



FOR SALE

20-Unit Trailer Park in Alvin, Texas

BURGE
commercial
real estate

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Alvin, Texas

This park is in the growing Houston suburb of Alvin. The city is south of Houston and benefits from its proximity to numerous oil and gas jobs at the Port of Houston as well as outdoor recreation, shopping, and entertainment possibilities in nearby Kemah, Galveston, and Pearland. The area's multiple employment centers and lifestyle amenities support the long-term stability and growth of Alvin.

Highlights

- The homes have been well-maintained, as the owner never planned to sell.
- Low tenant turnover.
- Longtime owner has been committed to tenant satisfaction and retention.
- All homes at Lugar del Paraiso are park-owned and included in the sale.
- Hwy 35 Bypass is slated to become part of the Grand Pkwy, which should have a long-term positive impact on land value.

Value-Add Opportunity

A new owner will be able to raise rents, which are currently below market. The property owner is semi-retired and lately has been managing the property remotely with one employee who works part-time. He placed a heavy emphasis on maintaining relationships with the tenants and promoted continuity over increasing rents.

Asking price

Contact broker



Address	2511 S Hwy 35
Name	Lugar del Paraiso
Units	20
# Vacant	2
% Occupied	90%
Average Unit SF	1,082
1 bed	0
2 beds	1
3 beds	18
4 beds	1
Baths	2
SF of Bldgs	21,640
Land SF	81,457
Parking Spaces	42

Pro-forma Financials with Rent Adjusted to Market

Revenue

Billboard lease	\$3,200
Rent	\$326,820
5% Vacancy	<u>(\$16,341)</u>
Total Revenue	\$313,679

Expenses

Management fee (assumed) 4%	\$13,073
Landscaping	\$7,800
Insurance	\$1,758
Licenses, Permits, and Professional Fees	\$1,000
Repairs and Maintenance	\$33,173
Property Tax	\$15,404
Utilities: Gas, Water, Trash	<u>\$28,734</u>
Total Expenses	\$100,941

Net Operating Income \$212,738

Trailing 12 Months August 2023-July 2024

Revenue

Billboard lease	\$3,200
Rent (actual)	<u>\$265,518</u>
Total Revenue	\$268,718

Expenses

Management fee (assumed) 5%	\$13,276
Landscaping	\$7,800
Insurance	\$1,758
Licenses, Permits, and Professional Fees	\$1,000
Repairs and Maintenance	\$33,173
Property Tax	\$15,404
Utilities: Gas, Water, Trash	<u>\$28,734</u>
Total Expenses	\$101,144

Net Operating Income **\$167,574**

September 2024 Rent Roll

Unit	Name	Deposit	Pet Dep	Lease Start	Lease Exp.	Rent	Market Rent
5		\$500	\$200	1/31/2024	1/31/2025	\$1,300	\$1,340
					utility reimb.	\$60	
6	VACANT	\$0	\$0			\$0	\$1,300
7		\$500	\$0	12/3/2021	11/30/2024	\$1,235	\$1,340
						\$60	
8		\$500	\$0	6/17/2022	6/30/2025	\$1,270	\$1,300
						\$60	
9		\$500	\$400	4/30/2020	9/30/2024	\$1,180	\$1,300
						\$60	
10		\$500		9/2/2022	8/31/2025	\$1,300	\$1,300
						\$60	
11		\$500	\$0	6/30/2022	6/30/2025	\$1,220	\$1,280
						\$60	
12		\$500	\$0	5/31/2019	11/30/2024	\$1,210	\$1,300
						\$60	
14		\$500	\$0	11/1/2022	10/31/2024	\$1,110	\$1,200
						\$60	
15	VACANT	\$0	\$0			\$0	\$1,300
16		\$200	0	3/28/2017	3/31/2025	\$990	\$1,220
						\$60	
17		\$500		6/21/2024	6/30/2025	\$1,350	\$1,350
						\$60	
18		\$500	0	10/1/2015	7/31/2025	\$1,210	\$1,300
						\$60	
19		\$700	\$0	1/25/2024	1/31/2025	\$1,350	\$1,350
						\$60	
19.5		\$500	\$200	1/6/2022	12/31/2024	\$1,240	\$1,300
						\$60	
20		\$300	\$0	6/1/2021	6/30/2025	\$1,200	\$1,300
						\$60	
21		\$500	\$400	5/1/2020	4/30/2025	\$1,140	\$1,280
						\$60	
22		\$700	\$400	10/13/2023	9/30/2024	\$1,325	\$1,325
						\$60	
23		\$600	\$0	8/27/2024	8/31/2025	\$1,350	\$1,350
						\$60	
24		\$500	\$200	5/19/2023	5/31/2025	\$1,300	\$1,300
						\$60	

market rent per month \$26,035
utility reimbursements \$1,200
total annually \$326,820

The information contained herein was obtained from sources believed reliable; however, the licensee, Burge Commercial Real Estate, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent is in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.]

Broker: Bill Burge bill@burge-cre.com 713-581-8704 License #0548859

Buyer, Seller, Landlord, or Tenant

Date