

**FOR SALE**

# 16 Unit Multifamily – Near UTMB Health

928 Post Office St., Galveston, TX 77550



**partners**

1360 Post Oak Blvd, Suite 1900, Houston TX 77056


EXCLUSIVELY LISTED BY:


PRIMARY CONTACT



**Ryan DeGennaro**

Senior Vice President

 **713-316-7059**

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## EXECUTIVE SUMMARY

Partners is pleased to present a rare opportunity to own a 16-unit multifamily property in Galveston abutting the prestigious University of Texas Medical Branch (UTMB). The building shares a property line with a UTMB parking garage, is 1 block from main campus, across the street from Shriner's Hospitals for Children/Sealy Hospitals, and a stone's throw from the Port of Galveston Cruise Terminal. The 1971 build was partially renovated in 2022 under its current owner, in which 11 of the 16 units underwent a long list of cosmetic renovations, in addition to some new central air systems and water heaters. There remains a large upside in lease-up of vacant units, renovation of the last 5 untouched units, renting more of the reserved parking spaces, utilizing a RUBS or utility reimbursement program for water & trash, re-utilizing the laundry room, and adding W/D connections to all units. The proximity to campus and other major jobs centers provides a remarkable advantage to this property for nearly indefinite future housing needs for both students and staff.



# EXECUTIVE SUMMARY

LIST PRICE  
**\$2,200,000**

**928 POST OFFICE ST  
GALVESTON, TX 77550**

**15,016 SF  
BUILDING SIZE SF**

**15,481 SF  
LAND SIZE (SF)**

**3505-0489-0012-000  
PARCEL#**

**100 YEAR FLOOD PLAIN  
FLOOD RISK**

**APARTMENTS - UNIVERSITY  
OF TEXAS MEDICAL BRANCH  
SUBMARKET**

**11.10%  
SUBMARKET VACANCY RATE**



**928 POSTOFFICE ST**



**15,016 SF**  
**BUILDING SIZE SF**

**87.5%**  
**OCCUPANCY**

**15,481 SF**  
**LAND SIZE (SF)**

**\$1,339.29**  
**AVG RENT/UNIT**

**76**  
**WALK SCORE®**  
**VERY WALKABLE**

**\$1.46**  
**AVG RENT/FT**

**2**  
**STORIES**

**6.6%**  
**MARKET CAP RATE**

**1971/2022**  
**YEAR BUILT/ RENOV**

**7.52%**  
**IN-PLACE CAP RATE**

**16**  
**UNITS**

**939 SF**  
**AVG UNIT SIZE**

**(15) 2/1.5**  
**(1) STUDIO**  
**UNIT MIX**

**\$1,423.73**  
**AVG RENT/  
RENOVATED UNIT**

**\$1,110**  
**AVG RENT/  
UNRENOVATED UNIT**

## FEATURES

- Plumbing – CVPVC
- Electrical – Copper
- Units Individually Metered for Power
- On-Site Laundry Room
- Water Heater In Unit
- Washer/Dryer Set in 12 units
- Roof Replaced 2001/ Resurfaced 2017

