

# INWOOD VILLAGE MULTI- FAMILY PORTFOLIO

7200 TC JESTER

HOUSTON, TEXAS 77088

\$1.245M

ASKING PRICE

11,253 SF

LIVING AREA

8-10%

CAP RATE



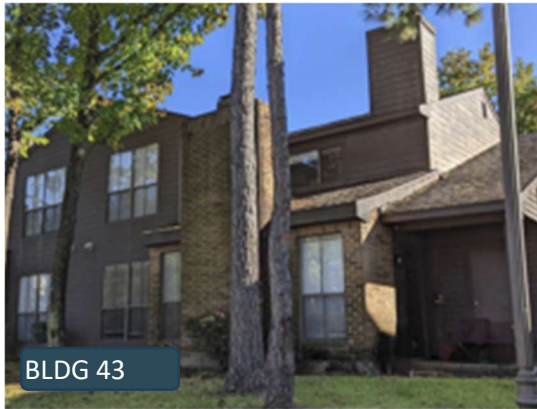
# EXECUTIVE SUMMARY



BLDG 2



BLDG 36



BLDG 43



3D RENDER

## FINANCIAL HIGHLIGHTS

Asking Price:	\$1,245,000
Price/Unit:	\$103,750
Price/SF:	\$110.65
Cap Rate:	8.0-10.0%

## PROPERTY DETAILS

Year Built:	1983
Total Units:	12
Units/Bldg:	4
Price/SF:	\$110.65
Total SF:	11,253
Bedrooms:	21
Bathrooms:	18

## INVESTMENT HIGHLIGHTS

- Stabilized asset with immediate cash flow
- Recent renovations and capital improvements
- Strong 8-10% projected cap rate
- Unit Mix 1/1 (6), 2/2 (3), 3/2 (3)
- Excellent location with access to I-45 and 610
- Strong rental demand in established market

## INVESTMENT OVERVIEW

**Inwood Village Multi-Family Portfolio** presents an exceptional opportunity to acquire a stabilized, recently renovated asset in Houston's established Inwood Village submarket below replacement cost, with roughly \$190,000 in additional portfolio value and a 1.3% yield improvement achievable through HHA rent stabilization.

The portfolio comprises three four-unit buildings (one-, two-, and three-bedroom floorplans) on TC Jester Boulevard, offering strong rental demand and recent upgrades throughout. Sub-metered utilities and HOA-managed exterior maintenance make the property ideal for remote owners or investors seeking streamlined operations and reliable income.

# Pro-Forma

## OPERATING SUMMARY (MARKET VS HHA BASIS)

Category	Market Rents	HHA / Section 8
Potential Annual Rent	\$56,400	\$65,028
Vacancy (10 %)	( \$5,640 )	( \$6,503 )
Late Fees (1 %)	+ \$564	+ \$650
Gross Income	\$51,324	\$59,175
Operating Expenses (35 %)	( \$17,963 )	( \$20,711 )
Net Operating Income (NOI)	\$33,360	\$38,464
Implied Value @ 8 % Cap	\$417,000	\$481,000
<b>Upside vs Market</b>	—	<b>+ \$8,628 NOI (+ \$64 K Value)</b>

## HHA UPSIDE OPPORTUNITY

	Market Basis	HHA Basis
<b>Total NOI</b>	\$100,080	\$115,392
<b>Implied Value @ 8 % Cap</b>	\$1,251,000	\$1,442,400
<b>Portfolio Upside</b>	—	<b>+ \$191,400 (+ 1.3 % Cap Improvement)</b>

Each of the three buildings shares an identical 4-unit configuration. Figures above are derived directly from the validated rent schedule in Appendix A and apply a consistent 35 % expense ratio with 10 % vacancy assumption. Five units are occupied by long-term tenants (3+ years) now on month-to-month leases, while all vacant units have been fully renovated and are rent-ready.

Current rents:

3602 – \$675 • 3603 – \$950 • 3604 – \$770 • 4302 – \$675 • 4304 – \$745

See Appendix for HHA 2025 payment standards and current rental rates backed by HAR and Zillow.

## SUMMARY

By transitioning to HHA-supported leases, the portfolio annual NOI increases by approximately \$15,000, raising its implied value by over \$190,000, while also reducing vacancy and payment risk through guaranteed government-backed rents.

All Units Month-to-Month or Vacant – Immediate Rent Upside Potential



## INTERIOR FINISHINGS



## PROPERTY FEATURES & RECENT UPGRADES

- **Immediate Rent Upside:** All units M2M or rent ready vacant
- **2023 Certificate of Occupancy:** Fully code-compliant
- **Cathedral Ceilings:** all units
- **Renovated Units:** New kitchens, flooring, full appliances
- **Systems Modernized:** 95% PEX, new A/C & air handlers
- **Hardy Siding:** Durable, low-maintenance exterior

# MULTI-FAMILY PORTFOLIO SUMMARY

## UNIT MIX & BUILDING BREAKDOWN

BUILDING	UNITS	BEDROOMS	BATHROOMS	APPROX. SF
BUILDING #2	4	7	6	3,751
BUILDING #36	4	7	6	3,751
BUILDING #43	4	7	6	3,751
TOTAL	12	21	18	11,253

## INWOOD VILLAGE MAP



## PROPERTY SPECIFICATIONS

<b>YEAR BUILT</b>	1983
<b>Total Units</b>	12
<b>Total Buildings</b>	3
<b>Living Area</b>	11,253 sq ft
<b>Roof Type</b>	Pitched
<b>HVAC System</b>	Individual Central
<b>Electrical</b>	Individual Metered
<b>Water</b>	Sub-Metered Via HOA
<b>Appliances</b>	All Kitchen 10 Washer / Dryers



