

6 Units Turn Key at 7938 Kerr St, Houston 77029 (Opportunity Zoned for Investment Incentives)

- Prime Houston location with quick access to major highways, Downtown, and the Port of Houston
- Rare chance to own property in an established Houston community with upside potential
- Opportunity Zoned!
- Rare chance to own property in an established Houston community with upside potential

Sale Price: **\$480,000**



Presented by KW Commercial Metropolitan



**We can
package the
financing for a
seamless deal.**

Please contact Otto Muñiz for more information.
713-530-9793 otto@primegearcre.com

Property Information

6 Units

- Unit mix = (2 bed x 1 bath, 1 bed x 1 bath, 4 Studios)
- No Flood Zone
- Ideal setup for rental income or multi-family living

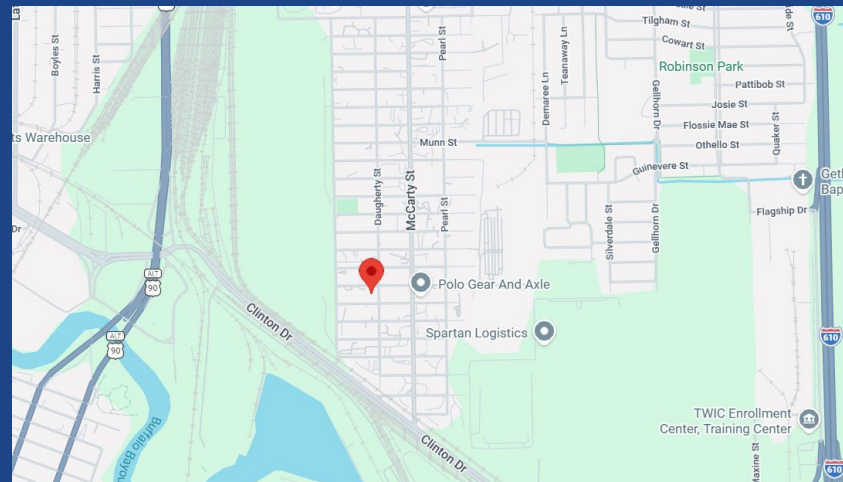
Utilities & Amenities

- Electric/Gas separately Metered.
- Water, Gas & Electricity
- City Garbage Collection

Location

- Excellent Houston location with easy access to I-10, Loop 610, and major commuter routes
- Minutes from Downtown Houston and the Port of Houston
- Conveniently close to shopping centers, restaurants, schools, and daily essentials
- Located near major industrial and employment hubs

Lot: 5,000 sf
Build: 1,825 sf



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Financial Information/ProForma - *spreadsheet found in the folder*



CURRENT PERFORMANCE						
Unit Amount	Type	Bathrooms	Unit Nomenclature	Type of Contract	Current Monthly Rent	Annual Intake
1	2 Bedroom	1	1 Central AC	Annual	\$1,175.00	\$14,100.00
1	Studio	1	2 (window unit)	Annual	\$650.00	\$7,800.00
1	Studio	1	3 (window unit)	Vacant	\$650.00	\$7,800.00
1	Studio	1	4 (window unit)	Annual	\$650.00	\$7,800.00
1	Studio	1	5 (window unit)	Annual	\$650.00	\$7,800.00
1	2 Bedroom	1	6 (2 window units)	Annual	\$1,100.00	\$13,200.00
					\$0.00	\$0.00
Total Units:		6			\$4,875.00	\$58,500.00
Total SqFt		1,825	Master Metered CAD "Value" \$111,832 Block & Beam Foundation Redone in 2023 6 Spaces			
Lot SqFt		5,000				
Built		1940				
Remodeled		2012 & 2022				
Current As Is Summary			Current Average Operating Expenses			
Gross Income			\$58,500.00	Gen. Maintenance	\$105.00	\$1,260.00
Vacancy		3%	\$1,755.00	Repairs	\$0.00	\$0.00
Effective Income			\$56,745.00	Gas	\$74.00	\$888.00
Operating Expenses			\$19,855.32	Electric	\$259.00	\$3,108.00
NOI			\$36,889.68	Garbage Pickup	\$15.00	\$180.00
Price Cap Rate			7.69%	Insurance+ (Flood if applies)	\$247.89	\$2,974.68
Price			\$480,000.00	Internet (N/A)	\$0.00	\$0.00
Price per Unit			\$80,000.00	Water	\$242.20	\$2,906.40
Price per SqFt			\$263.01	Taxes	\$211.52	\$2,538.24
Gross Rent Multiplier			8.21	Management	\$500.00	\$6,000.00
				Tot Mo.Exp	\$1,654.61	\$19,855.32

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Own this Turn Key Property Today!

For additional information, contact Otto with regards to additional information, walk through, etc. POF is required as well as 24 to 48 hour notice to book any showing appointments.

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