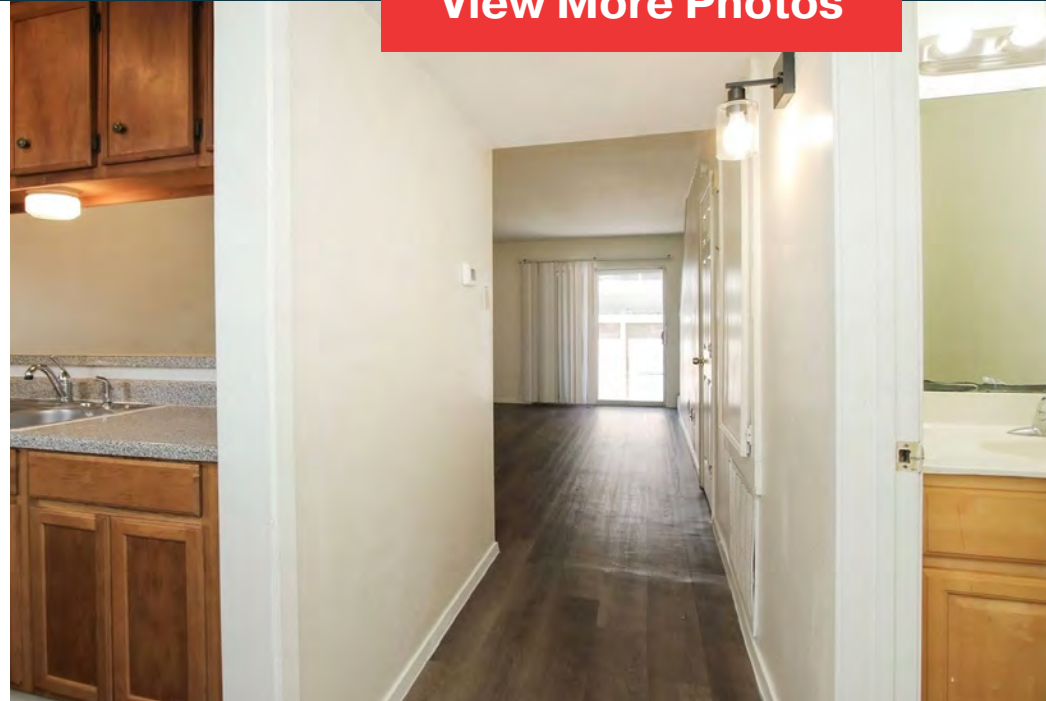
## UPGRADES

- 11 Units Renovated
- Paint (Interior)
- Flooring
- Kitchen Cabinets/  
Backsplashes & Faucets
- Counters
- Refrigerators/ Dishwashers/  
Stoves/ Microwaves
- Lighting
- Fans
- Bathroom Vanities
- Toilets, Tubs, Tile Surrounds
- 8 Central A/Cs
- 6 Water Heaters
- In-Unit W/D
- Paint (Exterior)
- Landscaping
- Fencing & Deck Areas



# UNRENOVATED UNITS

[View More Photos](#)



# RENOVATED UNITS

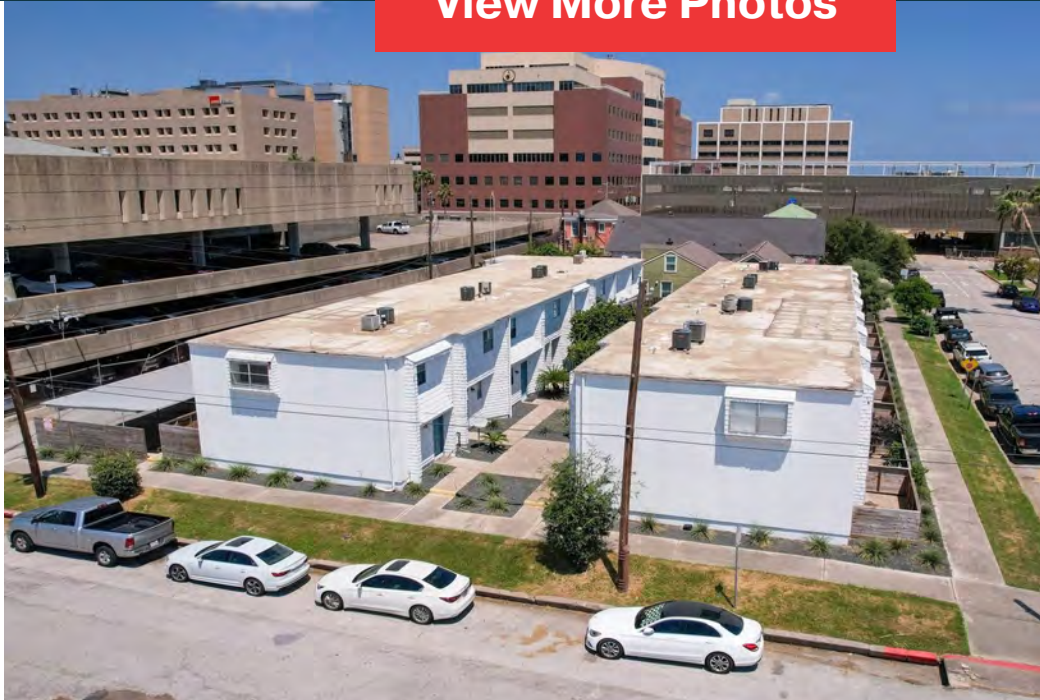
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# EXTERIOR PHOTOS