01 - VIEW



SIDE ELEVATION

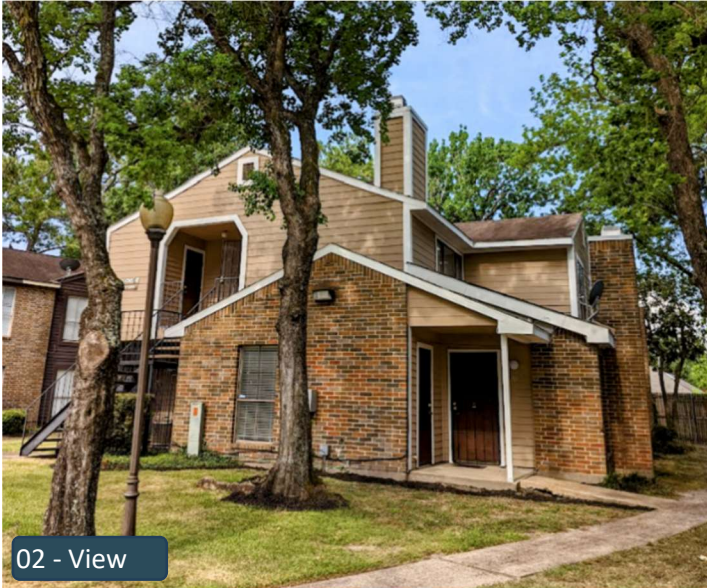


03 - VIEW

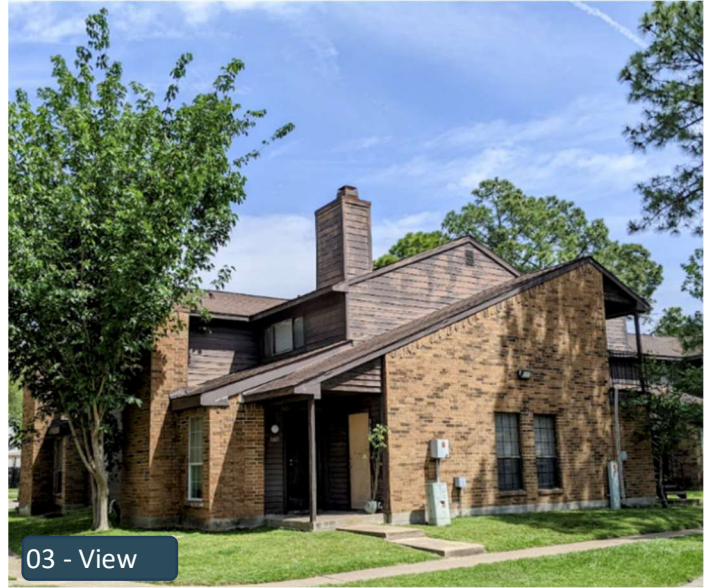


04 - VIEW

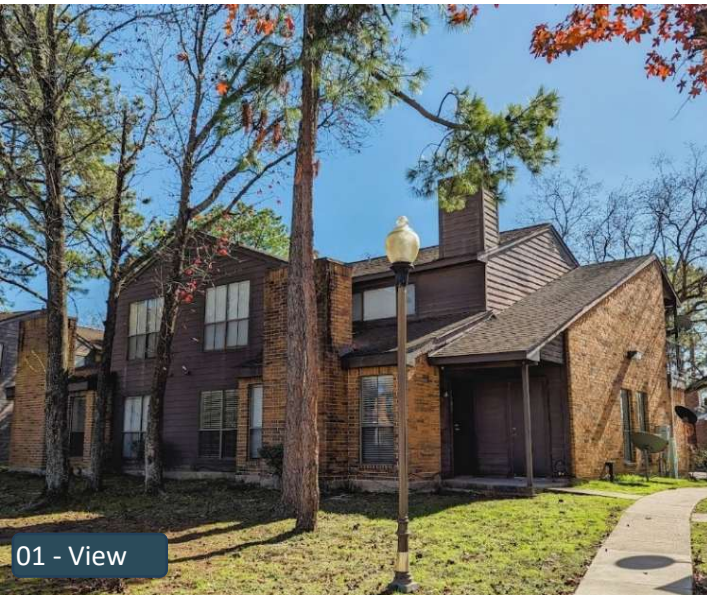
## BUILDING EXTERIORS



02 - View



03 - View



01 - View



04 - View

## CONSTRUCTION & SITE DETAIL

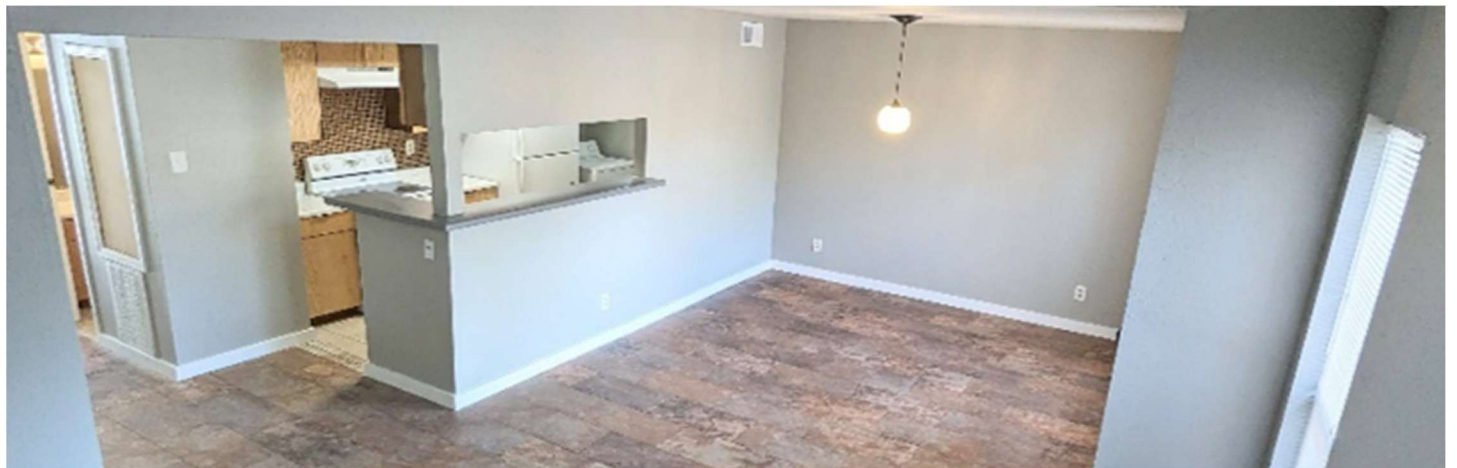
- Traditional brick construction
- Hardie siding
- External stairwell access
- Individual unit entrances
- Mature tree coverage

