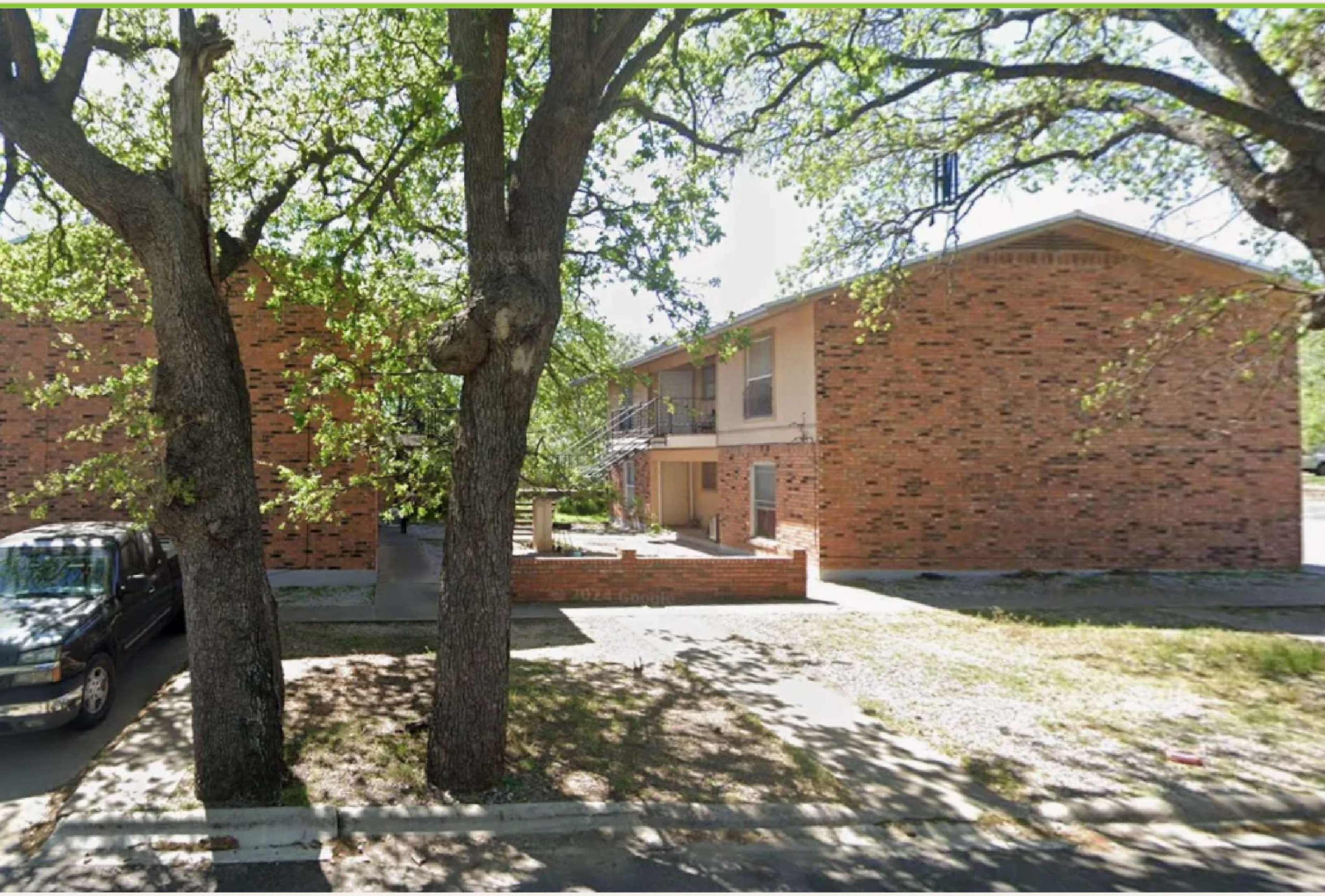


MULTIFAMILY · FOR SALE

208–210 N Vanderveer Street

Burnet, Texas 78611

PRICE	UNITS	CAP (STABILIZED)	PRICE / UNIT
$670,000	8	7.2%	$83,750

01

SECTION 01

Executive Summary

Daniel Pettit is pleased to present **208–210 N Vanderveer Street**, an eight-unit multifamily community in the heart of Burnet, Texas. The property is offered at an **7.2% capitalization rate on stabilized income** — priced as if all eight units are leased at the rents confirmed in the current rent roll.

