

Annville Rd Multi-Family Units

10901 ANNAVILLE RD
CORPUS CHRISTI, TX

Asking Price \$1,200,000



8 Detached Units

Fully Leased

Recently Renovated

Bek Real Estate Advisors LLC
12004 Colwick St.
San Antonio Tx, 78216
www.bek-rea.com

Brandon Knepper
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Diego P. Gomez
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956.282.4441
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OVERVIEW

Recently renovated 8 detached Single Family Unit Multi-Family Property. Property is fully leased. Large units with back yards, driveways and several units with garages. Located 13 miles from downtown Corpus Christi.

PROPERTY HIGHLIGHTS

- 6 Units Recently Renovated including new HVAC, electric, plumbing, drywall, sewer lines and finishes.
- 8 total detached single family fee-simple units.
- Fully Leased
- Each unit includes privacy fenced yards and a garage.
- Units have individually metered utilities.

PROPERTY SUMMARY

- Asking Price: \$1,200,000
- Year Built: 1967
- 6 Units Completely Renovated 2022
- 8,575 Rentable SF
- Lot Size: 1.48 Acres or 64,477 sf

LOCATION HIGHLIGHTS

- 13 Miles from Downtown Corpus Christi
- Minutes from HEB, Walgreens, Restaurants, Schools.
- Calallen ISD