- Ample parking areas
- Exterior access utility room
- Private porch areas
- Natural light from expansive windows



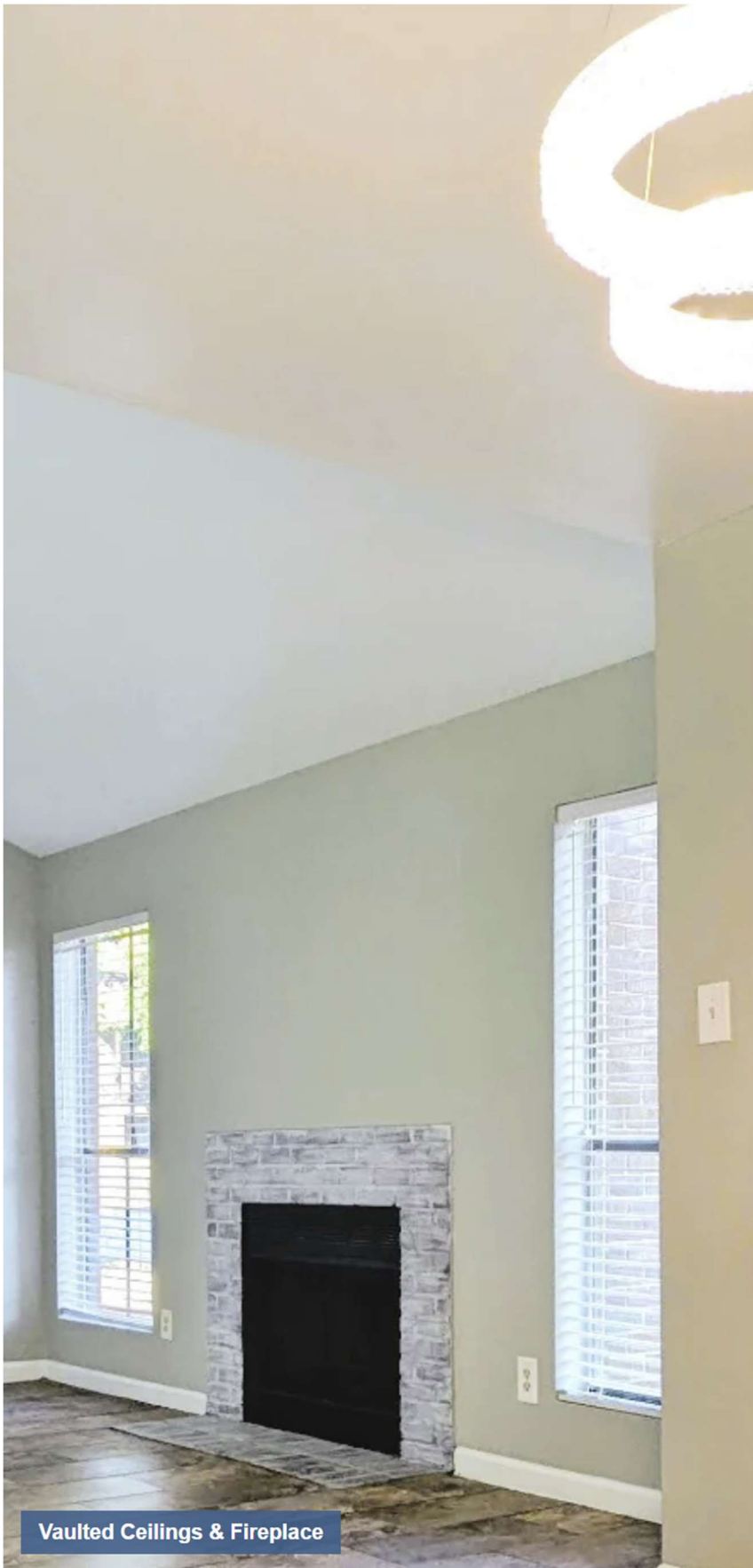
## ONE BEDROOM UNIT FEATURES

- Open-concept kitchen layout
- Vaulted living room ceilings
- Ample light from expansive windows
- Individual unit entrances
- Private W/D in exterior utility room
- Exterior access utility / storage room
- Private porch areas
- Walk-in kitchen pantry



## TWO BEDROOM UNIT FEATURES









- Vaulted living room ceilings
- Ample light from expansive windows
- Individual unit entrances
- Wood look laminate flooring in bedrooms
- Updated vanity and kitchen
- Exterior access utility room
- Private porch areas
- Tile floor in living rooms and kitchen