Five of the eight units are occupied today, with three units in active lease-up. This creates immediate, in-house income capture for a buyer: as the remaining units are filled, cash flow steps up from a trailing-twelve-month NOI of $39,371 toward a stabilized NOI of $48,093. The asset is professionally managed by ManagePro LLC.

INVESTMENT HIGHLIGHTS

- **Priced at a 7.2% stabilized cap.** Three vacant units in active lease-up offer immediate, quantifiable income upside.
- **Diversified unit mix.** Four 2BR/1BA and four 1BR/1BA units spread demand across two rent tiers.
- **Leases running into 2027.** Occupied units are secured on terms through 2027, anchoring in-place income.
- **Turnkey, third-party managed.** ManagePro LLC is in place — a passive option for an out-of-area investor.
- **Growing Hill Country market.** Burnet, the county seat ~54 mi NW of Austin, is up ~12% in population since 2020.

THE NUMBERS

OFFERING PRICE
$670,000

PRICE / UNIT
$83,750

STABILIZED NOI
$48,093

STABILIZED CAP
7.2%

T12 NOI (ACTUAL)
$39,371

CURRENT OCCUPANCY
5 / 8

ASSET TYPE
8-Unit Multifamily
Burnet County, TX

02

SECTION 02

Property Overview

208–210 N Vanderveer is an eight-unit multifamily community comprising four two-bedroom and four one-bedroom residences. The property is currently owned by SANN Investments, Inc. and professionally managed by ManagePro LLC. Five units are occupied under leases extending into 2027, with three units in active lease-up. Owner-paid water and sewer service is partially recovered through tenant utility chargebacks; electricity is tenant-paid.

UNIT MIX

TYPE	COUNT	RENT
2BR / 1BA	4	$900–$950
1BR / 1BA	4	$725–$825
TOTAL	8	$6,600/mo

PROPERTY SPECIFICATIONS

Address	**208–210 N Vanderveer St**
City / County	**Burnet / Burnet County**
Asset type	**Multifamily — 8 units**
Unit mix	**4 × 2BR/1BA · 4 × 1BR/1BA**
Current occupancy	**5 of 8 (63%)**
Ownership	**SANN Investments, Inc.**
Management	**ManagePro LLC (3rd-party)**
Utilities	**Owner water/sewer · tenant elec.**
Pets	**Permitted (pet rent in place)**
Building SF / Year built	**Available in diligence**

03 SECTION 03

Financial Analysis

CONFIRMED RENT ROLL

8 UNITS · 5 OCCUPIED

UNIT	BED/BATH	STATUS	RENT
1	2 / 1	Occupied — lease to 6/30/27	**$900**
2	2 / 1	Occupied — month-to-month	**$950**
3	2 / 1	Occupied — lease to 6/30/27	**$900**
4	2 / 1	**Vacant — in lease-up**	**$825**
5	1 / 1	Occupied — lease to 2/28/27	**$750**
6	1 / 1	**Vacant — in lease-up**	**$725**
7	1 / 1	**Vacant — in lease-up**	**$725**
8	1 / 1	Occupied — lease to 4/9/27	**$825**
TOTAL	**8 units**	**Stabilized (100% leased)**	**$6,600/mo**

INCOME STATEMENT

	STABILIZED	T12 ACTUAL
Gross Rental Income	$79,200	$70,478
Other Income	$3,498	$3,498
Effective Gross Income	**$82,698**	**$73,976**
Operating Expenses (T12)	($34,605)	($34,605)
Net Operating Income	**$48,093**	**$39,371**
Cap Rate @ $670,000	**7.2%**	**5.9%**

OPERATING EXPENSES — T12

Repairs & Maintenance	**$8,150**
Water / Sewer / Electric	**$8,272**
Insurance	**$5,922**
Management Fees	**$5,860**
Pest Control Contract	**$2,513**
General & Admin	**$2,460**
Leasing & Renewal Fees	**$1,420**
Advance Interest	**$7**
Total Operating Expenses	**$34,605**

STABILIZED CAP	T12 ACTUAL CAP	GRM (STABILIZED)
7.2%	5.9%	8.5

Stabilized column assumes all 8 units leased at the scheduled rents shown in the confirmed rent roll. Other income and all operating expenses reflect trailing-twelve-month (Jul 2025–Jun 2026) owner-provided actuals, including certain non-recurring items. Buyer to verify all figures independently.

