



Investment Portfolio

SINGLE-FAMILY RENTAL HOMES

Offered as a Single Portfolio Sale

Houston MSA, Texas

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DEAL SUMMARY

This offering presents a diversified, income-producing portfolio of **13 leased residential** assets strategically positioned across Greater Houston and the fast-growing North Houston corridor, including Memorial West (77042), Briargrove Park/Westchase (77063), NW Houston (77064), Conroe, and Willis. Each property is **stabilized with an existing tenant**, delivering immediate, predictable cash flow from day one.

The portfolio features a **compelling mix of brand-new construction and fully remodeled homes**, allowing investors to benefit from modern finishes, reduced near-term capital expenditures, and strong curb appeal. Recent renovations and new builds enhance tenant satisfaction and retention while supporting higher rental rates and longer-term asset durability.

Strategically positioned in neighborhoods with strong employment centers, quality schools, and sustained immigration, the assets deliver a **balanced blend of urban stability and suburban growth**. The Conroe and Willis properties sit in two of the region's fastest-growing counties, while West Houston homes continue to attract consistent rental demand due to proximity to the Energy Corridor, Beltway 8, and major commercial and medical hubs.

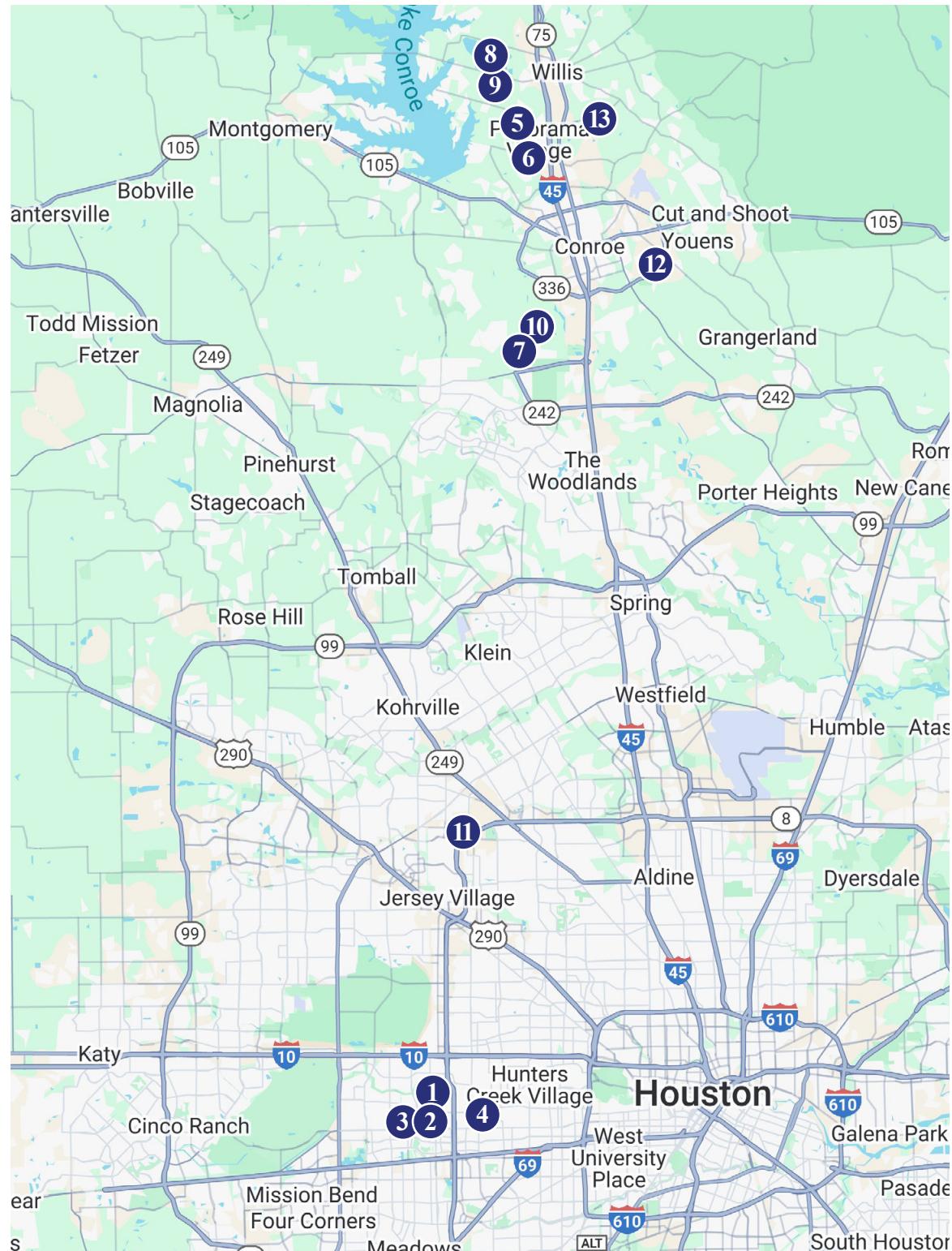
Collectively, these well-maintained single-family residences offer a **turnkey, low-management** entry into one of the nation's most resilient real estate markets.