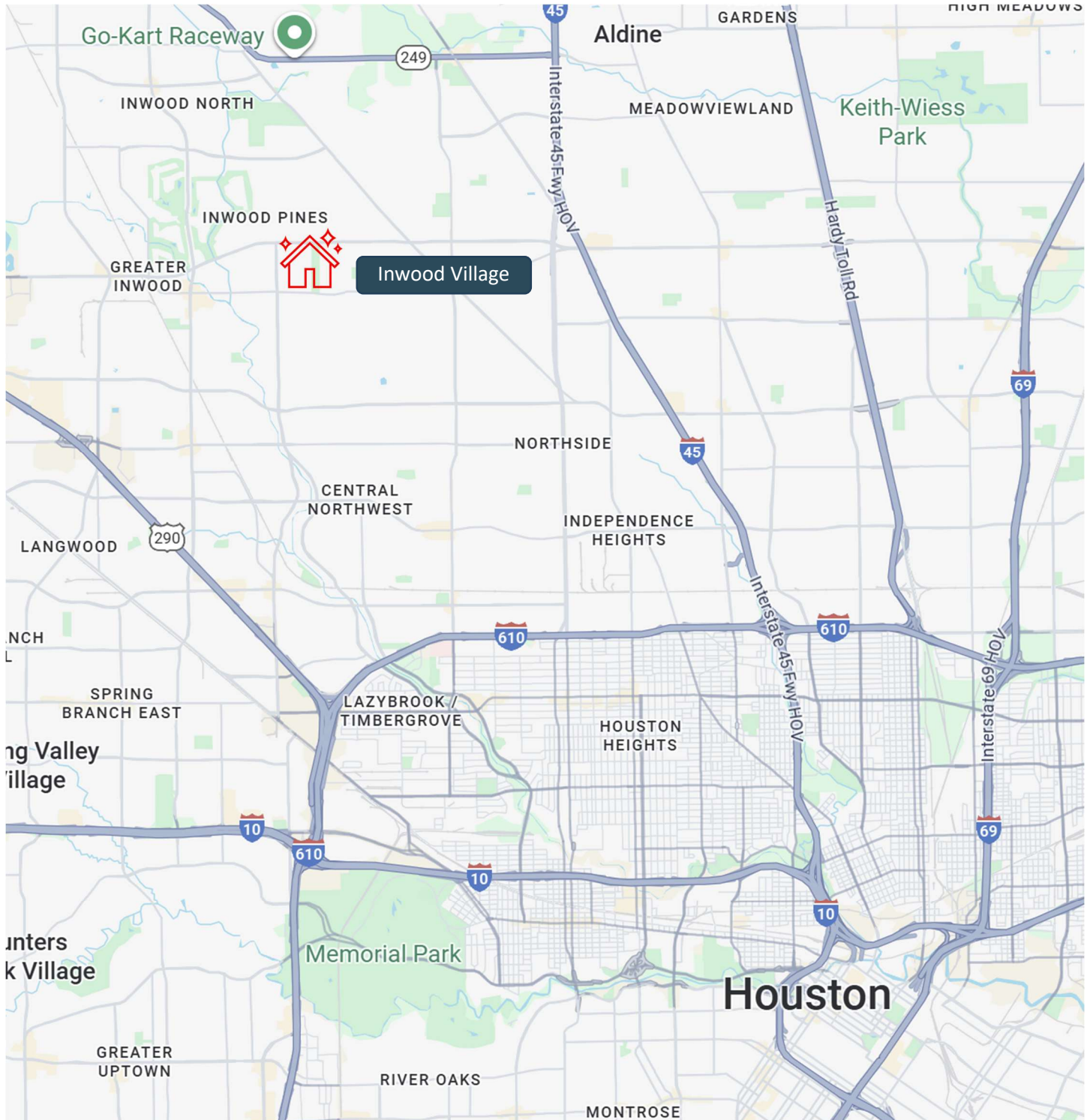
THREE BEDROOM UNIT

# APPENDIX

## Supplementary Documentation & Supporting Materials

#		Document	Description	Page
<b>Property Information</b>				
1		<b>Location Map</b>	Detailed area map showing property location and surrounding amenities	10
2		<b>Unit Layouts</b>	Floor plans and configurations	11
3		<b>Community Information</b>	Inwood Village Fourplexes community information	12
<b>Financial Analysis</b>				
4		<b>Zillow &amp; HAR Rental Comps</b>	Current market rental comparables from multiple sources	13
5		<b>2025 Houston Housing Association Rates</b>	Official 2025 rental rate schedules and market analysis	14
6		<b>Pro-Forma Details</b>	Comprehensive financial projections and cash flow analysis	15
<b>Legal &amp; Compliance</b>				
7		<b>FEMA Flood Maps</b>	Flood zone designation and risk	18
8		<b>Disclaimer</b>	Legal disclaimers and terms related to this offering	19

# LOCATION MAP



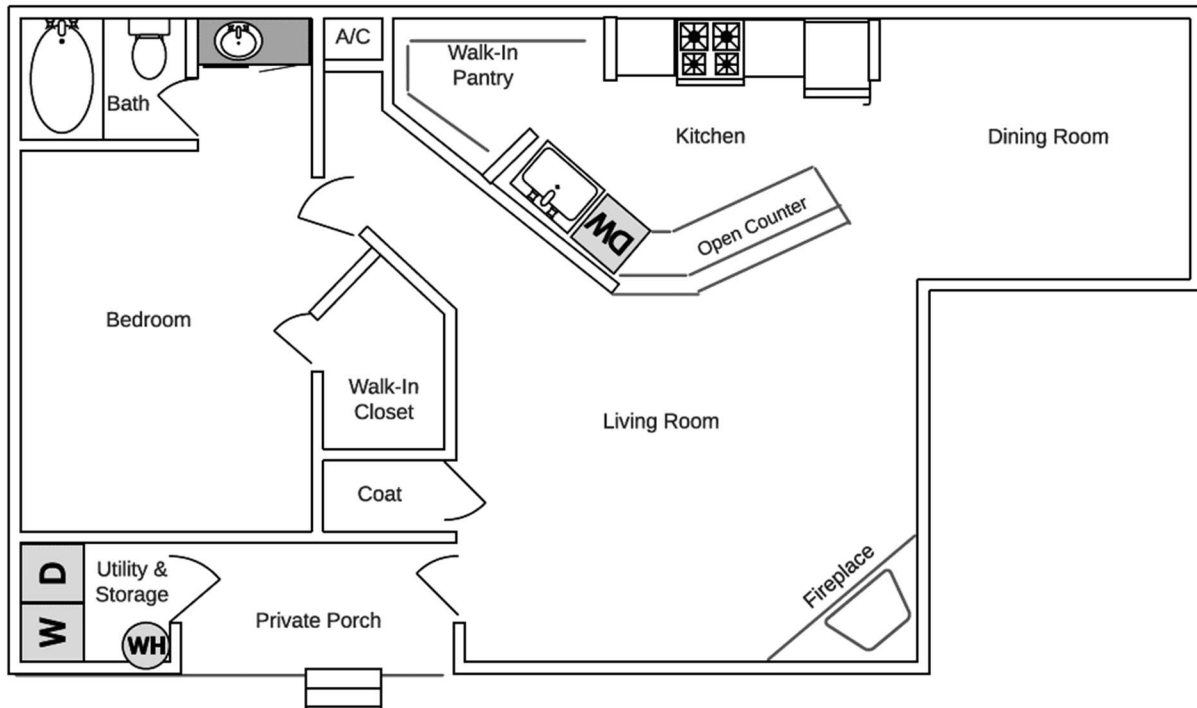
## LOCATION INFORMATION

The site sits just north of W. Little York Road and west of I-45, providing direct routes to major Houston employment centers including the **Northwest Freeway Corridor**, **Downtown Houston**, and **The Heights**.