04

SECTION 04

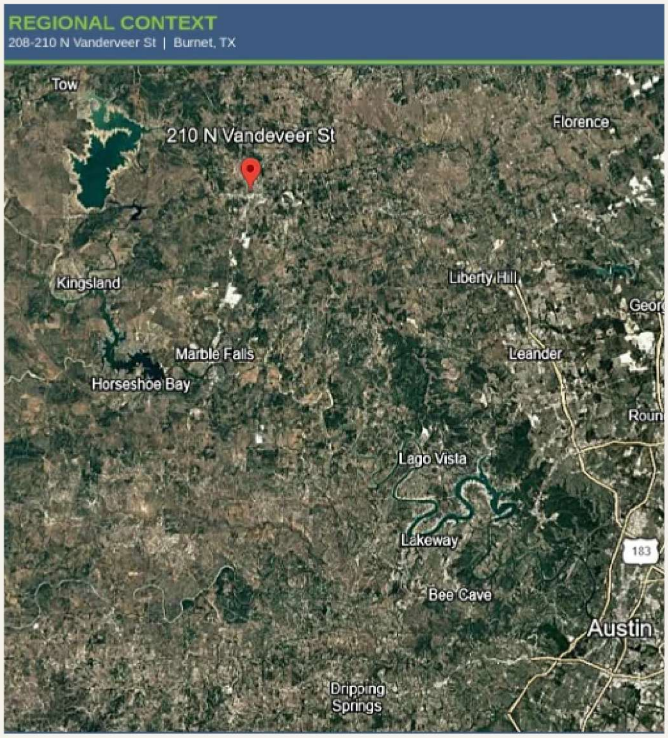
Location & Market

Burnet is the county seat of Burnet County and a gateway to the Texas Hill Country's Highland Lakes region. Branded “The Bluebonnet Capital of Texas,” the city anchors a growing recreation and retirement economy along the Highway 281 corridor.

Its position within commuting range of the Austin metro has driven sustained in-migration, supporting steady rental demand and a tightening for-sale housing market.

DRIVE TIMES

Marble Falls	**13 mi**
Lake Buchanan	**12 mi**
Georgetown / I-35	**36 mi**
Austin (downtown)	**55 mi**
Austin-Bergstrom Intl. Airport	**62 mi**