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PROPERTY PHOTOS



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AERIAL MAP

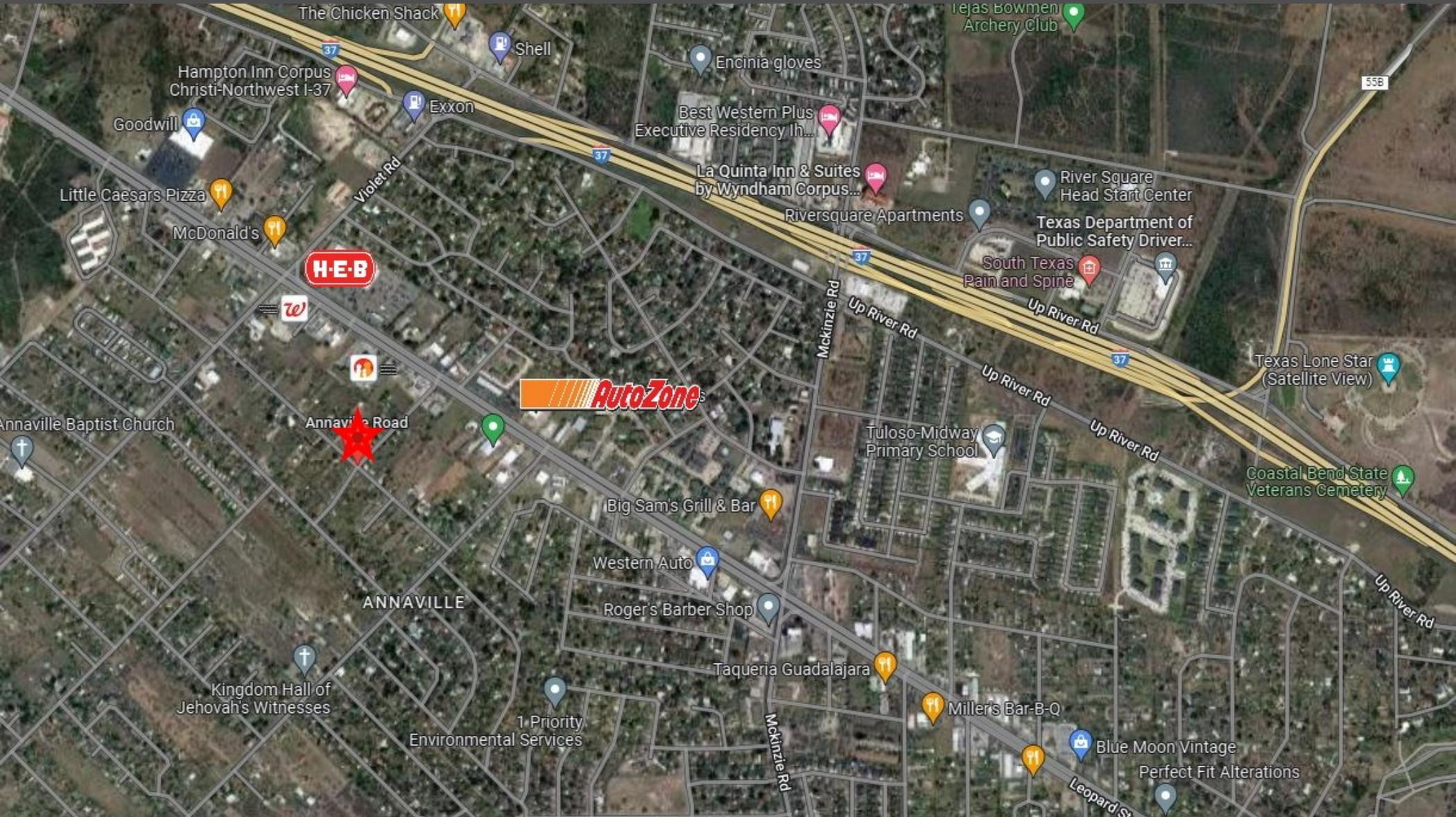


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STREET MAP

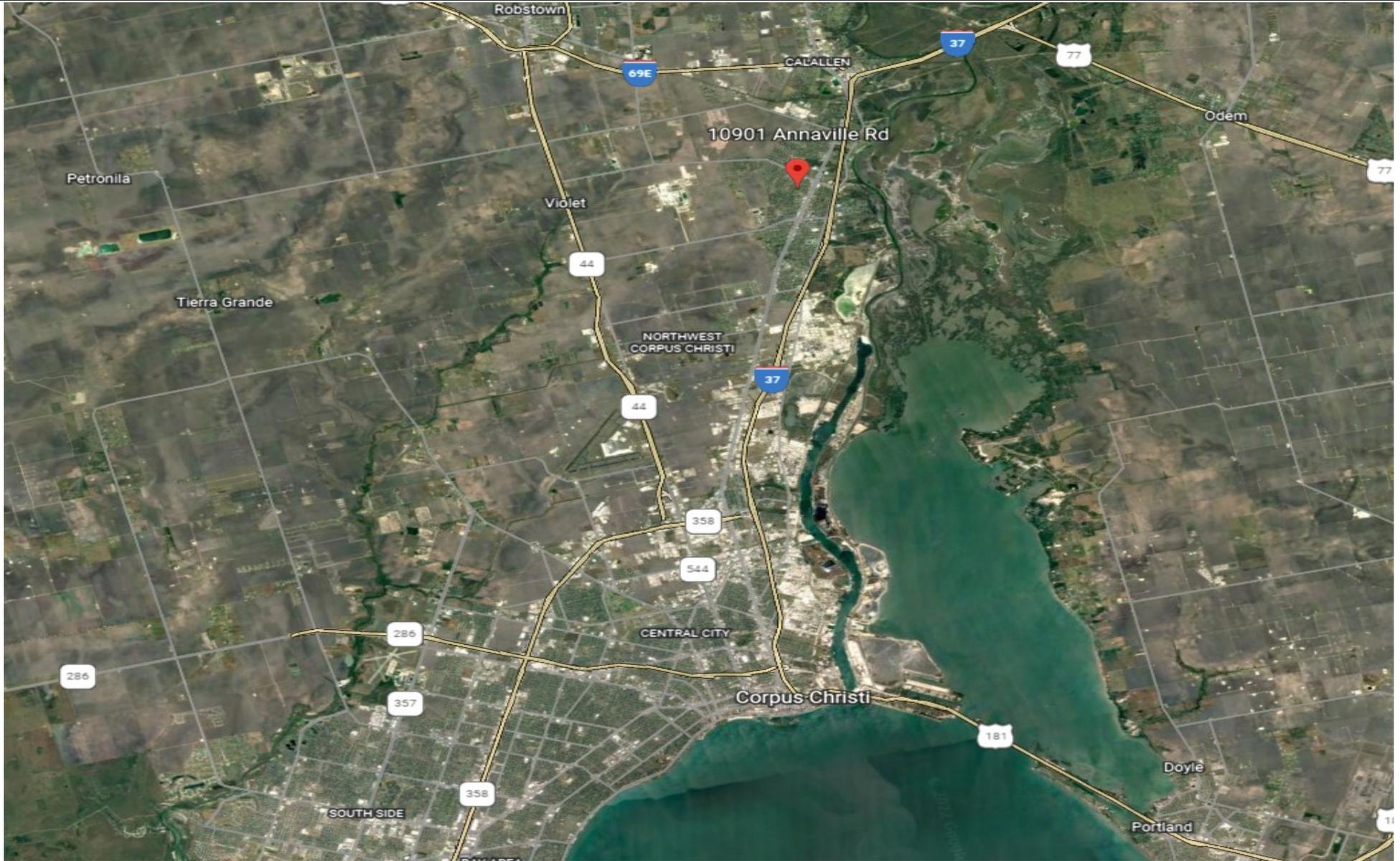


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LOCATION MAP



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FINANCIAL SUMMARY

INCOME	Current	Proforma
Monthly Rental Income	\$12,556	\$12,556
Annual Gross Income	\$150,672	\$150,672
EXPENSES		
Real Estate Taxes	\$16,040	\$16,040
Insurance (2025)	\$23,000	\$17,500
Maint.	\$4,477	\$4,477
