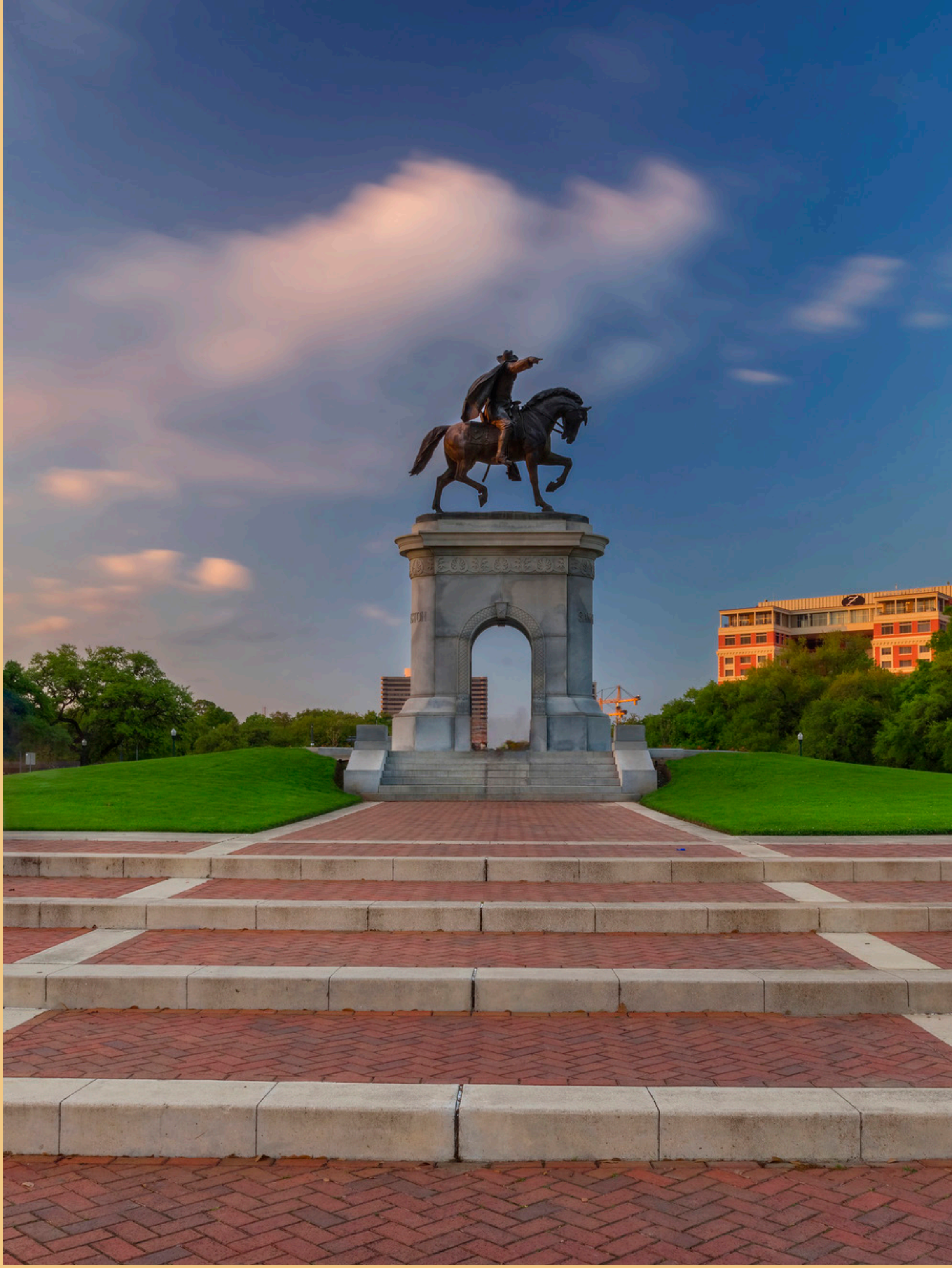

MONARCH
HOTEL ZAZA
BARNABY'S CAFE
THE SAVOY
Frenchy's
Since 1969
UNIVERSITY OF HOUSTON
TEXAS SOUTHERN UNIVERSITY
HOUSTON MUSEUM of NATURAL SCIENCE
Houston Zoo
H-E-B
ROSEDALE APTS.
TMC
TEXAS MEDICAL CENTER
HOUSTON MUSEUM DISTRICT
UNIVERSITY OAKS
Hermann Park
Bayou Park

SOUTH CENTRAL HOUSTON

Houston's University of Houston / Texas Medical Center Corridor continues to emerge as one of the city's most attractive urban investment locations. Anchored by two major universities, the Texas Medical Center, and Downtown Houston, the area benefits from a diverse employment base and consistent rental demand generated by students, healthcare professionals, educators, and downtown employees.

The surrounding neighborhoods continue to experience meaningful reinvestment through new residential development, infrastructure improvements, and expanding retail amenities. Residents enjoy convenient access to Hermann Park, the Museum District, professional sports venues, and Houston's extensive freeway network, making the area attractive for a broad range of renters seeking convenient access to work, education, and entertainment.

For investors, boutique multifamily assets within this corridor remain highly desirable due to limited supply, strong demographic fundamentals, and continued long-term appreciation potential. The combination of stable rental demand, central location, and ongoing redevelopment continues to support investment activity throughout the surrounding market.



INVESTMENT ANALYSIS

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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1 Bd / 1 Ba	3	517	$867	$2,601	$992	$2,976
2 Bd / 1 Ba	1	1,100	$1,300	$1,300	$1,600	$1,600
2 Bd / 1.5 Ba	1	1,100	$1,300	$1,300	$1,600	$1,600
TOTALS	**5**	**3,751**		**$5,201**		**$6,176**

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	$62,400	$74,112
Other Income	$6,000	$8,000
Gross Operating Income	**$68,400**	**$82,112**

EXPENSES	CURRENT	PRO FORMA
Property Taxes	$8,028	$8,028
Insurance	$4,000	$4,000
Utilities	$10,120	$10,120
Repairs & Maintenance	$2,500	$2,500
Landscaping / Grounds	$2,400	$2,400
TOTAL EXPENSES	**$27,048**	**$27,048**
TOTAL EXPENSES / UNIT	**$5,410**	**$5,410**
NET OPERATING INCOME	**$41,352**	**$55,064**

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	$41,352	$55,064
Projected Debt Service	($28,502)	($28,502)
Before Tax Cash Flow	$12,850	$26,562
Cash-on-Cash Return	7.9%	16.3%
Principal Reduction	$3,626	$3,626
Total Return	$16,477	$30,189
CAP RATE	**8.1%**	**10.8%**

INVESTMENT SUMMARY	
List Price	$510,000
Price/Unit	$102,000
Price/SF	$136

FINANCING	
Down Payment (30%)	$153,000
Loan Amount (70%)	$357,000
Interest Rate	7.0%
Amortization	30 years

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 3435 Rosedale St., Houston, TX 77004 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.

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11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

NorthPeak Commercial Advisors LLC	9016138-BB	matt@northpeakcre.com	303-210-1621
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Matthew Lewallen	841724-B	matt@northpeakcre.com	303-210-1621
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Travis Purvis	839363-SA	travis@northpeakcre.com	832-832-0661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov** IABS 1-2

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