

# 62 Units for Sale

Arroyo Apartments

4000 S. Brahma Blvd., Kingsville, TX 78363



## OFFERING SUMMARY

Listed Price:	TBD
Price Per Unit:	TBD
Price Per Sq. Ft.:	TBD
Units:	62
Year Built:	1970
Years Renovated:	2024-2025
Land Area:	4.87 acres
NRA:	52,600 sq. ft.
Current Occupancy:	90%

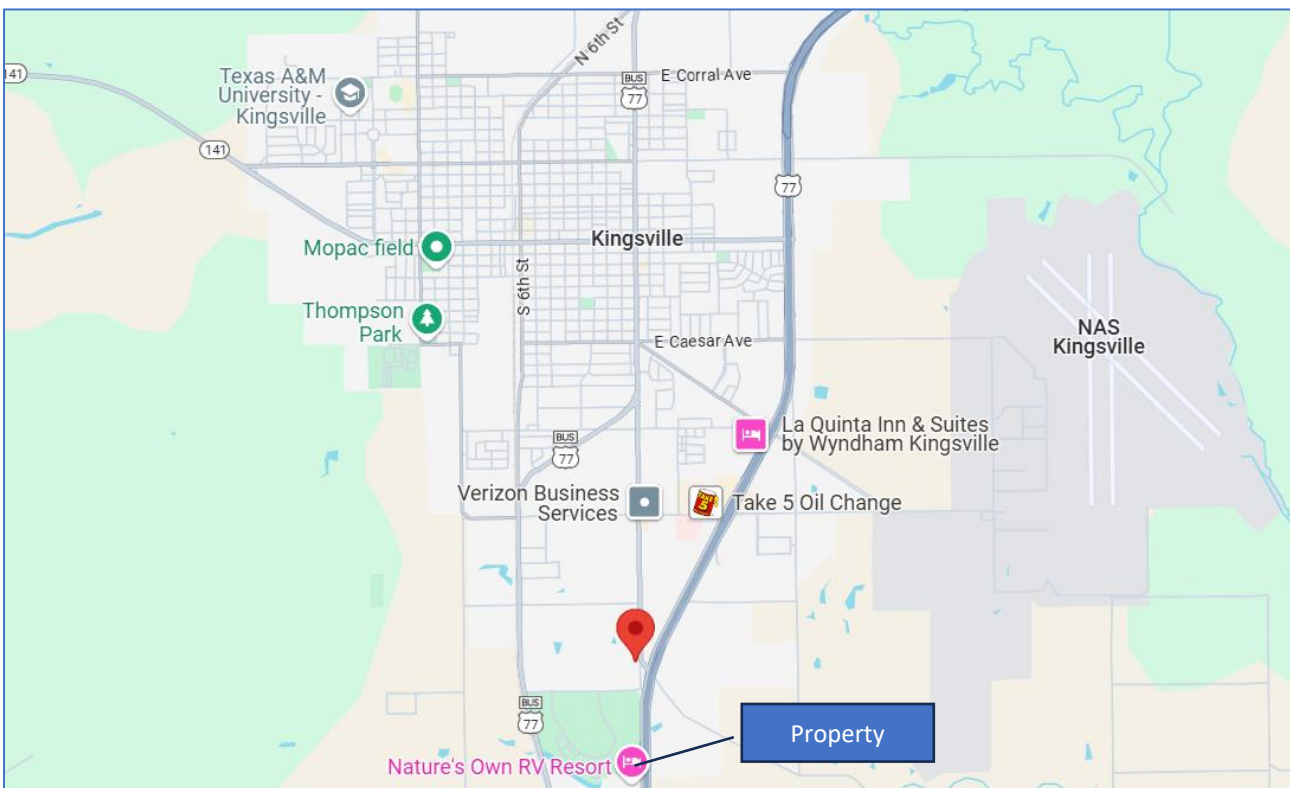
## PROPERTY HIGHLIGHTS

- Excellent location in the city of Kingsville.
- Recently renovated
- Priced below replacement cost.
- Units are in average to good condition with major renovations in the last two years.
- Good upside by continuing renovations, increasing rents\occupancy and implementing better management.
- No limitations on obtaining a new loan.