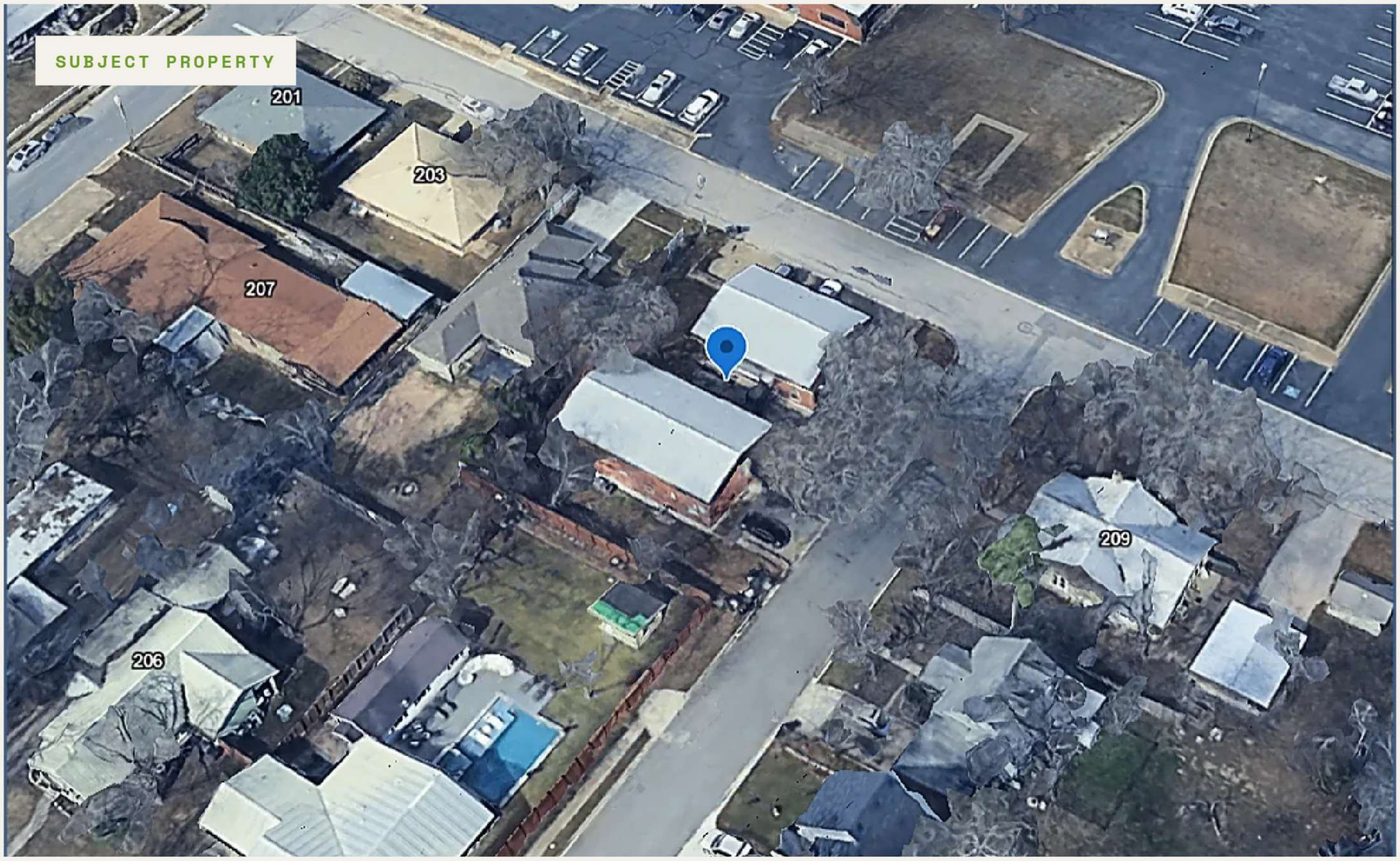
MAJOR AREA EMPLOYERS

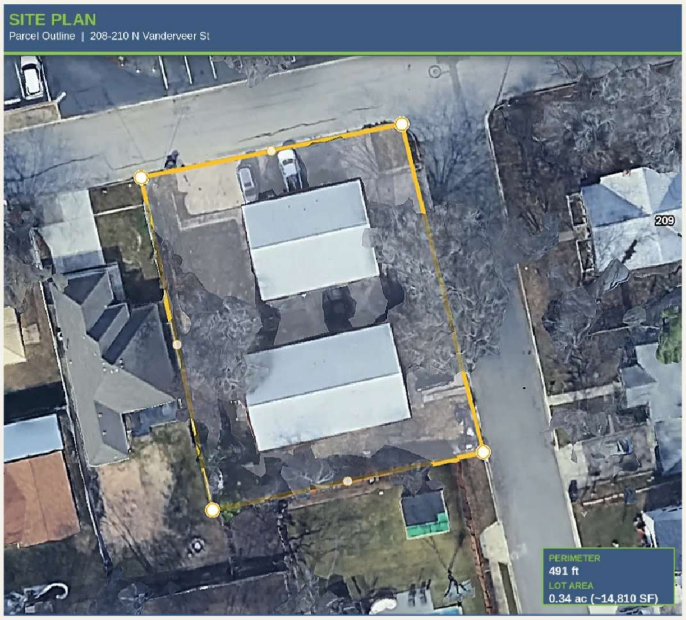
- Burnet CISD
- Baylor Scott & White
- Burnet County
- H-E-B
- Oncor