# UNIT LAYOUTS

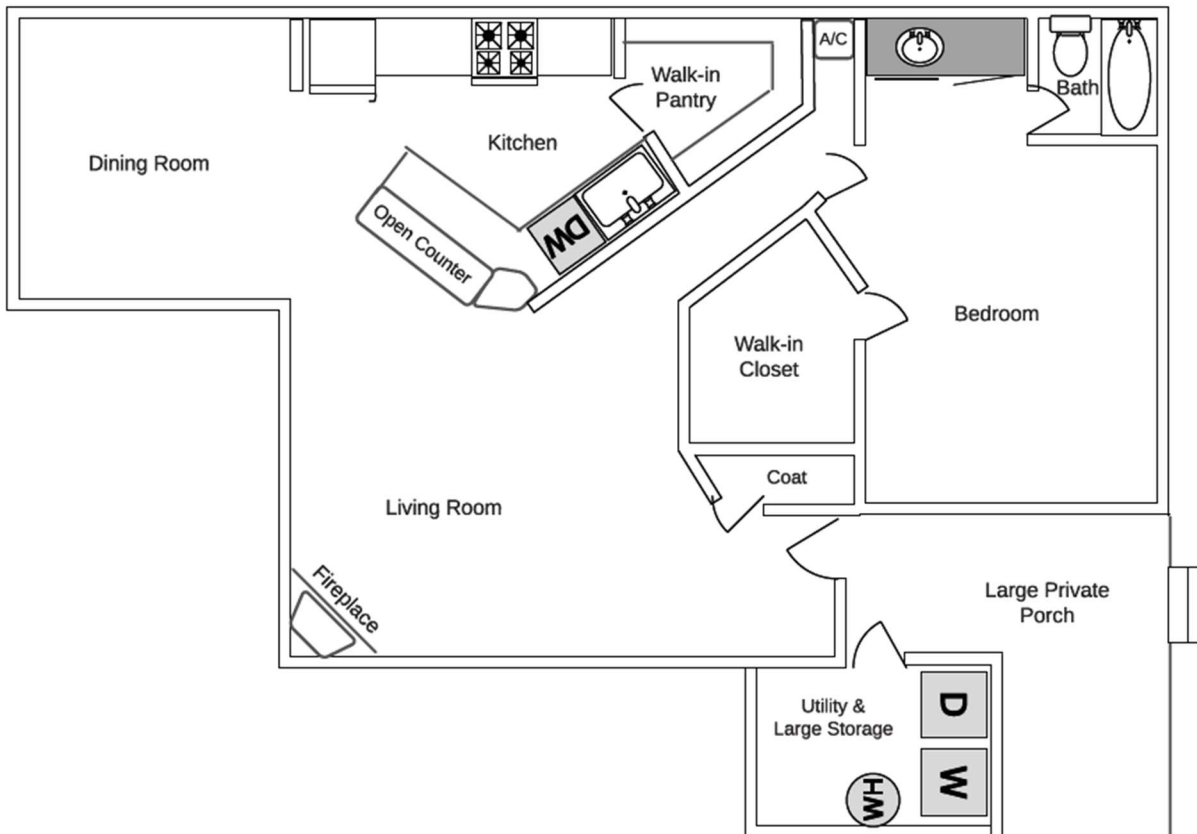
## **Floorplan A – 1bd/1ba - 762 sq. ft.**

*Not to Scale*



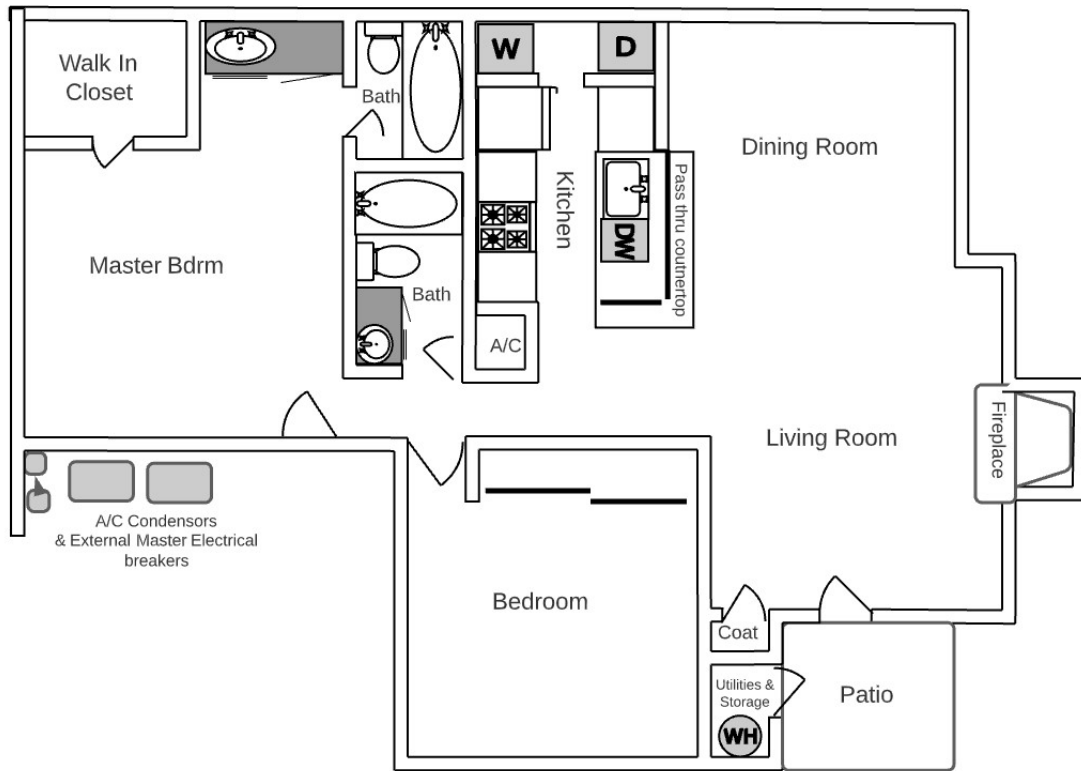
## **Floorplan B – 1bd/1ba - 769 sq. ft.**