This portfolio is ideally suited for investors seeking reliable yield, market diversity, and long-term asset security within an efficiently packaged acquisition.



LOCATION OVERVIEW

- 1 1007 Blue Willow Drive
Houston, Texas
- 2 10706 Inwood Drive
Houston, Texas
- 3 10714 Del Monte Drive
Houston, Texas
- 4 9570 Doliver Drive
Houston, Texas
- 5 227 Rose Gum Court
Willis, Texas
- 6 2022 West Darlington Oak Court
Conroe, Texas
- 7 14042 Chinook Drive
Conroe, Texas
- 8 11732 Whirlaway Drive
Willis, Texas
- 9 11736 Whirlaway Drive
Willis, Texas
- 10 2469 Carp Drive
Conroe, Texas
- 11 8935 Windfern Trace Drive
Houston, Texas
- 12 1542 San Sebastien Drive
Conroe, Texas
- 13 946 Oak Falls Drive
Willis, Texas



PROPERTY BREAKDOWN



1007 Blue Willow Drive
Houston, Texas

10706 Inwood Drive
Houston, Texas

10714 Del Monte Drive
Houston, Texas

Lease Expiration	07/31/2026	07/31/2026	Month to Month
Lease Options	Automatic month to month renewal	Automatic month to month renewal	Automatic month to month renewal
Home Size	2,144	1,843	2,252
Number Of Bedrooms	3	3	4
Number Of Bathrooms	2	2	2
Land Size	0.28 AC (12,197 SF)	0.23 AC (10,019 SF)	0.24 AC (10,454 SF)
Year Built	1968	1972	1965
School District	Houston ISD	Houston ISD	Houston ISD
Subdivision	Walnut Bend	Walnut Bend	Walnut Bend
HOA	\$1,082.00	\$1,082.00	\$1,082.00
Transfer	\$300.00	\$300.00	\$300.00

*We do not guarantee or represent the accuracy, completeness, or reliability of any content displayed.

PROPERTY BREAKDOWN



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9570 Doliver Drive
Houston, Texas

227 Rose Gum Court
Willis, Texas

2022 West Darlington Oak Court
Conroe, Texas

Lease Expiration	11/30/2026	01/31/2027	Month to Month
Lease Options	Automatic month to month renewal	Automatic month to month renewal	Automatic month to month renewal
Home Size	2,491	2,666	1,414
Number Of Bedrooms	3	3-4	3
Number Of Bathrooms	3	3	2
Land Size	0.09 AC (3,920 SF)	0.15 AC (6,534 SF)	0.12 AC (5,227 SF)
Year Built	1980	2021	2023
School District	Houston ISD	Willis ISD	Willis ISD
Subdivision	Woodlake Forest	Woodland Hills	Montgomery Oaks

