



# 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
<b>A</b>	\$ 900.00	\$ 10,800.00	1	1	700	\$ 450.00	10-1-24	9-30-25
<b>B</b>	\$ 850.00	\$ 10,200.00	1	1	700	\$ 550.00	6-1-25	5-31-26
<b>C</b>	\$ 900.00	\$ 10,800.00	1	1	700	\$ 450.00	10-1-24	9-30-25
<b>D</b>	\$ 950.00	\$ 11,400.00	2	1	900	\$ 950.00	7-1-25	6-30-26
<b>E</b>	\$ 900.00	\$ 10,800.00	1	1	700	\$ 900.00	6-1-25	5-31-26
<b>F</b>	\$ 900.00	\$ 10,800.00	1	1	700	\$ 900.00	7-10-24	7-31-25
<b>G</b>	\$ 900.00	\$ 10,800.00	1	1	700	\$ 400.00	10-1-24	9-30-25
<b>H</b>	\$ 1,050.00	\$ 12,600.00	2	1	900	\$ 1,050.00	10-1-25	9-31-26
<b>LAUNDRY</b>	\$ 150.00	\$ 1,800.00	-	-	-	\$ -	-	-
<b>TOTAL</b>	<b>\$ 13,924.00</b>	<b>\$ 167,088.00</b>			<b>12,000</b>	<b>\$ 11,098.00</b>		

## EXPENSES

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

## NET OPERATING INCOME

	MONTHLY	ANNUAL	%
<b>GROSS EXPENSE</b>	\$ 13,924.00	\$ 167,088.00	100%
<b>NOI</b>	<b>\$ 9,114.93</b>	<b>\$ 109,379.16</b>	<b>65.46%</b>

## PROPERTY INFO

<b>Land</b>	24,488
<b>Building</b>	13,200
<b>Units</b>	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



