



## **Offering Memorandum**

Hospitality House Apartments

528 Saunders Ave, Tyler, TX 75702

## Investment Overview

Presenting an exceptional investment opportunity in Tyler, TX, situated just across the street from Christus Trinity Mother Frances Hospital and the Northeast Texas Cancer and Research Institute, and only 0.5 miles from UT Health East Texas. This property is perfectly positioned to meet the housing demand for traveling healthcare professionals and long-term outpatients, capitalizing on the growing need for quality, flexible rental options in a key medical hub.

## Property Snapshot

- Property Name: Hospitality House
- Address: 528 Saunders Ave, Tyler, TX 75702
- Total Units: 51
- Occupancy (as of July 2025): 80.4%
- Gross Scheduled Rent: \$64,100/month
- Actual Collected Rent: \$43,885/month
- Net Operating Income (2024): \$199,222
- All Utilities Included: \$50/month per unit surcharge
- Wi-Fi Provided
- Unit Mix: Studio, 1-Bedroom, and a few 2-Bedroom units
- Onsite Coin-Operated Laundry Facility
- Pet-Friendly (Breed Restrictions Apply)
- Bi-Monthly HVAC Inspections and Preventative Maintenance

## Key Highlights

- Fully Furnished Studio & 1-Bedroom Units
- Flexible Lease Terms (3 to 18 months)
- Ideal for Traveling Nurses, Outpatient Families, and Long-Term Tenants
- Turnkey Setup with All Appliances Included (Microwave, Stove, Fridge)
- Across from Christus Trinity Mother Frances and Near UT Health East Texas
- Stable Occupancy and Consistent Cash Flow
- Low-Vacancy Market Due to Nearby Healthcare Demand

## Financial Summary

- 2024 Total Revenue: \$436,174
- 2024 Total Expenses: \$236,951

- 2024 Net Operating Income: \$199,222
- 2025 Projected Occupancy: 90%+ with Continued Healthcare Demand

## **Next Steps & Contact Information**

For full financials, tours, or to request additional documents, please contact:

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