

1915–45th Street | Galveston, TX 77550

Rent Roll & Property Features Summary

| Unit | Type | Monthly Rent | Lease Notes |
|--------------|-------------|--------------|----------------------------------|
| #1 | Residential | \$1,300 | 1 Year Lease |
| #2 | Residential | \$850 | Tenant 3 Years |
| #3 | Residential | \$1,200 | Vacant – Market Rent |
| #4 | Residential | \$1,000 | 1 Year Lease |
| #5 | Residential | \$850 | 3 Year Lease |
| #6 | Residential | \$1,100 | 1 Year Lease |
| #7 | Residential | \$1,000 | 1 Year Lease |
| 4506 Front | House | \$1,800 | Under Repair – Market Rent |
| 4506 Rear Up | Apartment | \$1,000 | On-Site Maintenance Tenant |
| 4506 Garage | Storage | \$900 | Owner Storage (Income Potential) |
| 1913 | Commercial | \$2,000 | 5 Year Lease |
| 1917 | Commercial | \$1,200 | Established Tenant |
| 1923 | Commercial | \$1,000 | Tenant Since 2010 |
| 1927 | Commercial | \$1,200 | Tenant Since 2010 |

Total Monthly Income (Projected): \$16,400

Total Annual Income (Projected): \$196,800

Stabilized NOI: \$133,293

Property Features

- Mixed-Use Asset (Residential + Commercial + Storage)
- 7 Residential Units
- Additional Detached Residential Structures
- 4 Commercial Storefronts with Long-Term Tenants
- Multiple Income Streams Providing Diversification
- Strong Historical Occupancy
- Value-Add Opportunity Through Rent Optimization
- Located in Established Galveston Coastal Market

Urban Access Properties

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