*Not to Scale*



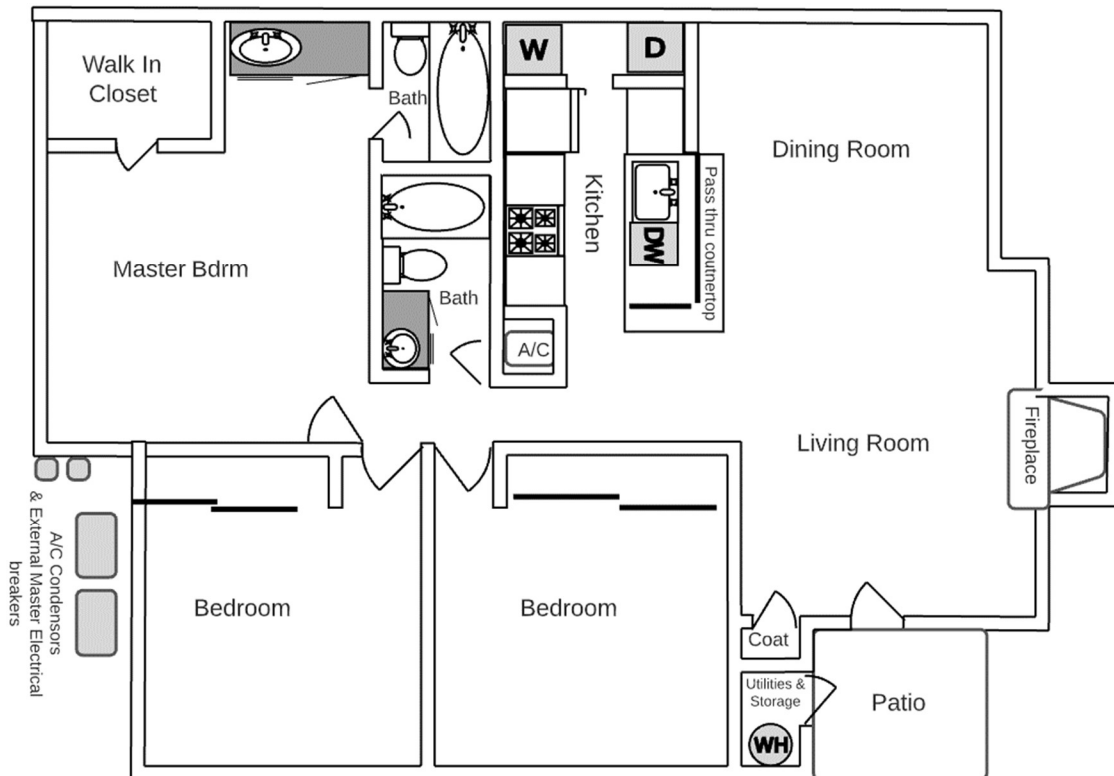
**Floorplan C – 2 bd/2ba – 1025 sq. ft.**

*Not to Scale*



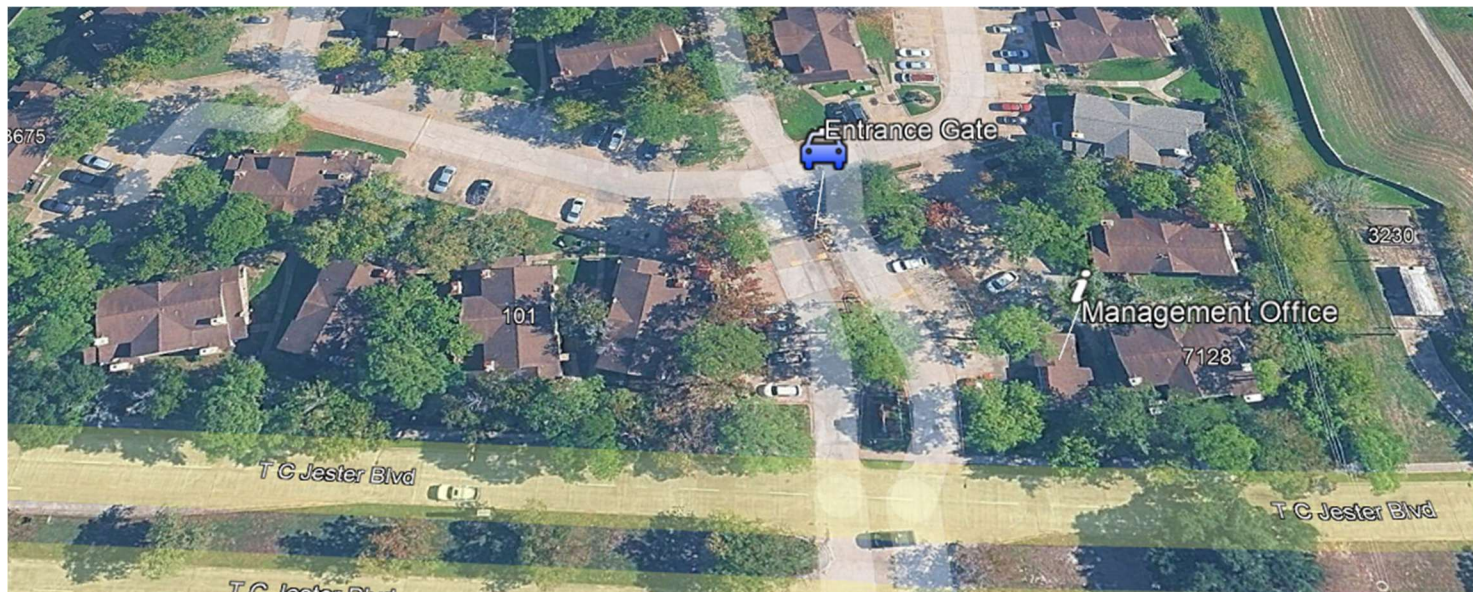
**Floorplan D – 3 bd/2ba – 1179 sq. ft.**

*Not to Scale*



# INWOOD VILLAGE FOURPLEXES

7200 T C Jester Boulevard • Houston, Texas



Aerial view of Inwood Village Fourplexes

## COMMUNITY HIGHLIGHTS

- ✓ Staffed management office
- ✓ Gated neighborhood
- ✓ Low HOA dues
- ✓ Security patrols
- ✓ Common grounds maintenance
- ✓ HOA handles exterior maintenance (roof, siding, stairs)
- ✓ HOA master insurance covers building, reducing owner's insurance costs

## PROPERTY STATISTICS

TOTAL BUILDINGS: 44  
UNITS PER BUILDING: 4  
TOTAL UNITS: 176

## KEY FEATURES

Professional on-site management, comprehensive HOA services, and master insurance coverage provide exceptional value for property owners.