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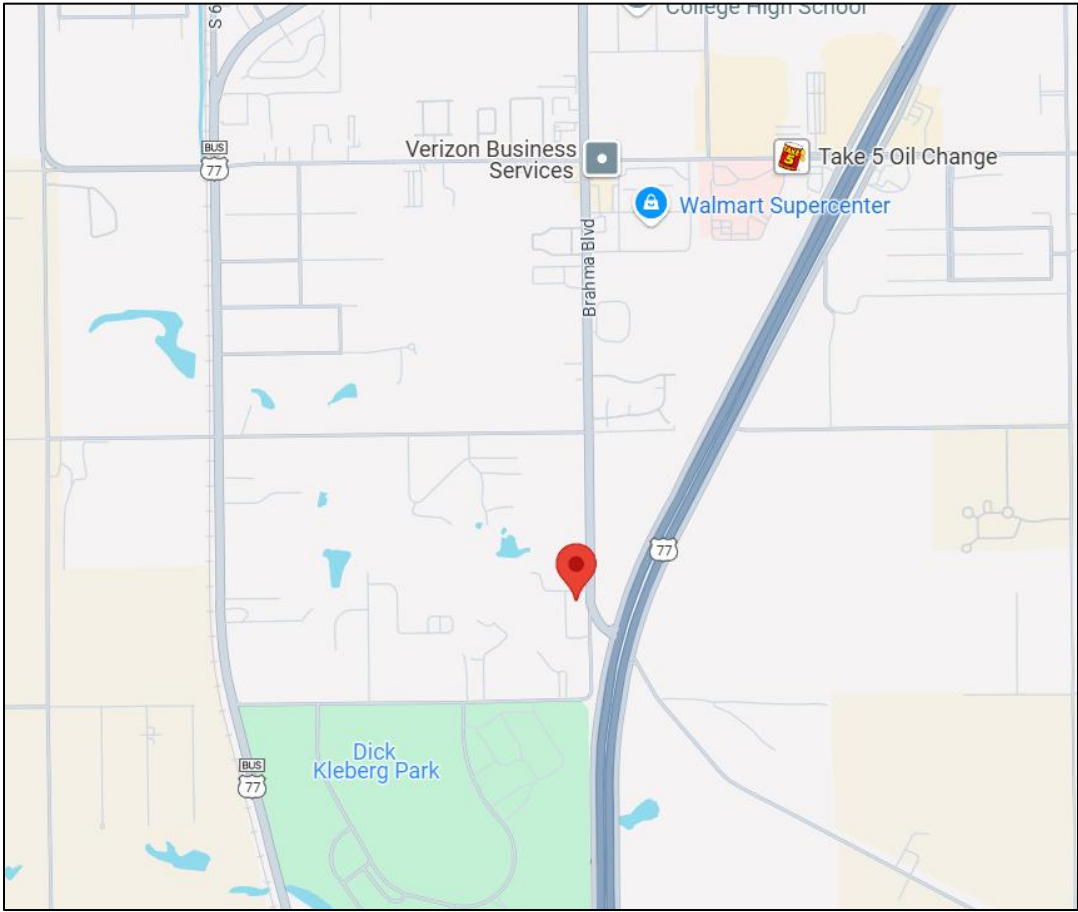
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Location Map

# LOCATION MAP & DEMOGRAPHICS



## Demographics >>

	1 mile	3 miles
Population	2,486	14,992
Households	944	5,601
Median Age	32.80	34.20
Median HH Income	\$82,634	\$55,549
Daytime Employees	951	7,801

**PROPERTY DETAILS:**

Number of Units: 62

Unit Mix:

		Unit	Total
Unit Type	# Units	Sq. Ft.	Sq. Ft.
1\1	10	1100	11000
2\1	52	800	41600
Totals\Ave.	62	848	52600

Net Rentable Area: 52,600 sq. ft.

Number of Stories: 2

Number of Buildings: 8

Land Area: 4.87 acres

Year Built: 1970 (Renovated 2023-2025)