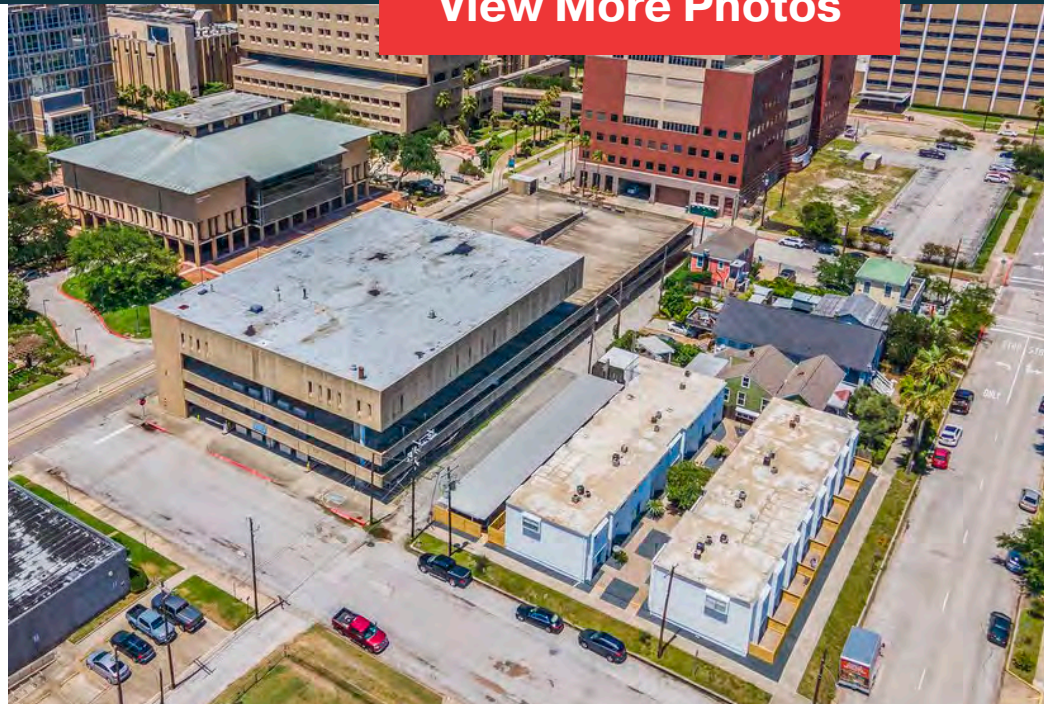
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# AERIAL PHOTOS



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# LOCATION MAP





## University of Texas Medical Branch (UTMB) at Galveston:

### Enrollment

- In 2022, UTMB had 3,361 students, including 2,175 full-time and 1,186 part-time students. The student body is diverse, with 18% male, 82% female, and 64% minority enrollment. The racial breakdown is 39.9% white, 21.4% Hispanic or Latino, 21.3% Asian, 9.55% Black or African American, 2.74% two or more races, 0.298% American Indian or Alaska Native, and 0.119% Native Hawaiian or Other Pacific Islanders.

### Schools

- UTMB includes schools of Medicine, Nursing, Health Professions, Public and Population Health, and Graduate Biomedical Sciences. The John Sealy School of Medicine has an average GPA of approximately 3.80 and an average MCAT score of 511.

### Other statistics

- UTMB's median starting salary for alumni is \$70,321. The Galveston campus is a Level I Trauma Center with a verified trauma program and 573 FTEs of interns and residents. USNews.com ranks UTMB Galveston #678 in Best Global Universities.

# RENT ROLL

Unit	Unit Type	Rent	Renovated	Stackable W/D	Lease Start	Lease End
1	2/1.5	\$1,350.00	Y	Y	6/5/2024	6/4/2025
2	2/1.5	\$1,250.00	N	Y	8/30/2024	8/31/2025
3	2/1.5	\$1,450.00	Y	Y	12/14/2022	At Will
4	2/1.5	\$1,400.00	Y	Y	5/20/2024	4/30/2025
5	2/1.5	\$1,550.00	Y	Y	8/25/2022	7/31/2025
6	2/1.5	\$1,425.00	Y	Y	9/26/2022	10/31/2024
7	2/1.5	\$1,150.00	N	N	9/1/2024	8/31/2025
8	2/1.5	VACANT	Y	Y	(advertised for \$1,500/mo)	
9	2/1.5	\$1,450.00	Y	Y	10/21/2022	10/31/2024
10	2/1.5	\$1,400.00	Y	Y	5/1/2024	4/30/2025
11	2/1.5	\$1,725.00	Y	Y	8/1/2022	7/31/2025
12	2/1.5	\$1,100.00	Y	Y	3/3/2024	2/28/2025
13	2/1.5	\$1,300.00	Y	Y	10/15/2023	10/31/2024
14	2/1.5	\$1,100.00	N	N	8/9/2024	7/31/2025
15	2/1.5	\$1,100.00	N	N	6/1/2022	5/31/2025
16	Studio	VACANT	N	N	(advertised for \$950/mo)	
Total		\$18,750.00				
Potential		\$21,200.00				

