

# 4-Plex Multifamily

## 2816 LAFFERTY RD

Pasadena, TX 77502



- All Units 2 Story - 2 Bed/ 2 Bath with Patio & Balcony.
- Fully Leased - Month to Month Tenants.
- Prelim docs available to build 3 more units.
- For Sale: \$495,000

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# 2816 LAFFERTY RD.



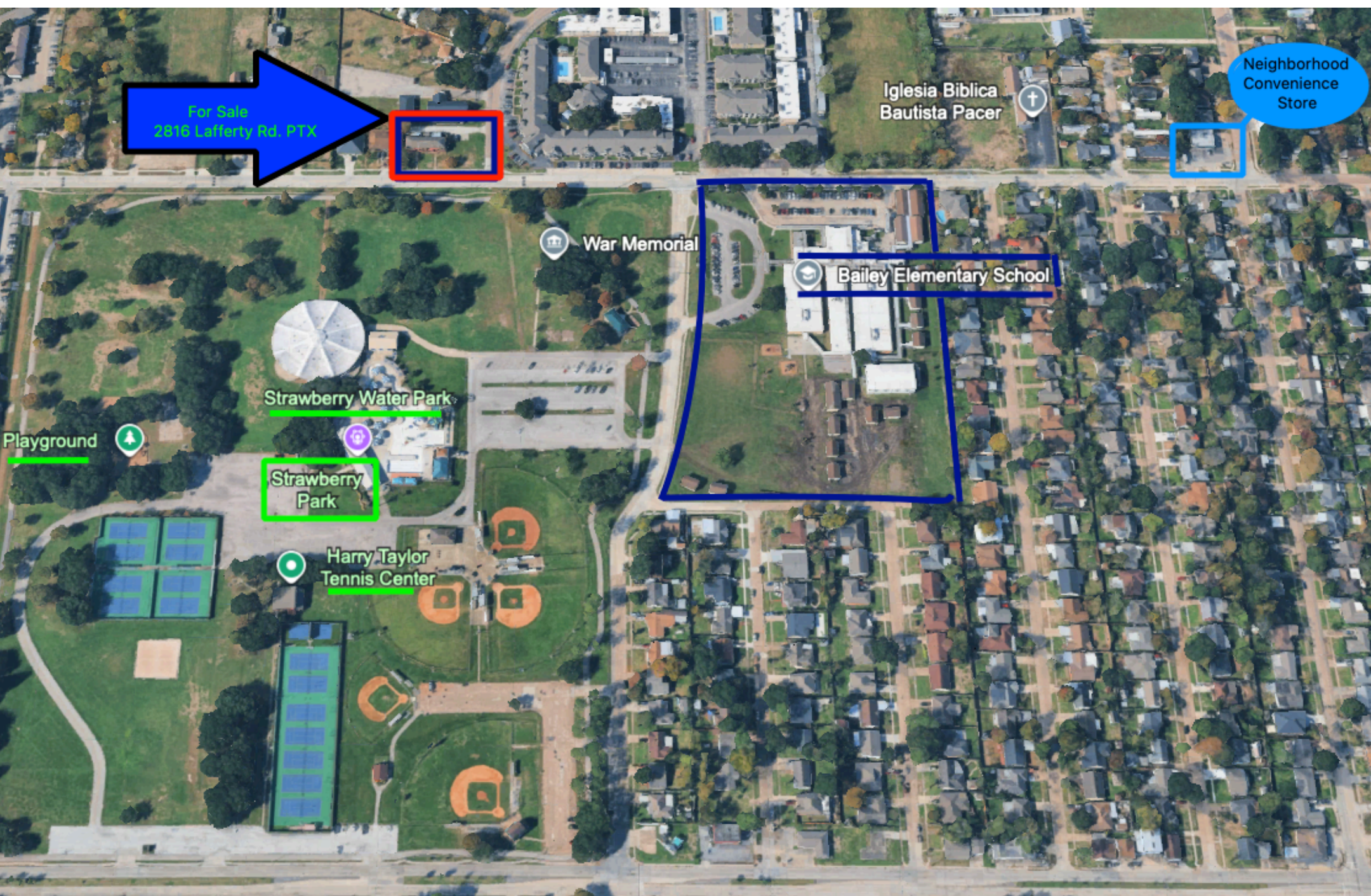
- Recently Replaced 2 Central AC Systems
- New Roof with Warranty
- Exterior Laundry Room
- Refreshed Units