Exterior: Brick veneer

Roof: Flat built up with tile mansards

HVAC: Individual units

Electricity: Individual meters

Gas: None

Hot Water: Individual units

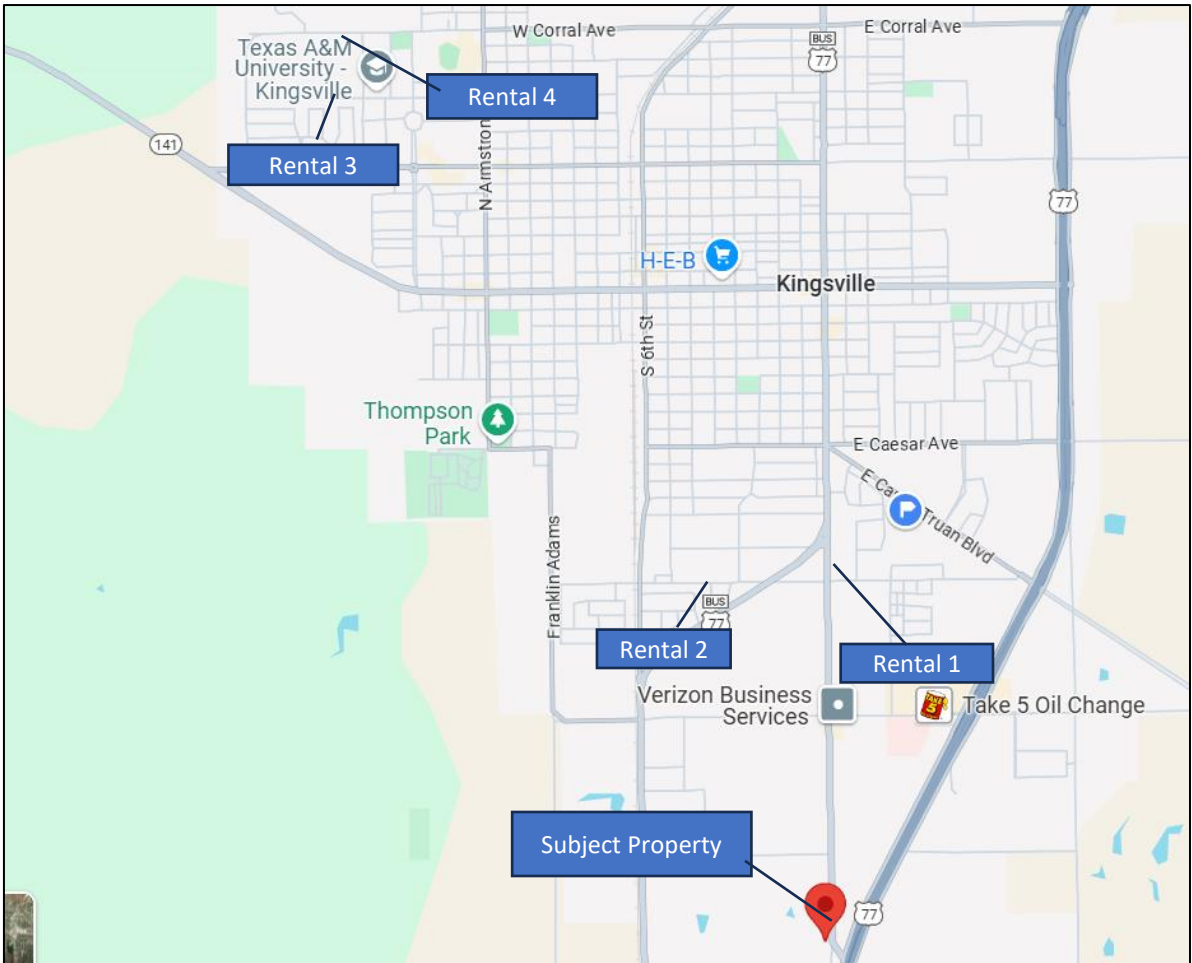
Washer\Dryer: Laundry facility

Amenities: Laundry facility, large park area with trees, pool

# RENT COMPARABLES

## Rent Comparables

Address	Name	Number of Units	Age	GBA	Vacancy	Rent\S. F		
						1 BR	2 BR	3 BR
611 E. Ailsee Ave.	Aviator	40	1973	35,340	5.60%		\$ 1.00	
825 E. Ailsee Ave.	Colonial Arms	41	1964	30,235	2.00%	\$ 1.56	\$ 1.18	\$ 1.32
1414 W. Santa Getrudis	SG Apts	80	1970	71,668	4.10%	\$ 1.15	\$ 1.09	
704 W. Corral Ave.	Seville	30	1966	30,175	4.00%	\$ 1.24	\$ 0.91	



Rent Comparables Map

# INCOME & EXPENSE ANALYSIS

## Income and Expense Analysis

### PROPERTY INFORMATION:

Listed Price	\$ -
Number of Units:	62
Net Rentable Area:	52,600

### Actual Income and Expenses

Actual Gross Income	\$ 500,057
Other Income	\$ 48,308
Total Income	\$ 548,365
Less Expenses	\$ 292,304
Net Operating Income	\$ 256,061

### Proforma Income and Expenses

Rental Income	\$ 688,200
Less 6% vacancy	\$ 41,292
Effective Gross Income	\$ 646,908
Other Income	\$ 48,000
Potential Gross Income	\$ 694,908
Total Expense	\$ 300,000
<b>Net Operating Income</b>	<b>\$ 394,908</b>