# TRAILING 12 MONTHS

	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Total
Income													
Rent Income	\$ 19,075.00	\$ 15,427.00	\$ 19,837.90	\$ 21,237.90	\$ 19,872.90	\$ 21,568.67	\$ 21,950.00	\$ 20,078.62	\$ 20,300.00	\$ 19,785.00	\$ 17,875.00	\$ 17,875.00	\$ 234,882.99
Other Income													
Convenience Fee Income	\$ 55.34	\$ 98.75	\$ 162.99	\$ 119.42	\$ 118.52	\$ 153.12	\$ 145.53	\$ 120.11	\$ 156.00	\$ 184.41	\$ 119.61		\$ 1,433.80
Parking Income	\$ 50.00	\$ 200.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ 50.00		\$ 750.00
Application Fee Income	\$-	\$ 100.00	\$ 100.00	\$ -	\$-	\$-	\$-	\$-	\$ 50.00	\$-	\$-		\$ 250.00
Pet Fee	\$ -	\$-	\$ -	\$ -	\$ 350.00					\$ 300.00			\$ 650.00
<b>Total Income</b>	<b>\$ 19,180.34</b>	<b>\$ 15,825.75</b>	<b>\$ 20,150.89</b>	<b>\$ 21,407.32</b>	<b>\$ 20,391.42</b>	<b>\$ 21,771.79</b>	<b>\$ 22,145.53</b>	<b>\$ 20,298.73</b>	<b>\$ 20,856.00</b>	<b>\$ 20,019.41</b>	<b>\$ 18,044.61</b>	<b>\$ 17,875.00</b>	<b>\$ 237,966.79</b>
Expenses													
Real Estate Taxes	\$ 1,747.66	\$ 1,747.66	\$ 1,747.66	\$ 1,747.66	\$ 1,747.66	\$ 1,930.50	\$ 1,930.50	\$ 1,930.50	\$ 1,930.50	\$ 1,930.50	\$ 1,930.50	\$ 1,930.50	\$ 22,251.80
Insurance	\$ 2,592.25	\$ 2,592.25	\$ 2,592.25	\$ 2,592.25	\$ 2,592.25	\$ 2,592.25	\$ 2,759.62	\$ 2,759.62	\$ 2,759.62	\$ 2,759.62	\$ 2,759.62	\$ 2,759.62	\$ 32,111.22
Electricity	\$ 110.11	\$ 99.62	\$-	\$ 114.64	\$-	\$ 200.58	\$ 178.58	\$ 126.71	\$ 347.81	\$ 189.43	\$ 289.10		\$ 1,656.58
Trash Removal	\$ 200.26	\$ 200.26	\$ 470.89	\$ 238.15	\$ 238.15	\$ 265.21	\$ 265.21	\$ 565.22	\$ 265.21	\$ 265.21	\$ 265.21	\$ 265.21	\$ 3,504.19
Water and Sewer	\$ 456.71	\$ 449.00	\$ 472.13	\$ 479.84	\$ 928.84	\$ 518.39	\$ 533.81	\$ 464.42	\$ 549.23	\$ 472.13	\$ 464.42	\$ 425.82	\$ 6,214.74
Bldg Maint and Repair	\$ 485.00	\$-	\$-	\$-	\$-		\$ 700.00			\$ 343.81			\$ 1,528.81
Cleaning/Turnover				\$ 150.00		\$ 175.00	\$ 500.00						\$ 825.00
Gardening and Landscape	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 260.00	\$ 260.00	\$ 260.00	\$ 260.00	\$ 260.00	\$ 260.00	\$ 260.00	\$ 2,820.00
Pest Control			\$ 402.00	\$ 75.00	\$ 75.00	\$ 90.00	\$ 75.00			\$ 230.00		\$ 230.00	\$ 1,177.00
Management													\$ 0.00
Software	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 32.00	\$ 384.00
Credit & Background Checks									\$ 15.00				\$ 15.00
<b>Total Expenses</b>	<b>\$ 5,823.99</b>	<b>\$ 5,320.79</b>	<b>\$ 5,916.93</b>	<b>\$ 5,629.54</b>	<b>\$ 5,813.90</b>	<b>\$ 6,063.93</b>	<b>\$ 7,234.72</b>	<b>\$ 6,138.47</b>	<b>\$ 6,159.37</b>	<b>\$ 6,482.70</b>	<b>\$ 6,000.85</b>	<b>\$ 5,903.15</b>	<b>\$ 72,488.34</b>
<b>NOI</b>	<b>\$13,356.35</b>	<b>\$10,504.96</b>	<b>\$14,233.96</b>	<b>\$15,777.78</b>	<b>\$14,577.52</b>	<b>\$15,707.86</b>	<b>\$14,910.81</b>	<b>\$14,160.26</b>	<b>\$14,696.63</b>	<b>\$13,536.71</b>	<b>\$12,043.76</b>	<b>\$11,971.85</b>	<b>\$165,478.45</b>

