

# THE BLUE WATER ESTATE DEVELOPMENT

10614 County Road 257 Freeport, TX 77541

By: Michael Stavinoha  
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# KEY USES AND OPTIONS

## VALUE ADD OPPORTUNITY

The key value add for the property is the addition of 2 more fully permitted homes.

## COMMERCIAL PROPERTIES

Site is running as an AirBnB asset and can substantially increase income with addition of the 2 new permitted properties on site

## PROPERTY AND PORTFOLIO MANAGEMENT

Quick way to dynamically expand and increase your portfolio with 2 existing income generating properties and the value add of 2 additional fully permitted properties



# PROPERTY DETAILS

10602-10614 Blue Water Highway Freeport Tx 77541

## General overview

Lots Size: 90,025 sf | Total Homes: 2 | Total Beds: 10 | Total Baths: 8  
200 Feet of Beach Frontage

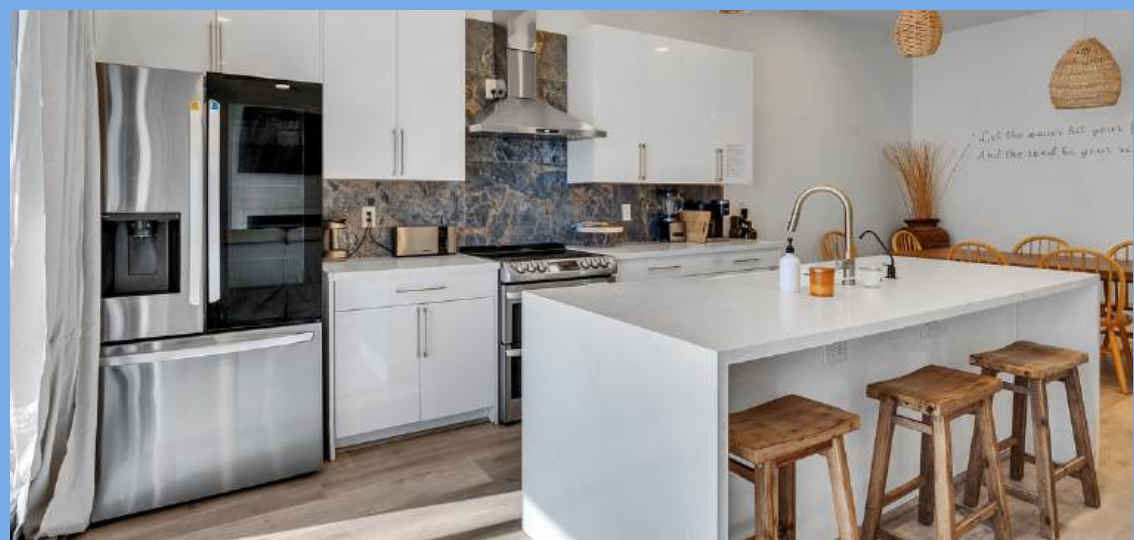
### House 1

Year Built: 2022  
Square Feet: 2,478  
Beds: 5  
Baths: 4  
Stories: 2

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# Property 1



# Property 2



# Value Add

## TWO EXISTING HOMES

Presentations are communication tools.

## ADDITION OF TWO MORE

Property INCLUDES 2 Permit Ready Plans for addition of Homes 3 and 4 to the site.

## AIRBNB REVENUE INCREASE

Increase total Income from AirBnb as well as Tax incentives for new homes. AirBnB Income and Projects on Next page.



# INCOME ANALYSIS

## General overview

Income based on True Economics of the owners and Projects are \*estimates based on the available Data Provided

### ANNUAL METRICS 2025

ITEM	NUMBERS
# of Rentals 2025:	92 Days
Gross Rental Income:	\$143,254.46
Fees:	\$5,969.80
Cleaning:	\$20,570.00
Tax:	\$25,972
Insurance:	\$2,400
<b>Net Income:</b>	<b>\$122,684.46</b>

### ANNUAL PROJECTIONS

#### with 2 Home Addition

ITEM	NUMBERS
# of Rentals 2025:	*92 Days
Gross Rental Income:	*\$286,508.92
Fees:	*\$11,939.60
Cleaning:	*\$41,140.00
Tax:	*\$32,465.00
Insurance:	*\$4,800.00
<b>Net Income:</b>	<b>*\$196,164.32</b>



\*Projections and Proforma are estimates and should be independently verified and calculated



# DEVELOPMENT PROCESS TIMELINE

## PHASE 1 - 2-3 WEEKS

Construction Cost Bids

## PHASE 2 - 45-60 DAYS

Loan Approval is Needed

## PHASE 3 - 6 TO 8 MONTHS

Construction from Slab to Roof

## PHASE 4 - 2 WEEKS

Final COC to Occupy/Rent

## PHASE 5 - IMMEDIATELY

Integration into AirBnB Portfolio

# CONTACT DETAILS



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PLEASE CONTACT THE Keller Williams Memorial ADVISOR FOR MORE DETAILS.



## Information About Brokerage Services

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

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date