



EASTWOOD

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FOR SALE

401 & 403 E Main St. Brenham, TX 77833 • Colonial Oaks Apartments

Colonial Oaks Financial Summary



Unit	Rent		Annual	Bed	Bath	Sqft.	Security Deposit		Lease Start	Lease Expires
1	\$	949.00	\$ 11,388.00	1	1	700	\$	899.00	12-1-24	11-30-25
2	\$	900.00	\$ 10,800.00	1	1	700	\$	350.00	9-1-25	8-31-26
3	\$	900.00	\$ 10,800.00	1	1	700	\$	450.00	10-1-24	9-30-25
4	\$	900.00	\$ 10,800.00	2	1	900	\$	400.00	10-1-24	9-30-25
5	\$	900.00	\$ 10,800.00	1	1	700	\$	900.00	6-4-25	5-31-26
6	\$	900.00	\$ 10,800.00	1	1	700	\$	550.00	6-1-25	9-30-25
7	\$	975.00	\$ 11,700.00	1	1	700	\$	949.00	10-1-25	9-30-26
8	\$	0.00	\$ 0.00	2	1	900	\$	950.00	3-1-25	2-28-26
A	\$	900.00	\$ 10,800.00	1	1	700	\$	450.00	10-1-24	9-30-25
B	\$	850.00	\$ 10,200.00	1	1	700	\$	550.00	6-1-25	5-31-26
C	\$	900.00	\$ 10,800.00	1	1	700	\$	450.00	10-1-24	9-30-25
D	\$	950.00	\$ 11,400.00	2	1	900	\$	950.00	7-1-25	6-30-26
E	\$	900.00	\$ 10,800.00	1	1	700	\$	900.00	6-1-25	5-31-26
F	\$	900.00	\$ 10,800.00	1	1	700	\$	900.00	7-10-24	7-31-25
G	\$	900.00	\$ 10,800.00	1	1	700	\$	400.00	10-1-24	9-30-25
H	\$	1,050.00	\$ 12,600.00	2	1	900	\$	1,050.00	10-1-25	9-31-26
LAUNDRY	\$	150.00	\$ 1,800.00	-	-	-	\$	-	-	-
TOTAL	\$ 13,924.00		\$ 167,088.00			12,000	\$ 11,098.00			

EXPENSES		
	MONTHLY	ANNUAL
ELECTRIC / WATER / DUMPSTER	\$ 218.47	\$ 2,621.64
PEST CONTROL	\$ 89.31	\$ 1,071.72
GAS	\$ 0.00	\$ 0.00
LAWN	\$ 220.00	\$ 2,640.00
INSURANCE	\$ 1,512.95	\$ 18,155.42
TAXES	\$ 1,572.14	\$ 18,865.66
MAINTENANCE	\$ 500.00	\$ 6,000.00
VACANCY 5%	\$ 696.20	\$ 8,354.40
TOTAL	\$ 4,809.07	\$ 57,708.84

NET OPERATING INCOME			
	MONTHLY	ANNUAL	%
GROSS	\$ 13,924.00	\$ 167,088.00	100%
EXPENSE	\$ 4,809.07	\$ 57,708.84	34.54%
NOI	\$ 9,114.93	\$ 109,379.16	65.46%

PROPERTY INFO	
Land	24,488
Building	13,200
Units	16



WELCOME TO COLONIAL OAKS

Just moments from Historic Downtown Brenham Square, this thoughtfully maintained 16-unit mid-century garden community offers a selection of well-designed one- and two-bedroom floor plans complemented by peaceful courtyard vistas—an exceptional combination of charm, stability, and value rarely available in today's market.





100% OCCUPANCY



PRIME INVESTMENT

Located in the Opportunity Zone and only steps from historic Downtown Brenham, this architecturally notable 16-unit community is fully leased and positioned for both stability and strategic long-term upside. The property features 12 one-bedroom and four two-bedroom residences across two buildings, along with covered off-street parking and a serene atmosphere sought after by seniors, professionals, and students. In a rapidly expanding market with scarce supply, **Colonial Oaks offers dependable cash flow today and meaningful potential down the road**—whether through Opportunity Zone tax strategies or by pursuing a future reposition into boutique hotel or short-term rental use, segments where demand continues to outpace available options.

