

Tohme Properties

Offering Memorandum
7 Unit Apartment Building + commercial space (Jiu Jitsu Studio)

2115 Broadway (Ave J), 77550, Galveston, Texas

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Property Description

Living in Galveston: Coastal Charm with a Historic Touch

Galveston is a thriving coastal city with a unique blend of historical charm, strong economic drivers, and a growing demand for rental housing, making it an excellent location for multifamily property investments. 45 minutes from Houston, Galveston's tourism industry attracts over 7 million visitors annually, supporting a robust short- and long-term rental market, while major employers like UTMB and the Port of Galveston ensure a steady influx of professionals and students seeking housing.

With limited land availability, a favorable climate for appreciation, and proximity to Houston, Galveston offers investors a rare opportunity to capitalize on high occupancy rates, consistent rental income, and long-term value growth.

2115 Broadway Apartments

Fully rehabbed in 2023, this 7-unit property combines historic charm with modern updates, featuring natural wood floors and ceilings. The building is fully leased, anchored by a well-known and successful jiu-jitsu gym, adding both stability and character to the tenant mix.

Situated directly on Broadway in the heart of Galveston, this property offers unmatched convenience and visibility. Residents and visitors alike are within minutes of the Seawall, UTMB, The Strand, and the island's best restaurants, shops, and attractions.

With its prime location, strong tenant base, and unique blend of residential and commercial use, this property presents a rare opportunity to own a turnkey asset in the center of Galveston.



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Property Highlights



Tourism growth:

Galveston has experienced significant growth in its tourism sector over the past decade, solidifying its status as a premier destination on the Gulf Coast. Visitor numbers have risen from approximately 4.5 million in 2009 to over 8.1 million in 2022, marking an increase of more than 80%. This surge in tourism has led to a substantial economic impact, with visitor spending reaching \$1.2 billion in 2022, a 27% increase from the previous year.

UTMB growth:

Over the past decade, the University of Texas Medical Branch (UTMB) has experienced significant growth across various facets of its operations. UTMB has been in Galveston over 100 years and is one of the oldest medical school and hospital systems in Texas. In terms of student enrollment, UTMB's fall semester began with 3,200 students and nearly 900 faculty members, marking a 42% increase in enrollment since 2006. Financially, UTMB's endowment has also seen substantial growth.

Appreciation:

Over the past decade, Galveston has experienced significant growth in real estate values. Home appreciation rates have been among the highest in the nation, with properties appreciating by approximately 131.93%, averaging an annual increase of 8.78%. This robust appreciation places Galveston in the top 20% of U.S. cities for real estate value growth, highlighting its strong investment potential.

Resilient Market:

The healthcare sector is typically less affected by economic downturns, providing a stable source of rental income even during uncertain times. This, combined with the property's prime location and unique features, enhances its investment appeal.

Low Vacancy Rates:

With a target demographic that values quality housing and convenience, the property is likely to experience low vacancy rates. This minimizes the risk of income loss associated with prolonged vacancies.

Galveston Growth:

Port of Galveston Expansion: Construction has commenced on the port's fourth cruise terminal, a \$151 million project at Pier 16, featuring a 165,000-square-foot terminal and a \$55 million parking garage, slated to open in November 2025.

West Galveston Mixed-Use Development: A \$250 million mixed-use project is planned for the western end of the Seawall, aiming to enhance residential, commercial, and recreational spaces, further boosting the local economy.

Margaritaville: The \$250 million Galveston development will span 300,000 square feet and bring hundreds of jobs to the island.



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Property Pictures



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Property Location



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Property Location



Investment Summary & P&L

Revenue Details	
Address	2115 Broadway
Units	8
Fully rehabbed	Q4 2023
Revenue	149.1k/year
Expenses	
Utilities:	11.7k/year
Insurance:	19.4k/year
Taxes:	12.2k/year
Total Expenses	41k/year
NOI:	107.7k/year



P&L 2026

	February	March	April	May	June	July	August	September	October	November	December	January	Total
Projected occupancy	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Yearly
Rental Income	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$149,172.00
Total	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$12,431.00	\$149,172.00
Expenses													
Utilities													
Water / Sewage	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00
Electric	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$7,200.00
Internet	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
Trash	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
Insurance													\$0.00
Flood	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$407.80	\$4,893.60
Windstorm	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$934.00	\$11,208.00
Fire / Liability	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$3,312.00
Taxes	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$856.00	\$10,272.00
Total Expenses	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$3,453.80	\$41,445.60
NOI	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$8,977.20	\$107,726.40

Rent Roll 2026

Unit	Status	Unit Type	Total Charges	Security Deposit	Move In	Lease end
1	Leased	Studio / 1 Bath	\$1249.00	\$0.00	08/01/2025	07/31/2026
2	Leased	1 Bed / 1 Bath	\$1399.00	\$500.00	02/22/2025	02/28/2026
3	Leased	1 Bed / 1 Bath	\$1349.00	\$500.00	08/01/2025	08/15/2026
4	Leased	2 Bed / 1 Bath	\$1599.00	\$500.00	05/01/2025	04/30/2026
5	Leased	1 Bed / 1 Bath	\$1387.00	\$1387.00	12/13/2023	06/30/2026
6	Leased	Studio / 1 Bath	\$899.00	\$500.00	08/18/2025	08/31/2026
7	Leased	Studio / 1 Bath	\$1049.00	\$500.00	03/01/2025	02/28/2026
Gym	Leased	Commercial space	\$3500.00	\$5000.00	10/01/2023	10/31/2028