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# Premium Location



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Plenty of land for more units



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# Property Numbers

Current As Is : 2816 Lafferty Rd. Pasadena, TX 77502

Items	Beds	Bath	Unit #	Contract	Current rent per month	Yearly intake
1	2 bed	2	Unit A	Month to Month	\$1,250.00	\$15,000.00
1	2 bed	2	Unit B	Month to Month	\$1,075.00	\$12,900.00
1	2 bed	2	Unit C	Month to Month	\$1,250.00	\$15,000.00
1	2 bed	2	Unit D	Month to Month	\$1,250.00	\$15,000.00
1						\$0.00
1						\$0.00
1						\$0.00
1						\$0.00
1						\$0.00
Current 4-Plex				Total:	\$4,825.00	\$57,900.00
Lot Sq Ft (HCAD): 20,125				Building Sq Ft (HCAD): 4,368		
As is summary				AS IS Expenses		
Gross Income			\$57,900.00	Water	\$300.00	\$3,600.00
Vacancy			3% \$1,737.00	Light (common)	\$35.00	\$420.00
Effective Income			\$56,163.00	Maintenance (Self)	\$10.00	\$120.00
Expenses			\$18,240.00	Natural Gas	\$0.00	\$0.00
NOI			\$39,660.00	Landscaping (Self)	\$0.00	\$0.00
Current Cap Rate			8.01%	Insurance (est)	\$300.00	\$3,600.00
Current Sell Price			\$495,000.00	Taxes (Per Realist)	\$875.00	\$10,500.00
				Self Managed	\$0.00	\$0.00
				Tot Mo.Exp	\$1,520.00	\$18,240.00

PROFORMA (future performance once stabilized)

Units	Current rent per month	Yearly Total
Unit A (2Bed/2Bath)	\$1,250.00	\$15,000.00
Unit B (2Bed/2Bath)	\$1,250.00	\$15,000.00
Unit C (2Bed/2Bath)	\$1,250.00	\$15,000.00
Unit D (2Bed/2Bath)	\$1,250.00	\$15,000.00
Future Build Unit #1 (1Bed/1Bath)	\$1,100.00	\$13,200.00
Future Build Unit #2 (1Bed/1Bath)	\$1,100.00	\$13,200.00
Future Build Unit #3 (1Bed/1Bath)	\$1,100.00	\$13,200.00
Coin Operated Laundry W+D	\$550.00	\$6,600.00
Vending Machine Drinks+Items	\$325.00	\$3,900.00
Total: 7 Units + Laundry Room	\$9,175.00	\$110,100.00
PROFORMA Expenses		
Water (tenant)	\$0.00	\$0.00
Light (common)	\$45.00	\$540.00
Maintenance (est)	\$75.00	\$900.00
Natural Gas	\$0.00	\$0.00
Landscaping (Self)	\$0.00	\$0.00
Insurance (est)	\$500.00	\$6,000.00
Taxes (Per Realist)	\$875.00	\$10,500.00
Self Managed	\$0.00	\$0.00
Tot Mo.Exp	\$1,495.00	\$17,940.00

As stabilized summary	
Gross Yearly INCOME	\$110,100.00
Vacancy	\$3,303.00
Effective income	\$106,797.00
Expenses	\$17,940.00
NOI	\$88,857.00
New valuation after repairs, rents raised	\$1,110,712.50

3.00% Vacancy Rate

8.00% CompMarket Cap

Current performance based on stabilized figures and estimated information provided by owner. It needs to be validated.  
Future performance based on area information. Buyer should carry out their own due diligence



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