Management Fee	\$7,470	\$7,470
Operating Expense	\$50,987	\$45,487
NET OPERATING INCOME	\$99,685	\$105,185



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RENT ROLL

10901 Annville Rd				
UNIT #	Monthly Rent	Rented/Vacant	Sqft	Floorplan
1	\$1600.00	Rented	1162.10	3Bd/2Bth
2	\$1431.00	Rented	886.80	3Bd/1Bth
3	\$1600.00	Rented	1012.00	3Bd/2Bth
4	\$1600.00	Rented	1012.00	3Bd/2Bth
5	\$1550.00	Rented	1250.00	3Bd/2Bth
6	\$1650.00	Rented	844.00	3Bd/2Bth
7	\$1450.00	Rented	886.80	3Bd/1Bth
8	\$1675.00	Rented	1521.00	3Bd/2Bth
Total	\$12,556		8,575	

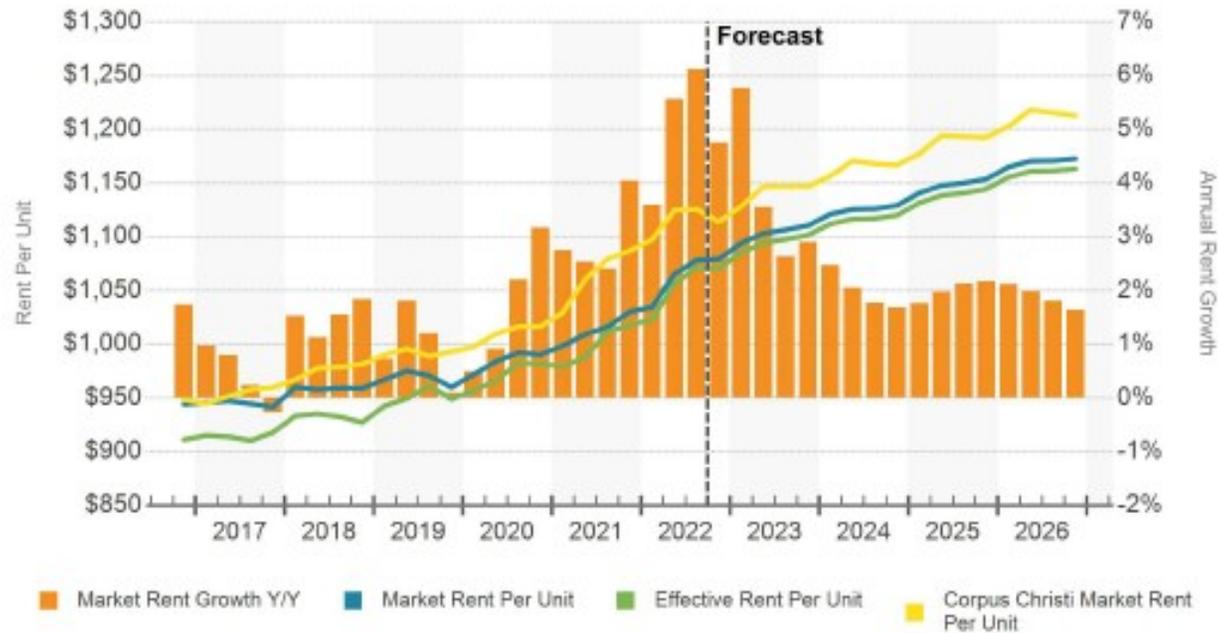
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MARKET INFORMATION