Site Plan



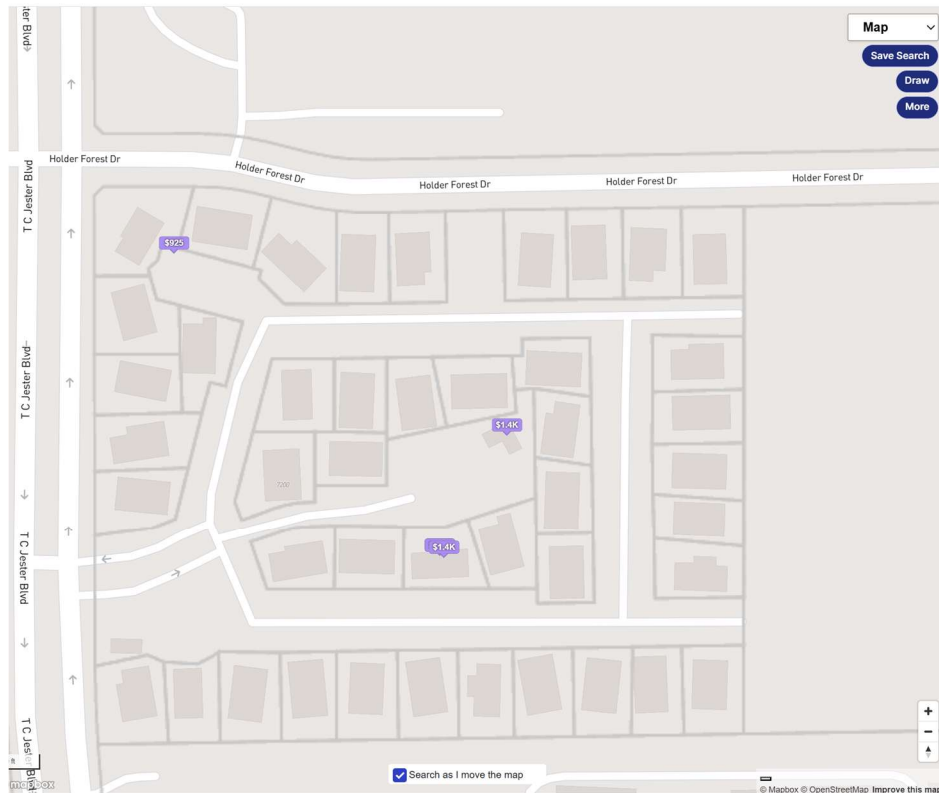
Community entrance sign




Management Office

Date: 10/15/2025

## HAR






Chukwuoloka Uzodike




Platinum

Prosper Realty Group



10 Days on HAR

33 Photos, 1 Video/Tour



7200 W T C Jester Blvd #1701

Houston, TX 77088

\$1,300

Active

Rental - Multi-Family

In Inwood Village in Northwest Houston (Marketarea)

2 bedrooms


2 full baths

1 story

1,025 Sqft.

6,930 lot Sqft.


1983 year built



Ryan Hajdik




Platinum

Texas United Realty



10 Days on HAR

15 Photos



7200 W T C Jester Blvd #1801

Houston, TX 77088

\$1,300

Active

Rental - Multi-Family

In Inwood Village in Northwest Houston (Marketarea)

2 bedrooms


2 full baths

2 stories

3,751 Sqft.


6,343 lot Sqft.

1983 year built






Lawrence Whiteing

Westside Realty



22 Days on HAR

11 Photos



7200 W T C Jester Blvd #1404

Houston, TX 77088

\$975

Active

Rental - Multi-Family

In Inwood Village in Northwest Houston (Marketarea)

1 bedroom

1 full baths

2 stories

768 Sqft.

5,540 lot Sqft.

1983 year built

SEND FEEDBACK

**ZILLOW**

Buy   Rent   Sell   Get a mortgage   Find an agent



Manage rentals   Advertise   Get help 

Houston TX

For Rent 

Price ▾

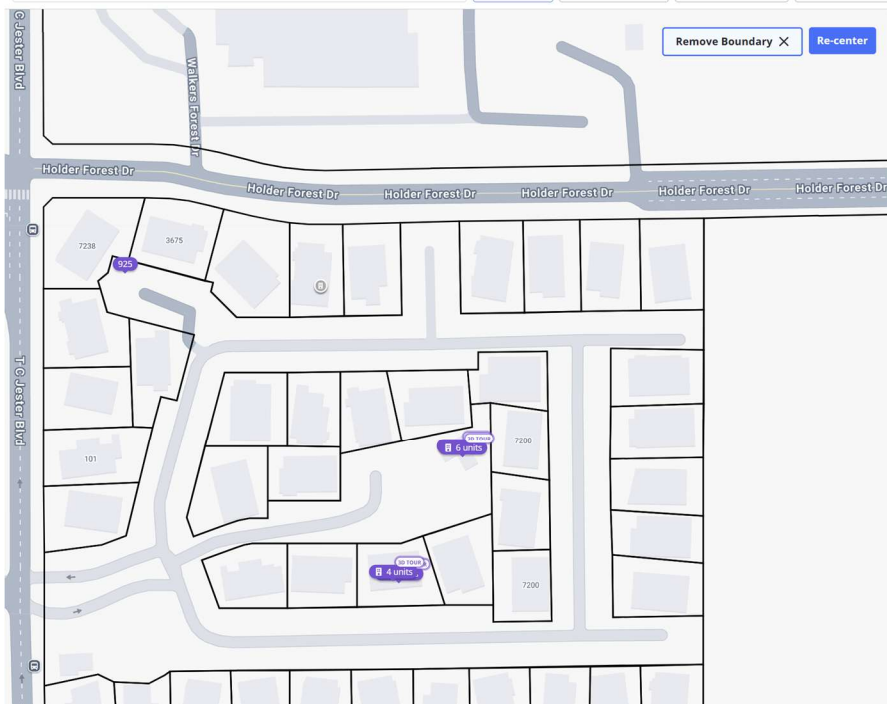
Beds &amp; Baths ▾

Home Type 

More ▾

Save search


54 Saved Ho



## Houston TX Rental Listings


15 rentals available

Sort: Recommended \



**Lakewood Apartment Homes**  
 Gated | Swimming Pool | Private Balconies | Har...  
 Rent Starting at \$995/mo

[Learn More](#)