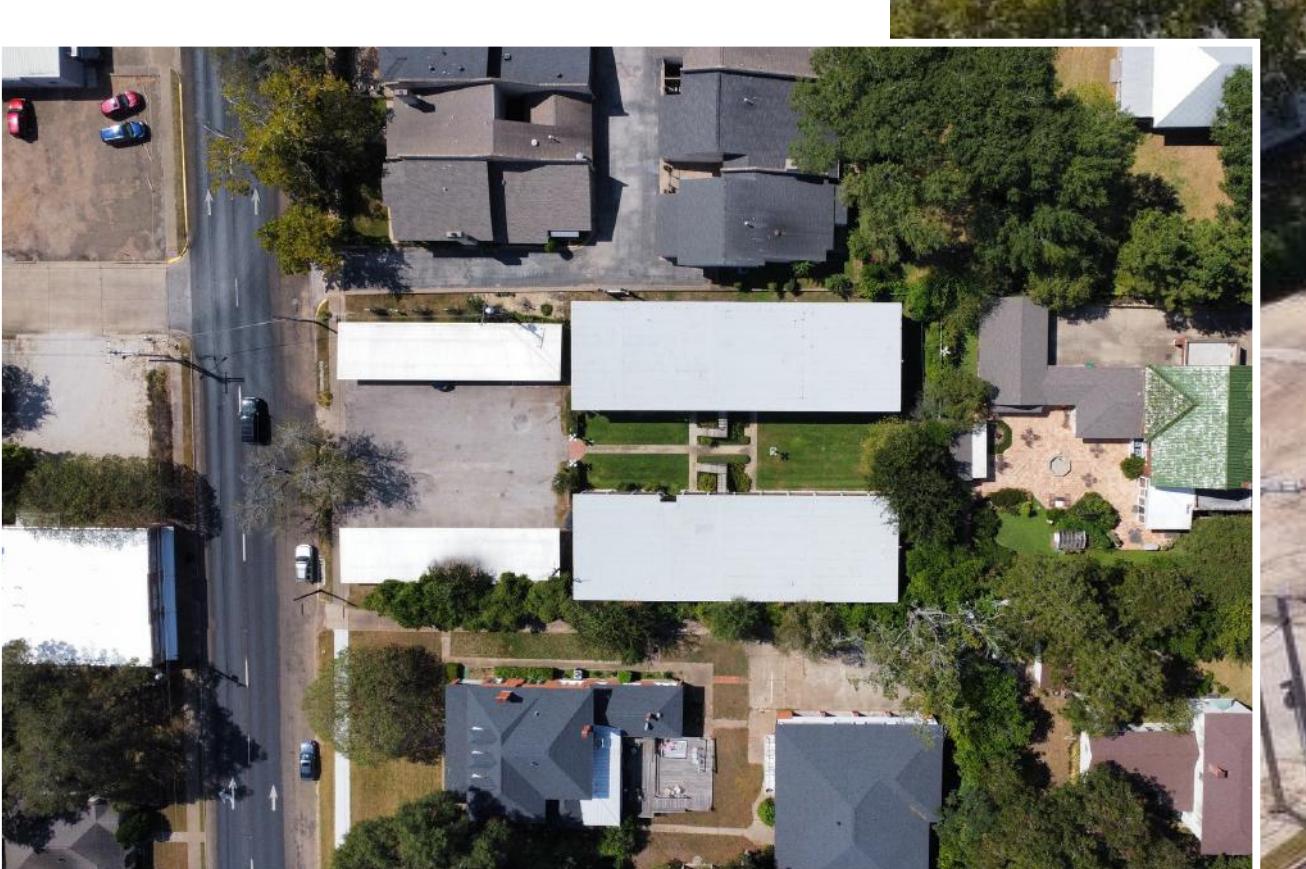
## PRIME INVESTMENT

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:**

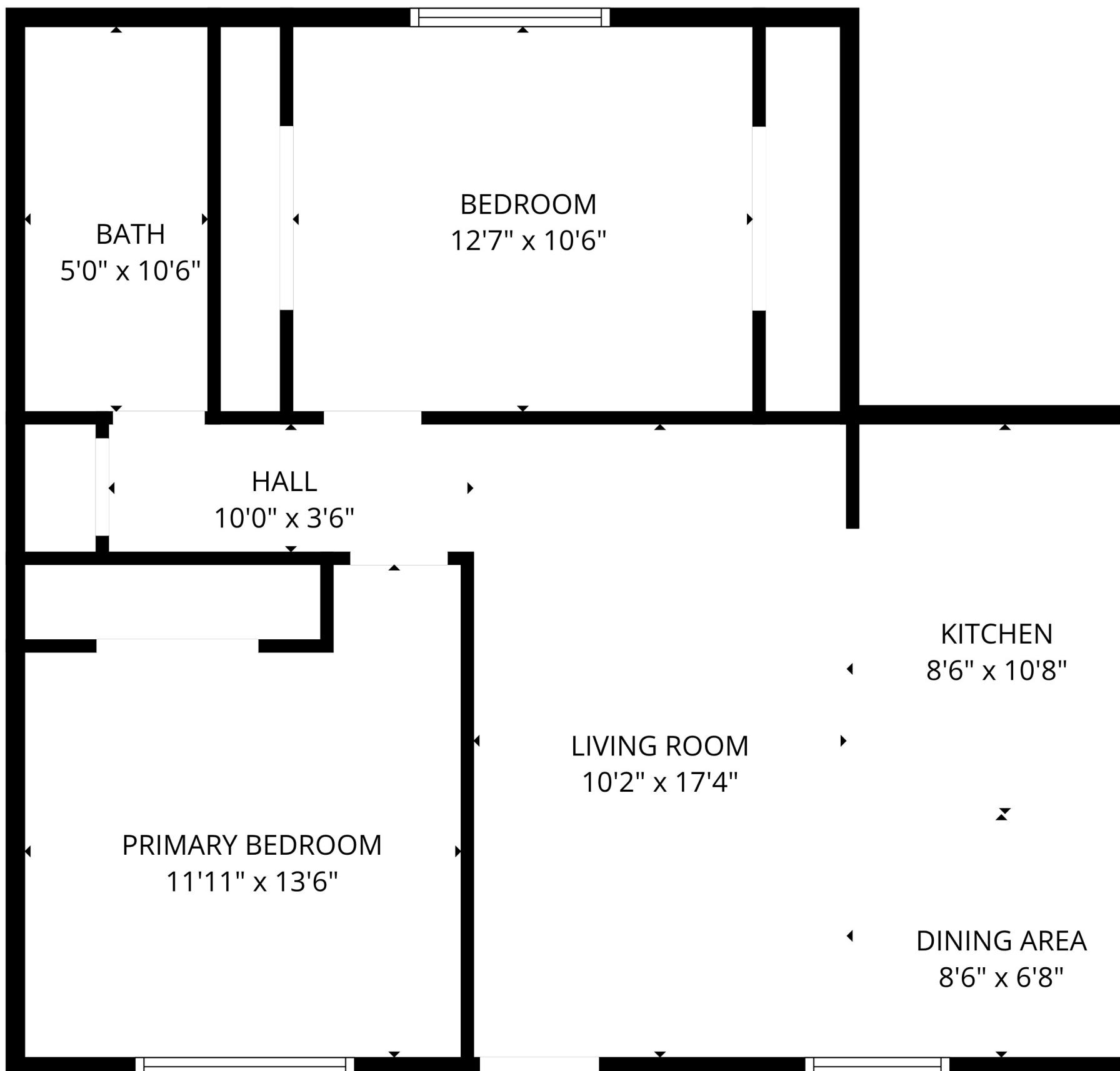
With covered on-premises parking, the vehicles stay protected. Plus, nearby parks, restaurants, nightlife, grocery stores, and shopping outlets ensure convenience for your tenants just minutes away.