# PRO FORMA P&L

	ACTUAL (8/23-7/24)	BROKER ADJUSTED PROFORMA (STABILIZED)		YEAR 1		YEAR 2		YEAR 3	
<b>Income</b>									
Total Income	\$ 234,882.99	\$254,400.00	100.0%	\$273,356.16	100.0%	\$278,823.28	100.0%	\$284,399.75	100.0%
Vacancy		\$(12,720.00)	-5.0%	\$(13,667.81)	-5.0%	\$(13,941.16)	-5.0%	\$(14,219.99)	-5.0%
Other Income									
Convenience Fee Income	\$ 1,433.80	\$ 1,433.80	0.6%	\$ 1,433.80	0.5%	\$1,462.48	0.5%	\$1,491.73	0.5%
Parking Income	\$ 750.00	\$7,200.00	2.8%	\$ 7,200.00	2.6%	\$7,344.00	2.6%	\$7,490.88	2.6%
Application Fee Income	\$ 250.00	\$ 250.00	0.1%	\$ 250.00	0.1%	\$255.00	0.1%	\$260.10	0.1%
Pet Fee	\$ 650.00	\$ 650.00	0.3%	\$ 650.00	0.2%	\$663.00	0.2%	\$676.26	0.2%
RUBS				\$ 9,232.98	3.4%	\$9,417.64	3.4%	\$9,606.00	3.4%
Effective Gross Income	\$ 237,966.79	\$251,213.80	98.7%	\$278,455.14	101.9%	\$284,024.24	101.9%	\$289,704.72	101.9%
<b>Expenses</b>									
Real Estate Taxes	\$ 22,251.80	\$ 22,251.80	8.7%	\$32,538.00	11.9%	\$33,188.76	11.9%	\$33,852.54	11.9%
Insurance	\$ 32,111.22	\$ 32,111.22	12.6%	\$ 32,111.22	11.7%	\$32,753.44	11.7%	\$33,408.51	11.7%
Electricity	\$ 1,656.58	\$ 1,656.58	0.7%	\$ 1,656.58	0.6%	\$1,689.71	0.6%	\$1,723.51	0.6%
Trash Removal	\$ 3,504.19	\$ 3,504.19	1.4%	\$ 3,504.19	1.3%	\$3,574.27	1.3%	\$3,645.76	1.3%
Water and Sewer	\$ 6,214.74	\$ 6,214.74	2.4%	\$ 6,214.74	2.3%	\$6,339.03	2.3%	\$6,465.82	2.3%
Bldg Maint and Repair	\$ 1,528.81	\$ 1,528.81	0.6%	\$ 1,528.81	0.6%	\$1,559.39	0.6%	\$1,590.57	0.6%
Cleaning/Turnover	\$ 825.00	\$ 825.00	0.3%	\$ 825.00	0.3%	\$841.50	0.3%	\$858.33	0.3%
Gardening and Landscape	\$ 2,820.00	\$ 2,820.00	1.1%	\$ 2,820.00	1.0%	\$2,876.40	1.0%	\$2,933.93	1.0%
Pest Control	\$ 1,177.00	\$ 1,177.00	0.5%	\$ 1,177.00	0.4%	\$1,200.54	0.4%	\$1,224.55	0.4%
Management	\$ 0.00	\$ 12,084.00	4.8%	\$ 12,984.42	4.8%	\$13,244.11	4.8%	\$13,508.99	4.8%
Software	\$ 384.00	\$ 384.00	0.2%	\$ 384.00	0.1%	\$391.68	0.1%	\$399.51	0.1%
Credit & Background Checks	\$ 15.00	\$ 15.00	0.0%	\$ 15.00	0.0%	\$15.30	0.0%	\$15.61	0.0%
Total Expenses	\$ 72,488.34	\$ 84,572.34	33.2%	\$ 95,758.96	35.0%	\$97,674.14	35.0%	\$99,627.62	35.0%
NOI	\$ 165,478.45	\$166,641.46	65.5%	\$182,696.18	66.8%	\$186,350.10	66.8%	\$190,077.10	66.8%
CAP Rate	7.52%	7.57%		8.30%		8.47%		8.64%	