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PROPERTY BREAKDOWN



14042 Chinook Drive
Conroe, Texas

11732 Whirlaway Drive
Willis, Texas

11736 Whirlaway Drive
Willis, Texas

Lease Expiration	05/31/2026	06/30/2026	06/30/2026
Lease Options	Automatic month to month renewal	Automatic month to month renewal	Automatic month to month renewal
Home Size	1,249	1,427	1,401
Number Of Bedrooms	3	4	3
Number Of Bathrooms	2	2	2
Land Size	0.11 AC (4,792 SF)	0.15 AC (6,534 SF)	0.14 AC (6,098 SF)
Year Built	2023	2023	2023
School District	Conroe ISD	Willis ISD	Willis ISD
Subdivision	River's Edge	Lexington Heights	Lexington Heights

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PROPERTY BREAKDOWN



2469 Carp Drive
Conroe, Texas



8935 Windfern Trace Drive
Houston, Texas



1542 San Sebastien Drive
Conroe, Texas



946 Oak Falls Drive
Willis, Texas

Lease Expiration	Month to Month	01/31/2026	08/31/2026	Month to Month
Lease Options	Automatic month to month renewal			
Home Size	1,249	1,153	1,461	1,512
Number Of Bedrooms	3	3	3	4
Number Of Bathrooms	2	2	2	2
Land Size	0.10 AC (4,356 SF)	0.09 AC (3,920 SF)	0.11 AC (4,792 SF)	0.11 AC (5,000 SF)
Year Built	2024	2004	2024	2016
School District	Conroe ISD	Cy-Fair ISD	Conroe ISD	Willis ISD
Subdivision	River's Edge	Windfern Trace	Landera Trails	Olde Oaks (Willis)

HOUSTON, TEXAS



4TH MOST
POPULATED CITY
IN THE U.S.
2.4 MILLION RESIDENTS
+3.9% SINCE 2020¹



#14 MOST DIVERSE CITIES IN AMERICA⁴



HOUSTON METRO RANKS 5TH NATIONALLY IN GDP **\$578 BILLION⁵**



36 FORTUNE 1000 COMPANY HQ'S IN HOUSTON³



26 FORTUNE 500 COMPANY HQ'S IN HOUSTON³



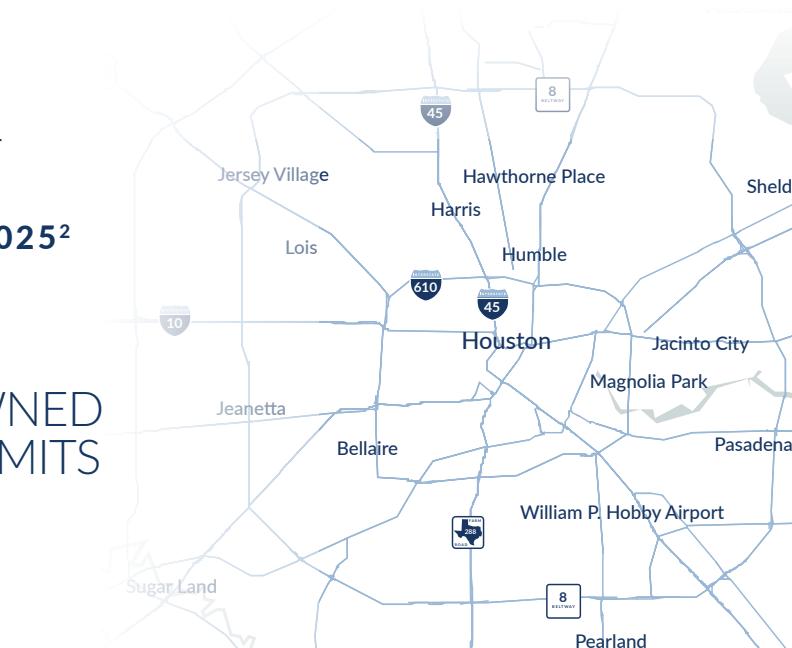
5TH LARGEST INCREASE IN EMPLOYMENT **29K JOBS ADDED** **MAY 2024-MAY 2025²**



WORLD'S LARGEST MEDICAL COMPLEX 1,345 ACRES⁶



2ND IN MOST PRIVATELY OWNED HOUSING PERMITS AUTHORIZED IN 2024⁷



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Shireen Owlia	640710	sowlia@newquest.com	281.640.7693
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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MS25-1074_EY_01.23.26