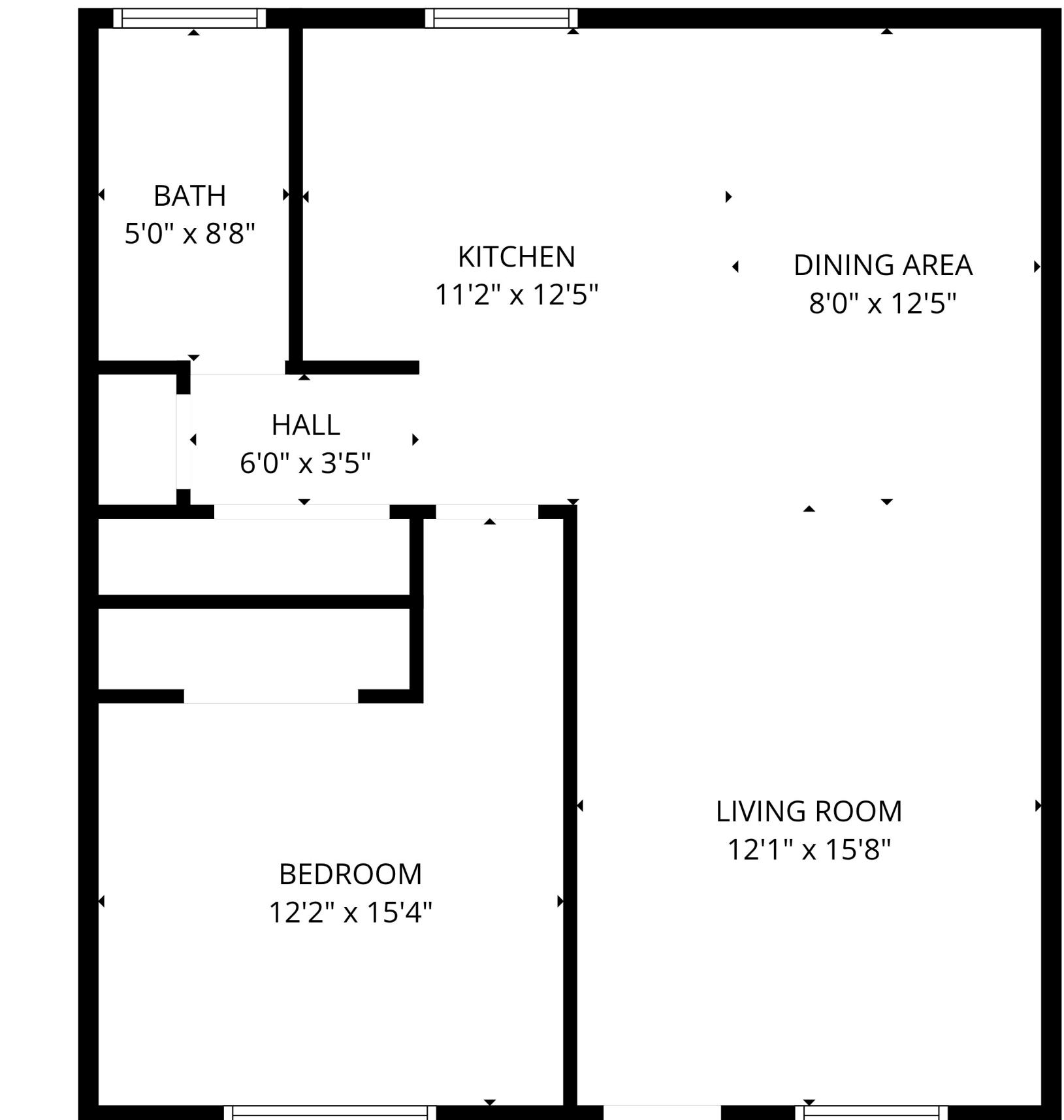
# FLOOR PLANS



**2 BED 1 BATH**



**1 BED 1 BATH**

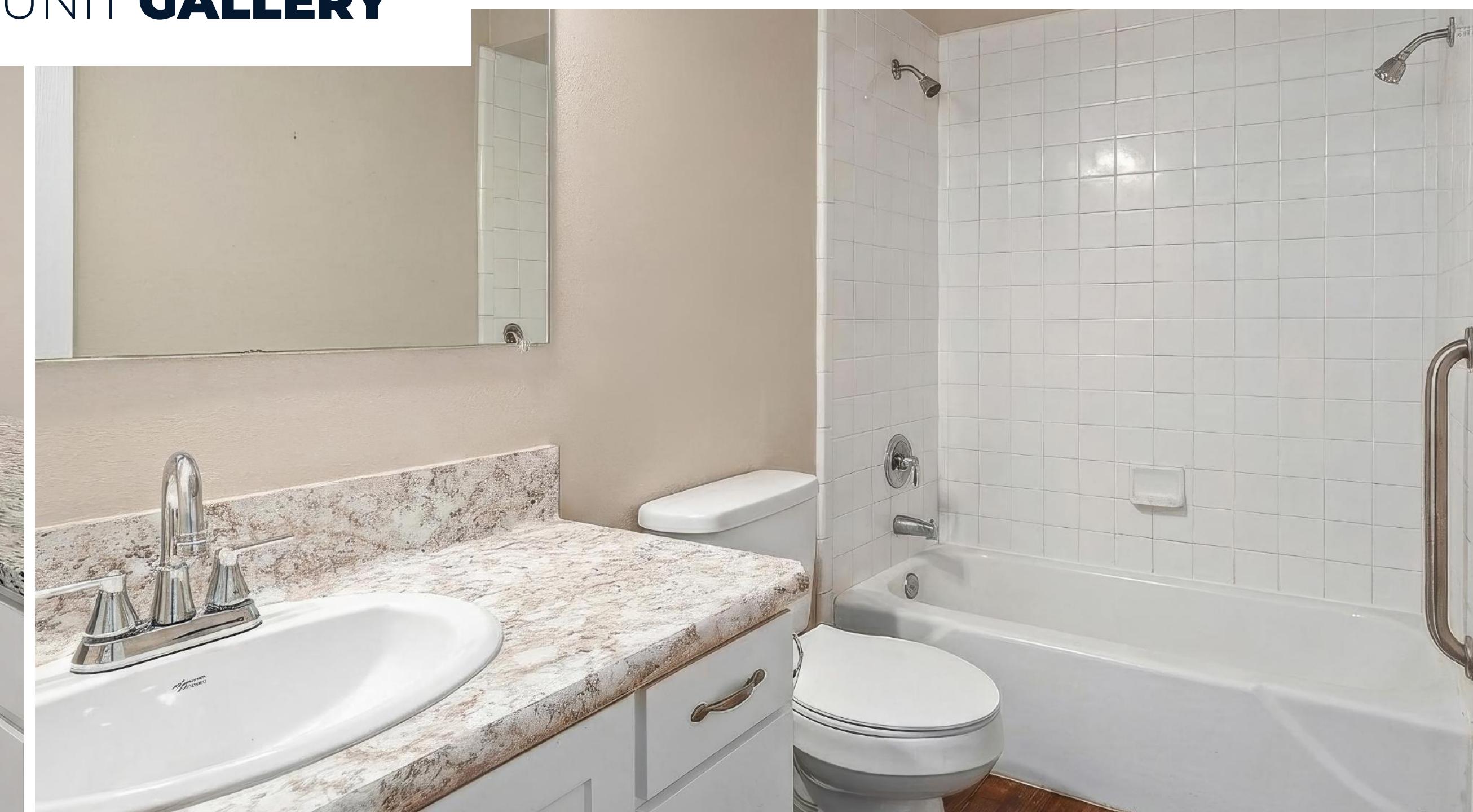


MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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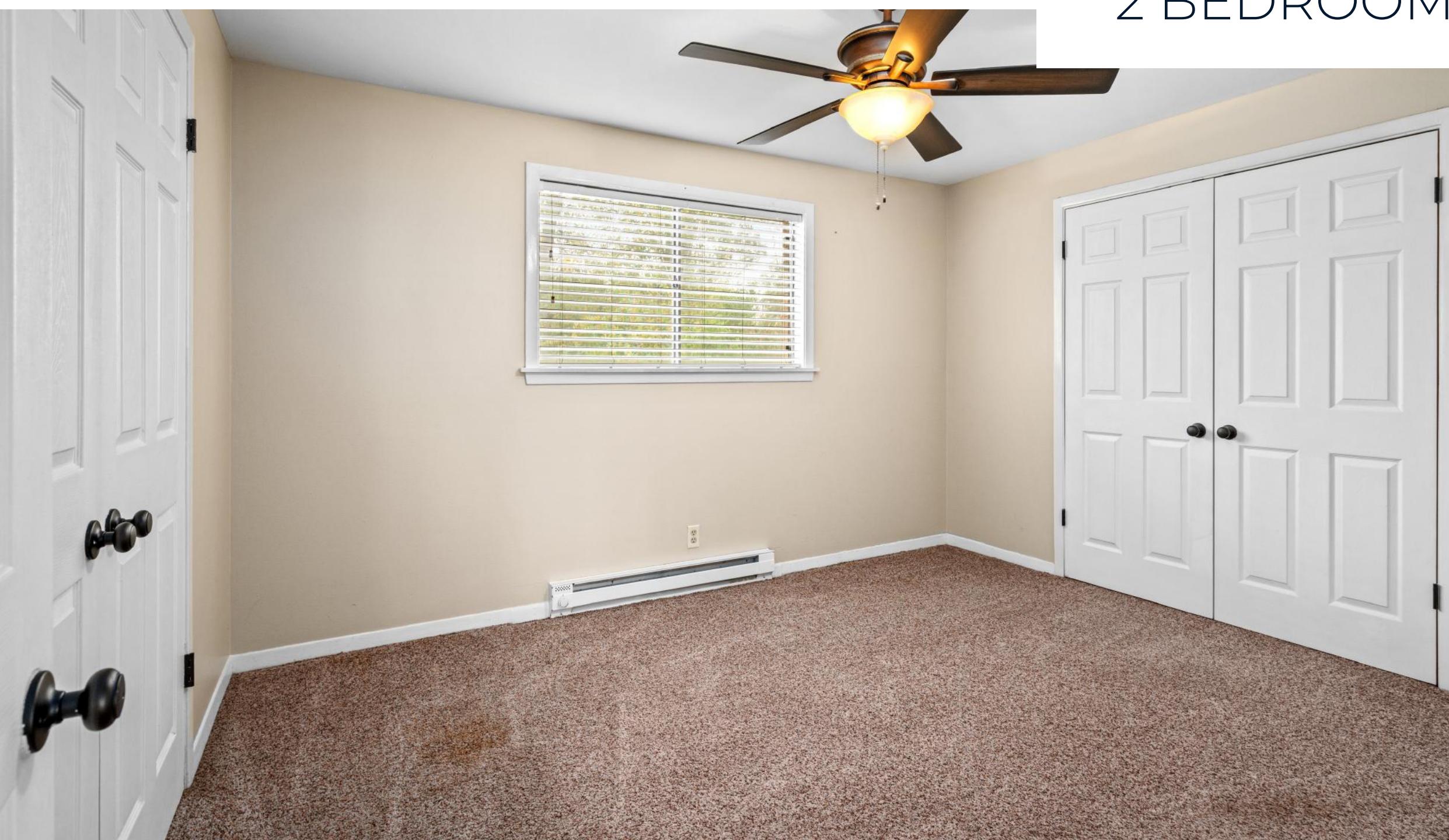


1 BEDROOM UNIT **GALLERY**





2 BEDROOM UNIT **GALLERY**





Brazos Valley Brewing Company

Brenham Collision Center

Manuel's Mexican Restaurant & Taqueria



Mescalito Coffee

Bank of Brenham

Santa Fe & SP Cafe

Must Be Heaven

B T Longhorn Saloon



Chase Bank

Clinton St

401 E Main St



Volare Italian Restaurant

## CONNECTED LOCATION

**Blinn College:** 6 Minutes

**Brazos Valley Brewing:** 4 Minutes

**Downtown Brenham:** 3 Minutes

**FOR SALE  
INFO CONTACT**

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