\*\* End of year 1 business plan would include renovating remaining units at \$15k each and raising to current renovated average rents. Doing so would also allow new owner to remove laundry room and monetize that space, although that is not included above. It also includes addition of a RUBS system, reimbursing the landlord for the pro-rata share of water & trash.

# DEBT QUOTE



Quinn Conway  
Loan Origination  
469.964.7487

Loan Terms	5 Year Fix
LTV (C)	70%
Term	5 Years
Amortization	30 Years
Interest Only	None
Rate	6.50-6.75%
Recourse	Full Recourse
Prepayment Penalty	5-4-3-2-1%

\*Rates represent preliminary quotes and represent no legal obligation

\*\*Subject to borrower review

## Loan Alternatives

- POSTOFFICE APARTMENTS  
928 Postoffice Street  
Galveston, Texas 77550

08.28.24

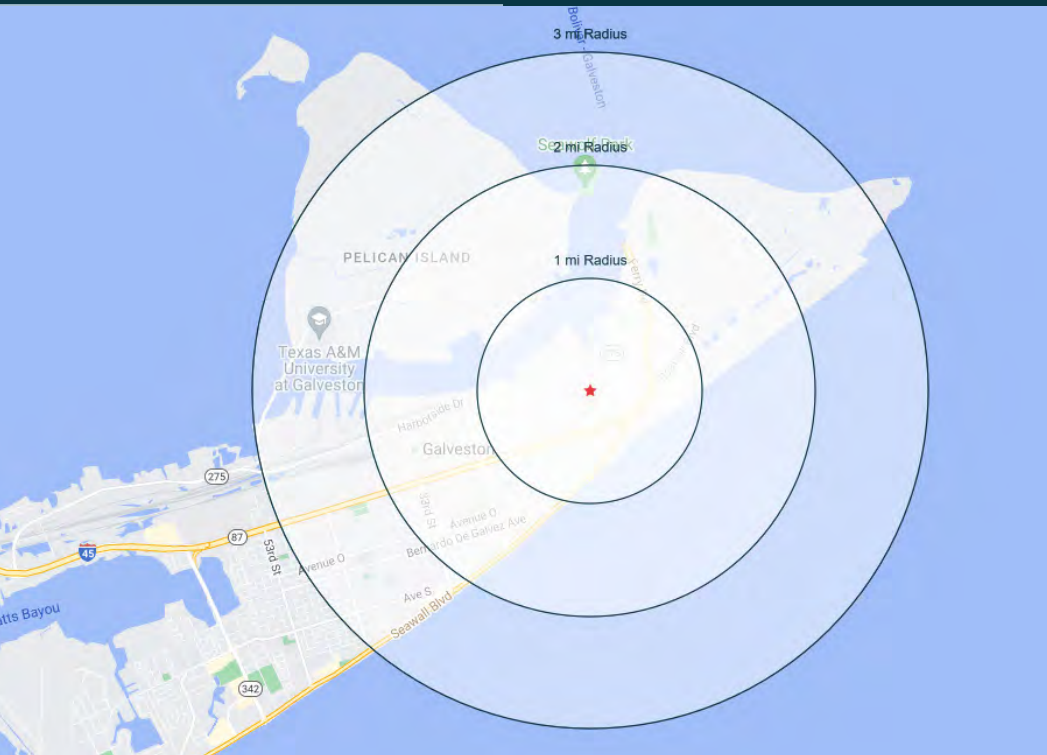


# RENTAL COMPARABLES

Address	Unit	Sq Ft	Rent
215 Market St	2/2	1040	\$1,387-1,487
215 Postoffice St	2/1	799	\$1,550
7142 N Holiday Dr	2/2	1023	\$1,400



# DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population (2023)	10,221	17,933	27,380
Projected Population (2028)	10,563	18,491	28,000
HOUSEHOLDS			
Estimated Households (2023)	4,690	7,939	11,273
Projected Households (2028)	4,844	8,192	11,537
HOUSEHOLD INCOME			
Estimated Average Household	\$68,994	\$69,960	\$68,493
DAYTIME EMPLOYMENT			
Total Businesses	62,962	68,157	70,834
Total Employees	2,081	2,566	2,886



# GALVESTON TX

## **Population:**

In 2022, Galveston had a population of 53,300 people, with a median age of 39.4. The population is made up of 15,779 Hispanic or Latino people, 1,651 mixed or multi-racial people, 199 people of some other race, and 39 Pacific Islander people.

## **Median household income:**

In 2022, the median household income in Galveston was \$57,453, which was an 8.61% increase from 2021.

## **Employment:**

In 2022, the employment rate in Galveston was 53.9%.

## **Education:**

In 2022, 32.2% of Galveston residents had a bachelor's degree or higher.

## **Housing:**

In 2022, Galveston had 34,259 housing units and 23,748 households. 18.3% of residents did not have health care coverage.

Galveston is a coastal resort city and port on Galveston Island and Pelican Island in Southeast Texas. It's the county seat of Galveston County and the second-largest municipality in the county.



# NOTABLE TRANSACTIONS



**1555 W Grand Pkwy, Katy, TX**  
93,455 SF Storage  
SOLD

0 Tubular Dr	217,800 SF	Land	SOLD
418 N Rusk St	32,683 SF	Special Purpose	SOLD
4525 Weaver Rd	15,696 SF	Multifamily	SOLD
2004 Sul Ross St	10,000 SF	Land	SOLD
4613 Cavalcade St	7,680 SF	Multifamily	SOLD
8814 Manus St	7,595 SF	Multifamily	SOLD
1919 N Main St	4,455 SF	Retail	SOLD
4218 J St	5,232 SF	Multifamily	SOLD
0 Fulton St	9,823 SF	Land	SOLD

## CONTACT INFORMATION



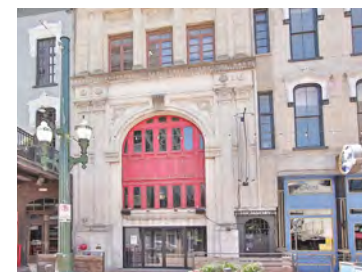
**Ryan DeGennaro**  
Senior Vice President | Investment Sales  
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Lic. #9004042



**9275 Richmond Ave**  
76,847 SF Retail Center  
SOLD



**12723 Cutten Rd**  
11,150 SF Retail Center  
SOLD



**306 Main St**  
8,035 SF Retail/Restaurant  
SOLD



**4327 Pinemont Dr**  
16,000 SF Flex  
SOLD



**1990 Campbell Rd**  
26,100 SF Storage Portfolio  
SOLD



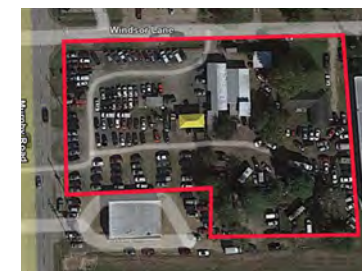
**2505 N Shepherd Dr**  
10,952 SF Medical Office  
SOLD



**1732-1744 Richmond Ave**  
31,250 SF Land  
SOLD



**2200 N FM 3083 W**  
15,205 SF Office  
SALE LEASEBACK



**12303 Murphy Rd**  
102,366 SF Land  
SOLD

## NOTABLE TRANSACTIONS

# OUR SERVICES






[View More Photos](#)

928 Post Office St., Galveston, TX 77550



**Ryan DeGennaro**  
Senior Vice President

 **713-316-7059**

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