GREAT LOCATION

Each residence is individually metered through Brenham Utilities, providing streamlined utility oversight and operational efficiency. The property has benefited from meaningful capital improvements, including a **new roof installed in 2025**, upgraded upstairs walkways, and refreshed exterior paint. On-site amenities include four income-producing laundry machines—one washer and one dryer in each building—along with dedicated owner storage and a maintenance room for materials and equipment. Units are equipped with window air-conditioning and electric baseboard radiant heat, while the grounds are supported by a landscaped sprinkler system. Waste services are managed through an on-site dumpster maintained by Brenham Utilities, further contributing to the property's ease of management.





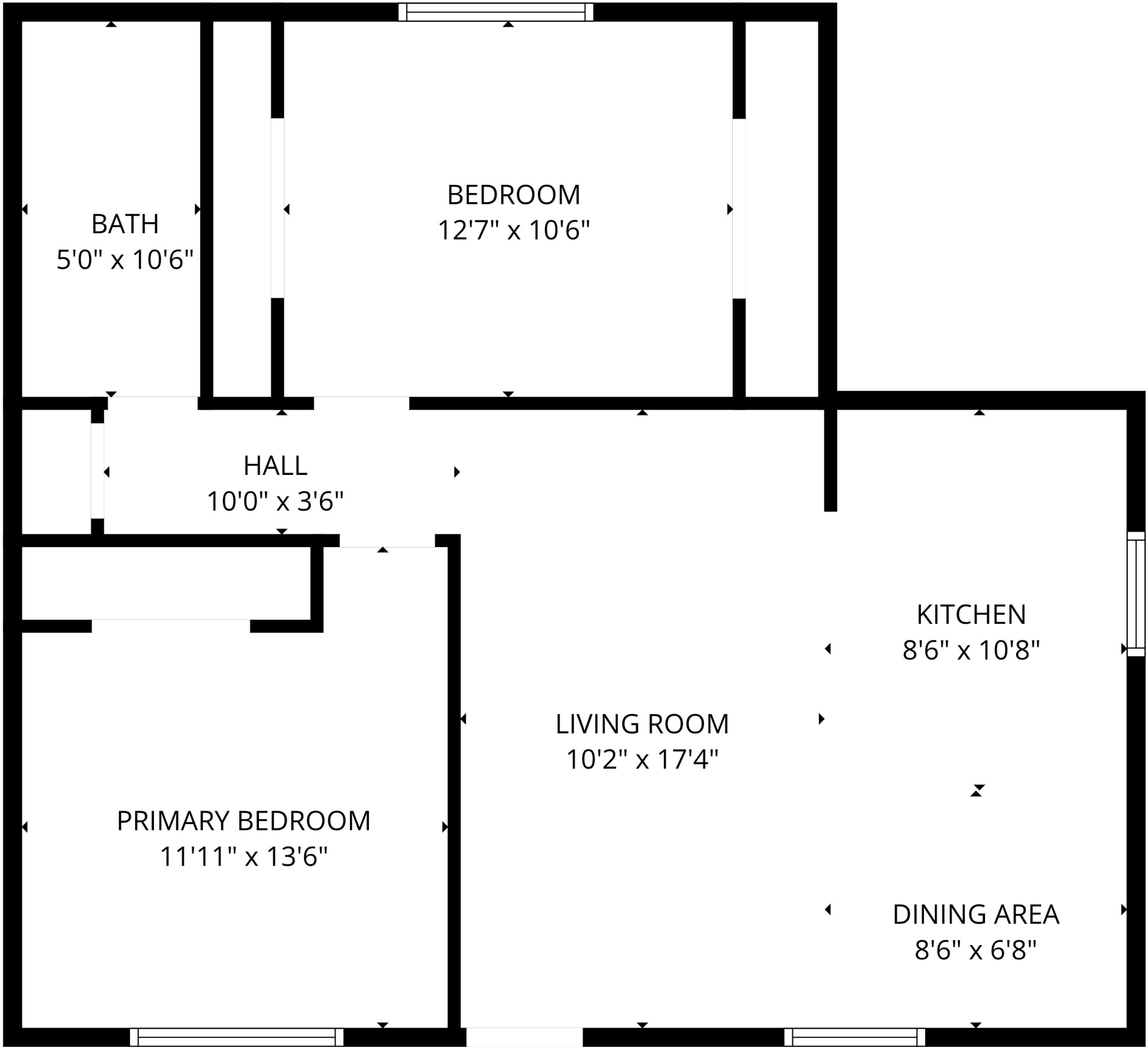
**BRAND NEW ROOF +
COVERED PARKING
+ JUST MINUTES FROM
DOWNTOWN BRENHAM:**

With covered on-premises parking, the vehicles stay protected. Plus, nearby parks, restaurants, nightlife, grocery stores, and shopping outlets ensure convenience for your tenants just minutes away.