Expenses Per Sq. Ft.:	\$ 5.56
Expense Per Unit:	\$ 4,715
Expense Percentage:	53.30%

### UNIT MIX AND MARKET RENT SCHEDULES:

Unit Type	# Units	Unit Sq. Ft.	Total Sq. Ft.	Rent\ Month	Total Rent	Rent\ Sq. Ft.
1\1	10	1100	11000	\$875	\$8,750	\$0.80
2\1	52	800	41600	\$850	\$44,200	\$1.06
<b>Totals\Ave.</b>	<b>62</b>	<b>848</b>	<b>52600</b>		<b>\$52,950</b>	<b>\$1.01</b>

### PROFORMA RENTS AND INCOME

Unit Type	# Units	Unit Sq. Ft.	Total Sq. Ft.	Rent\ Month	Total Rent	Rent\ Sq. Ft.
1\1	10	1100	11000	\$925	\$9,250	\$0.84
2\1	52	800	41600	\$925	\$48,100	\$1.16
<b>Totals\Ave.</b>	<b>62</b>	<b>848</b>	<b>52600</b>		<b>\$57,350</b>	<b>\$1.09</b>

### ASSUMPTIONS:

Proforma income is adjusted to the market 6% vacancy rate.  
 Proforma rental rates are increased to market based upon comparable rentals.

**Market & Demographics, Population & Housing base:** Kingsville has about ~25,000 residents and a housing stock of ~11,350 units. Multifamily units (5+ units) make up a modest share (~7.5%), while single-family owners and small multifamily structures dominate the landscape. A significant renter base exists: approximately 55% of households rent rather than own, indicating a healthy underlying tenant pool.

**Rental Rates & Trends:** Overall rent levels in Kingsville are substantially below major Texas and national averages — typically viewed as affordable for renters. Various data sources report average rent in the ~\$900–\$1,250 range for apartments (actual figures vary by provider): 1-bedroom: around \$800–\$900 2-bedroom: \$900–\$1,150 3-bedroom: \$1,200–\$1,300+ Rent trends have been flat to slightly downward year-over-year, with a few reports noting modest declines or stability in rents.

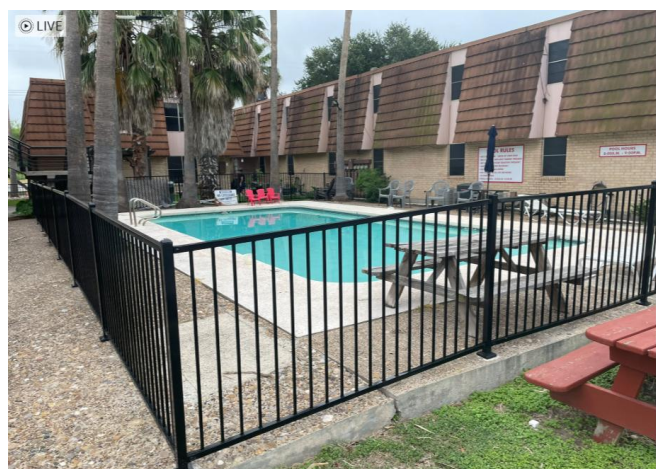
**Occupancy & Demand:** Multifamily occupancy appears relatively stable with localized reports indicating ~95% neighborhood occupancy. This suggests a reasonably steady demand side for existing rental stock. Steadier tenant sources include Texas A&M University-Kingsville students (~7,000) and personnel associated with Naval Air Station Kingsville. These institutions provide consistent housing demand for rentals in the city

**Existing Multifamily Assets:** Yardi Matrix identifies several larger existing multifamily properties in Kingsville, e.g.: University Square – ~224 units (built 1968) Kingsville Pointe – ~241 units (built 1953) Hunter’s Cove – ~150 units (built 2001) These buildings reflect a mix of older and mid-age assets; newer construction is limited, indicating relatively little recent multifamily supply growth.

**Market Dynamics & Development Potential** Supply in Kingsville is limited both in absolute terms and in recent development — typical of smaller Texas markets where single-family housing remains the dominant residential type. A local market analysis (City of Kingsville draft report) suggests there could be periodic opportunity to add new multifamily communities (e.g., 100–150 units every 4-5 years) as part of long-range planning.

**Economic Drivers:** Key local economic and demand drivers include: Texas A&M University-Kingsville – large student population supports rental demand. Naval Air Station Kingsville – stable employment base contributing to household formation and renters. Pro-development economic environment with growth incentives and regional access (to Port of Corpus Christi, I-69, etc.).

# PROPERTY PHOTOGRAPHS





# 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.



### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date