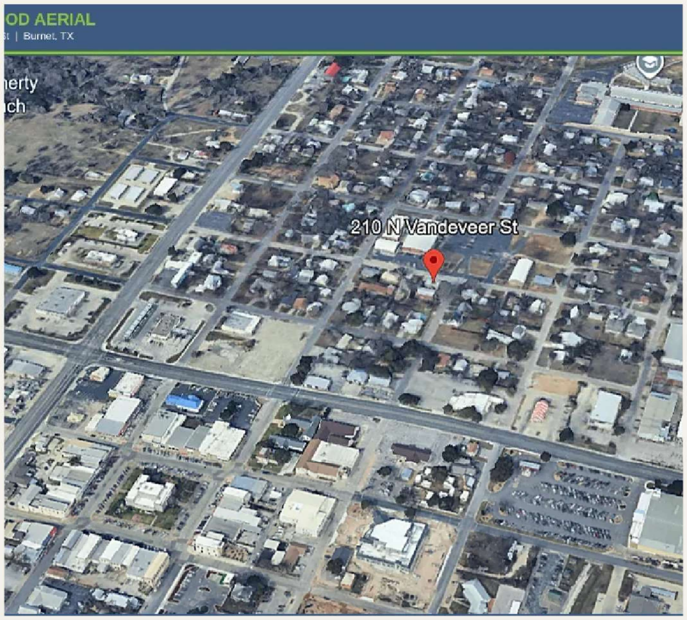
05

SECTION 05

Aerials & Maps



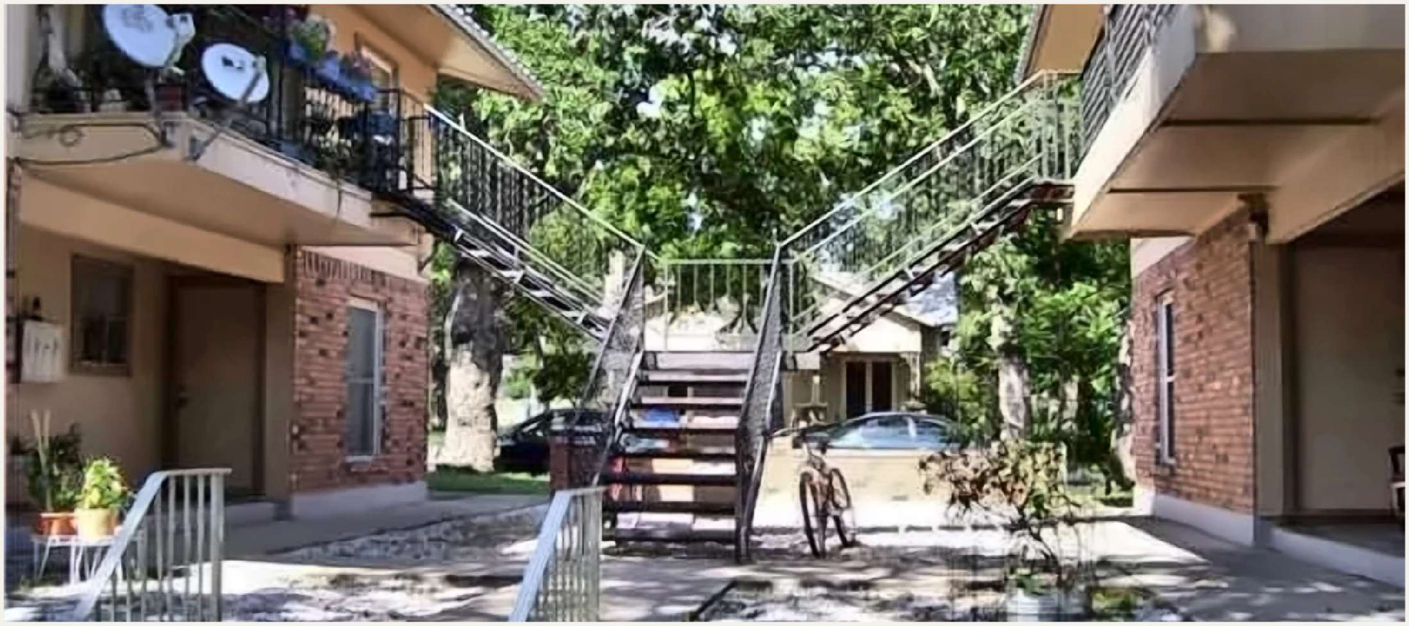


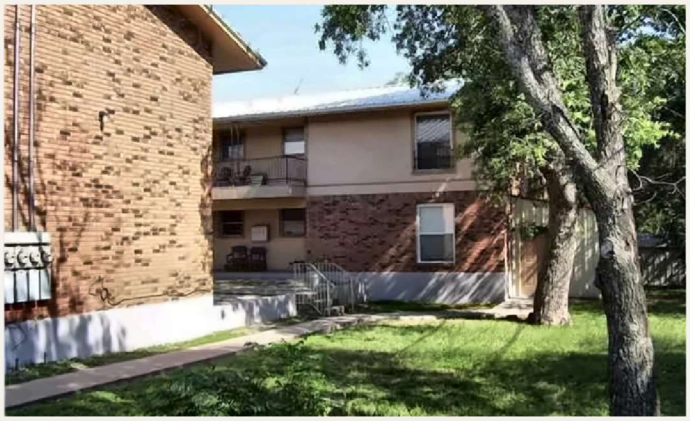


06

SECTION 06

Property Gallery





07

SECTION 07

Demographics

BURNET, TX — MARKET SNAPSHOT

Population (2020 Census)	6,436	Median HH income	$88,000
Est. population (2024)	~6,900	Median home value	$277,400
Growth since 2020	≈ +12%	Median gross rent	$1,012
Median age	41.4	Homeownership rate	74.7%

MEDIAN HH INCOME

$88,000

POP. GROWTH ’20–’24

+12%

MEDIAN HOME VALUE

$277K

Burnet is the county seat of Burnet County, located roughly 54 miles northwest of Austin. Median household income in the city ($88,000) runs about 14% above the Texas median and ~10% above the county figure ($77,158), while a ~75% homeownership rate keeps for-sale inventory tight — supporting durable rental demand for well-located multifamily assets such as 208–210 N Vanderveer.

08

SECTION 08

Your Team

Daniel Pettit

Licensed Real Estate Agent

Daniel R. Pettit comes from an investment background with formal studies in Finance and experience launching, operating, and successfully exiting multiple businesses. Prior to specializing in brokerage, he worked in commercial loan origination — structuring and placing debt across a range of asset types and participating in significant financing transactions.

Today, he focuses on investment real estate, approaching each opportunity through the lens of capital, risk, and structure. His background in lending and syndications allows him to advise clients not just on pricing, but on how assets are financed, underwritten, and positioned for long-term performance.

CONTACT

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Daniel@REspaceteam.com

TREC LIC. #820051

Tony Lazarov

Licensed Real Estate Broker · Founder & CEO, REspace Realty Group

Tony Lazarov has over 26 years of experience in investment real estate, and has guided several national and international firms and clients to over a billion worth of transactions. Mr. Lazarov is a member of the Realtors Land Institute, Texas chapter.

Mr. Lazarov specializes in residential and commercial property and land analysis, acquisitions, development, entitlement, and dispositions delivering exceptional results. Work ethic, integrity, knowledge, and ability to anticipate and react to market conditions are staples of Mr. Lazarov's character.

CONTACT

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TREC BROKER LIC. #459968

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The Property is offered without regard to race, color, religion, national origin, sex, familial status, disability, or any other protected class in accordance with applicable fair housing laws.

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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.

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.

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 obligations and your obligations. The agreement should state how and by whom the broker will be paid.

You should recognize that a license holder's duties and responsibilities to you depend on your relationship. 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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Licensed Supervisor of Sales Agent	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Daniel Pettit	820051	Daniel@REspaceteam.com	469-844-7352

Buyer / Tenant / Seller / Landlord Initials ________ Date ________