FLOOR PLANS

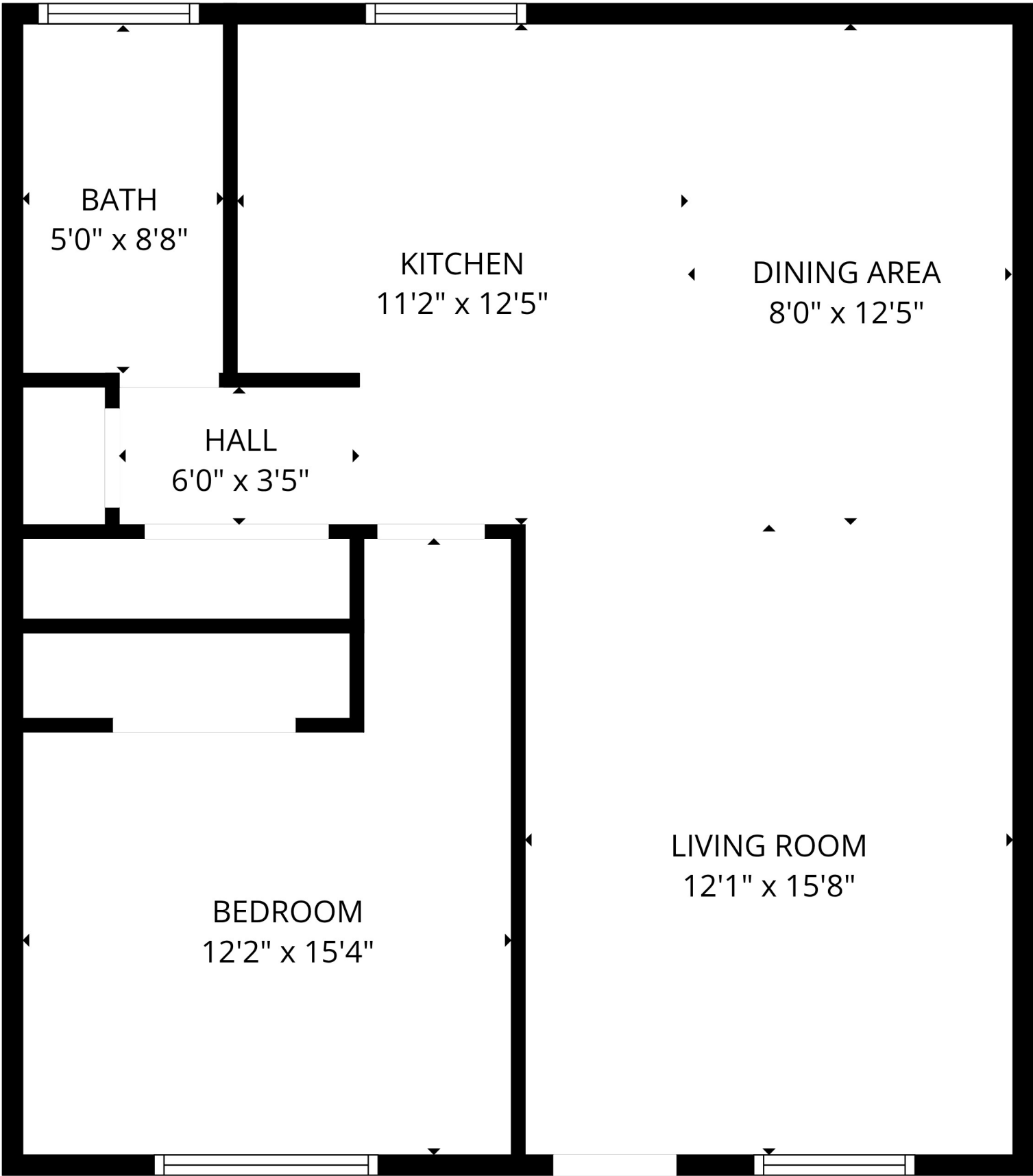


2 BED 1 BATH



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

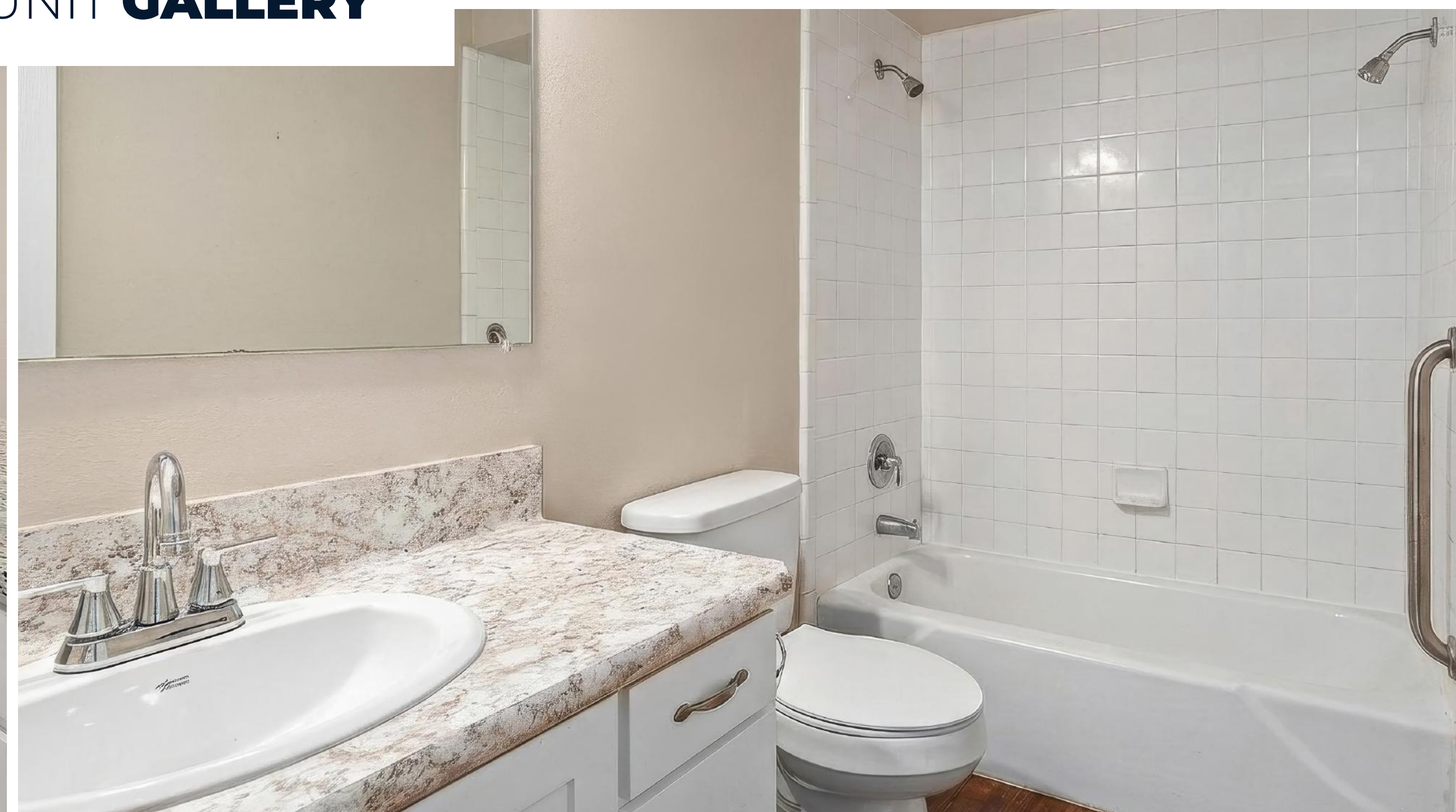
1 BED 1 BATH



