

**MULTI-FAMILY PROPERTY**

**For Sale**



**Farid Chatur**  
**Principal Broker**  
**(832) 685-2739**

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www.apexrealtors.com

[Contact us for more information](#)

**214 Longstreet Rd, Willis,  
TX 77378**

**Land Area - 0.43 Acres**

**Asking Price \$1.8 mm.**



# PROPERTY HIGHLIGHTS

**Building Size - 10,000 SF - 2 story Building.**

**16 units occupied**

**All units are 1 Bed/1 Bath Units**

**Great Investment Opportunity**

**100% occupied**

**Land Area - 0.43 Acres**

**Asking Price \$1.8 mm.**

# RENT ROLL

| Unit                | Tenants                               | Lease Start | Lease End  | Bed/Bath     | Rent Cycle | Rent Start | Rent     | Charges  | Credits | Total    | Deposits Held |
|---------------------|---------------------------------------|-------------|------------|--------------|------------|------------|----------|----------|---------|----------|---------------|
| Longstreet Road 214 |                                       |             |            |              |            |            |          |          |         |          |               |
| 1                   | Kenneth Carte                         | 11/1/2020   | 11/30/2023 | 1 Bed/1 Bath | Monthly    | 11/1/2020  | 800.00   | 800.00   | 0.00    | 800.00   | 0.00          |
| 2                   | Sergio Castilla Marini                | 9/23/2023   | 9/30/2024  | 1 Bed/1 Bath | Monthly    | 9/23/2023  | 800.00   | 800.00   | 0.00    | 800.00   | 800.00        |
| 3                   | Waldemar Contreras Parra, Jose Caaman | 7/26/2023   | 7/31/2024  | 1 Bed/1 Bath | Monthly    | 7/26/2023  | 800.00   | 800.00   | 0.00    | 800.00   | 800.00        |
| 4                   | Phillip Johnson                       | 12/1/2020   | 4/30/2024  | 1 Bed/1 Bath | Monthly    | 12/1/2020  | 800.00   | 800.00   | 0.00    | 800.00   | 0.00          |
| 5                   | Linda Sutton                          | 5/1/2020    | 8/31/2024  | 1 Bed/1 Bath | Monthly    | 8/1/2023   | 725.00   | 725.00   | 0.00    | 725.00   | 0.00          |
| 6                   | Mark Webber                           | 9/1/2021    | at will    | 1 Bed/1 Bath | Monthly    | 9/1/2021   | 775.00   | 775.00   | 0.00    | 775.00   | 0.00          |
| 7                   | Terilynne Hall                        | 5/25/2023   | 5/31/2024  | 1 Bed/1 Bath | Monthly    | 5/25/2023  | 1,025.00 | 1,025.00 | 0.00    | 1,025.00 | 1,025.00      |
| 8                   | Angela Maria Raymond                  | 1/28/2021   | 1/31/2024  | 1 Bed/1 Bath | Monthly    | 1/28/2021  | 900.00   | 900.00   | 0.00    | 900.00   | 0.00          |

# RENT ROLL

| Unit                                 | Tenants   | Lease Start | Lease End  | Bed/Bath     | Rent Cycle | Rent Start | Rent                | Charges             | Credits     | Total               | Deposits Held      |
|--------------------------------------|---|-------------|------------|--------------|------------|------------|---------------------|---------------------|-------------|---------------------|--------------------|
| 9                                    | Ariel Alvarez Lanza                               | 8/15/2022   | 10/31/2023 | 1 Bed/1 Bath | Monthly    | 9/1/2023   | 885.00              | 885.00              | 0.00        | 885.00              | 0.00               |
| 10                                   | Guy Rivers  | 11/30/2022  | 11/30/2023 | 1 Bed/1 Bath | Monthly    | 11/30/2022 | 850.00              | 850.00              | 0.00        | 850.00              | 0.00               |
| 11                                   | Carolyn Davis Montgomery County Housing Authority | 3/24/2021   | at-will    | 1 Bed/1 Bath | Monthly    | 3/24/2021  | 850.00              | 850.00              | 0.00        | 850.00              | 0.00               |
| 12                                   | Amy Surgers, John Surgers                         | 9/1/2022    | at-will    | 1 Bed/1 Bath | Monthly    | 9/1/2022   | 850.00              | 850.00              | 0.00        | 850.00              | 0.00               |
| 13                                   | Ashraf Ali  | 9/1/2021    | at-will    | 1 Bed/1 Bath | Monthly    | 9/1/2021   | 700.00              | 700.00              | 0.00        | 700.00              | 0.00               |
| 14                                   | Dale Williams                                     | 6/4/2022    | 6/30/2024  | 1 Bed/1 Bath | Monthly    | 7/1/2023   | 1,050.00            | 1,050.00            | 0.00        | 1,050.00            | 0.00               |
| 15                                   | Sharon Butcher                                    | 6/29/2023   | 6/30/2024  | 1 Bed/1 Bath | Monthly    | 6/29/2023  | 850.00              | 850.00              | 0.00        | 850.00              | 850.00             |
| 16                                   | Elizabeth Renae Bolin                             | 10/25/2023  | 10/31/2024 | 1 Bed/1 Bath | Monthly    | 10/25/2023 | 1,095.00            | 1,095.00            | 0.00        | 1,095.00            | 0.00               |
| <b>Total for Longstreet Road 214</b> |   |             |            |              |            |            | <b>\$ 13,755.00</b> | <b>\$ 13,755.00</b> | <b>0.00</b> | <b>\$ 13,755.00</b> | <b>\$ 3,475.00</b> |

Love's Truck Care

CAT Scale



# AERIAL VIEW



Lynn Lucas Middle School

Roark Primary School

Walker's Feed & Farm Supplies

Texas Plumbin and Remodelin

North Montgomery County Community...

US Postal Service

Hardy Elementary School



Smileys Washateria

N Fwy Service Rd

Longstreet Rd

Longstreet Rd

Gerald St

N Campbell St

Lamar St

Calhoun St

Old US Hwy 75

South Meadows

Willis Nursing & Rehabilitation

Falling Oak Dr

Lincoln Ridge

John St

Windows

# PROPERTY OVERVIEW



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