MARKET RENT PER UNIT & RENT GROWTH (West Nueces County Sub-Market)



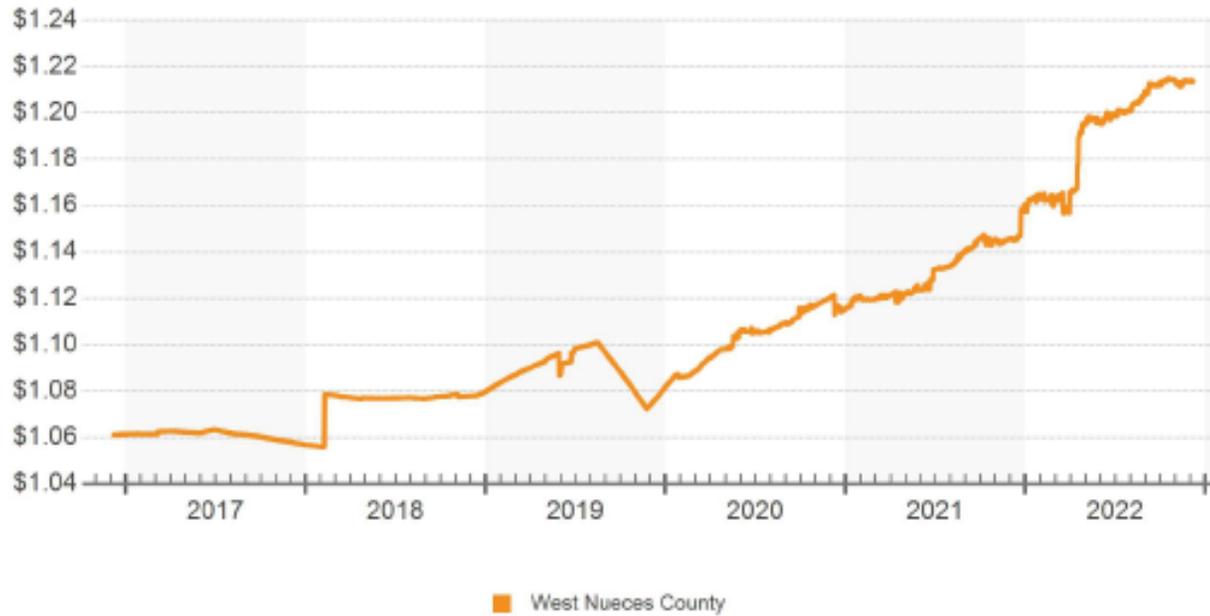
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MARKET INFORMATION

DAILY ASKING RENT PER SF (West Nueces County Sub-Market)



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