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

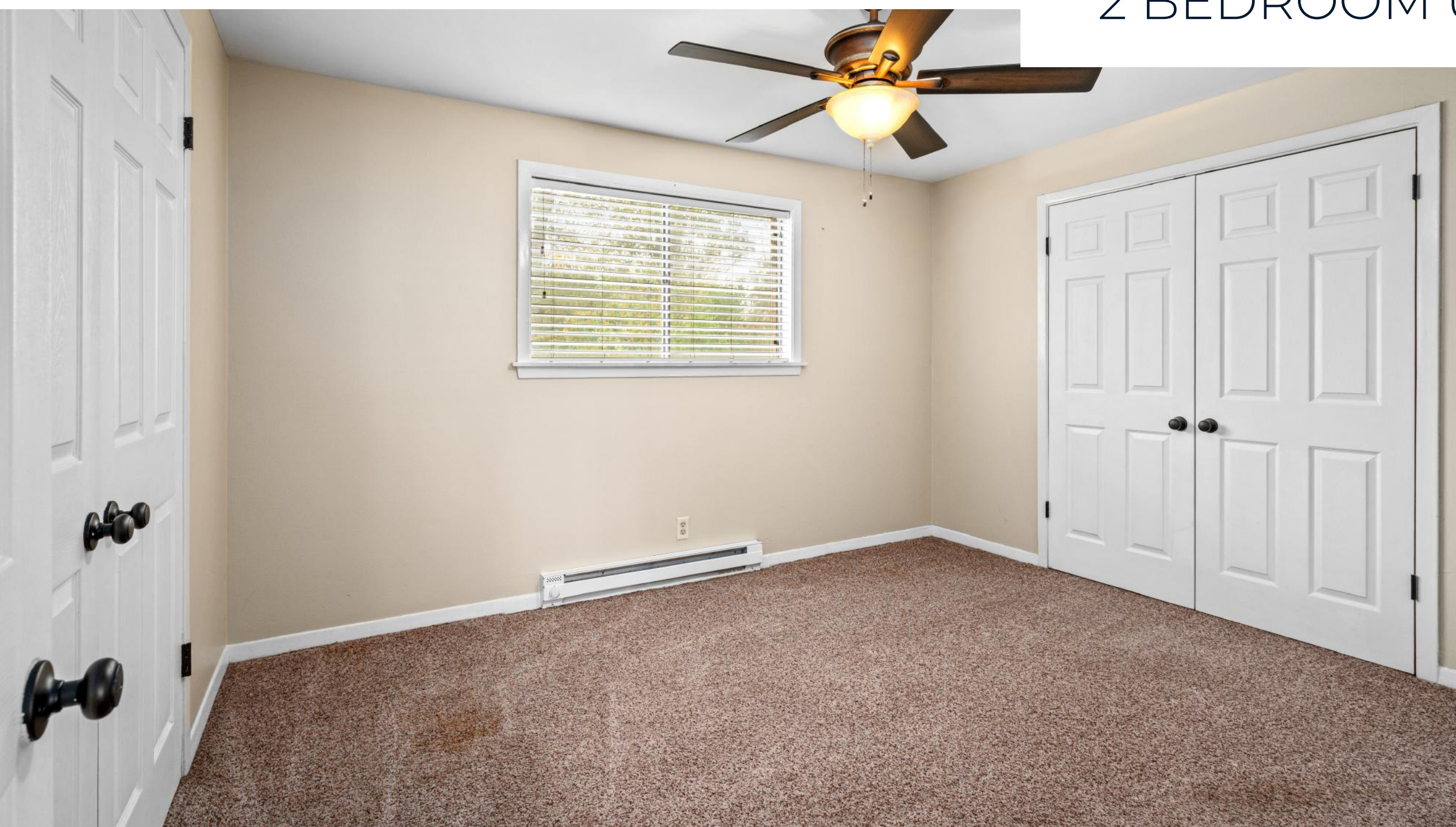


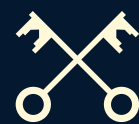
1 BEDROOM UNIT **GALLERY**





2 BEDROOM UNIT **GALLERY**





CONNECTED LOCATION
Blinn College: 6 Minutes
Brazos Valley Brewing: 4 Minutes
Downtown Brenham: 3 Minutes



FOR SALE INFO CONTACT

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