14 days ago 4 available units

\$950+ 1 brd

14 days ago 2 available units

\$1,300+ 2 bds

## HHA RATES



2640 Fountain View Drive ■ Houston, Texas 77057 ■ 713.260.0500 P ■ 711 TTY ■ [www.housingforhouston.com](http://www.housingforhouston.com)

**PAYMENT STANDARDS for 2025**

*Effective 01/01/2025*

<b>Bedroom Size</b>	<b>Tier A-1</b>	<b>Tier A-2</b>	<b>Tier B</b>	<b>Tier C</b>	<b>Tier D</b>
Efficiency	\$1,288	\$1,288	\$1,073	\$1,073	\$1,073
One Bedroom	\$1,362	\$1,362	\$1,135	\$1,135	\$1,135
Two Bedroom	\$1,628	\$1,628	\$1,357	\$1,357	\$1,357
Three Bedroom	\$2,150	\$2,150	\$1,792	\$1,792	\$1,792
Four Bedroom	\$2,764	\$2,764	\$2,303	\$2,303	\$2,303
Five Bedroom	\$3,179	\$3,179	\$2,648	\$2,648	\$2,648
Six Bedroom	\$3,593	\$3,593	\$2,994	\$2,994	\$2,994
Seven Bedroom	\$4,008	\$4,008	\$3,339	\$3,339	\$3,339
Eight Bedroom	\$4,422	\$4,422	\$3,685	\$3,685	\$3,685

# PRO-FORMA NUMBERS

## VALIDATED RENT SCHEDULE (Per Building)

Unit Type	Sq Ft	Market Rent	HHA 2025 D	Units
1 Bed / 1 Bath	778	\$950	\$1,135	1
1 Bed / 1 Bath	769	\$950	\$1,135	1
2 Bed / 2 Bath	1,025	\$1,300	\$1,357	1
3 Bed / 2 Bath	1,179	\$1,500	\$1,792	1
Total Monthly	3,751	\$4,700	\$5,419	4
Total Annually / Bldg		\$56,400	\$65,028	

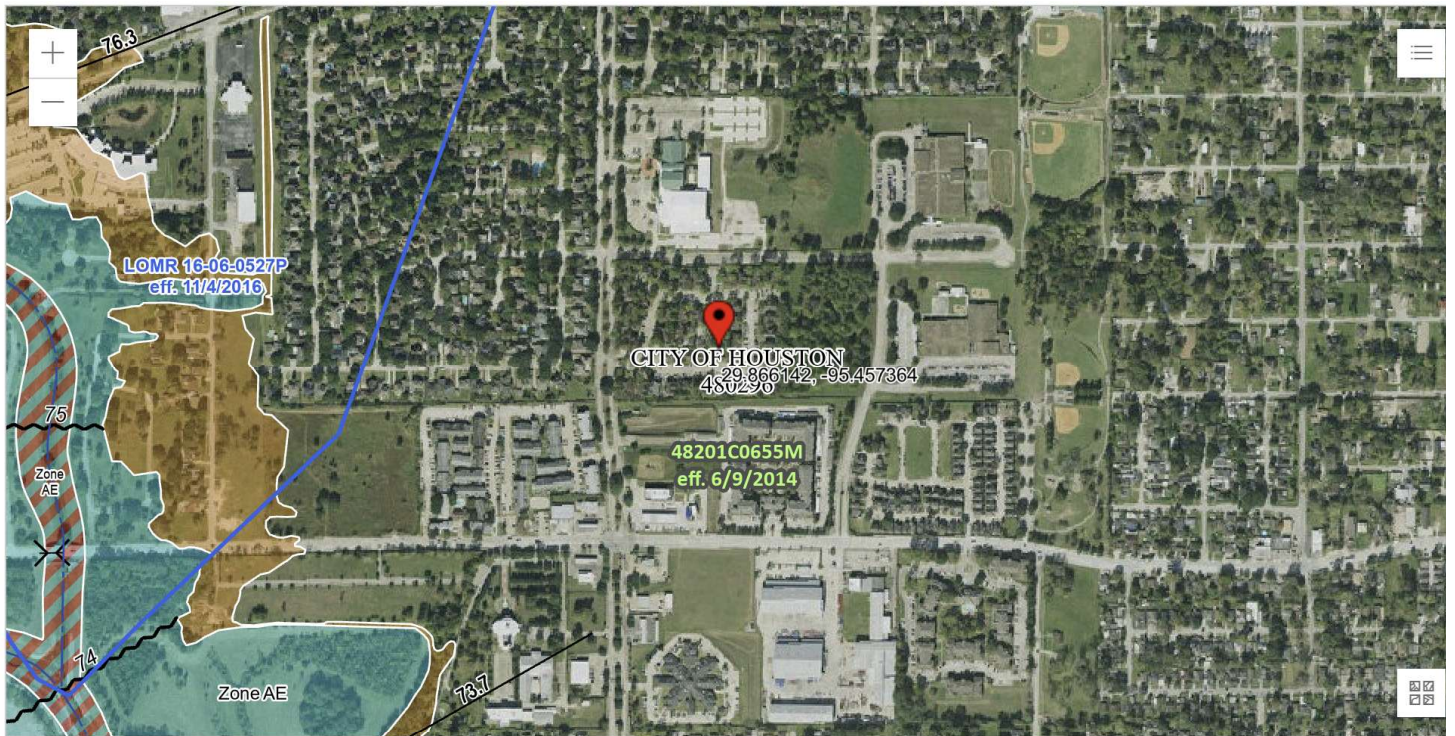
## OPERATING ASSUMPTIONS

Assumption	Value	Notes
Vacancy Rate	10 %	Based on Houston Class C avg
Late Fees	1 % of gross	Typical collection rate
Expense Ratio	35 % of effective gross	HOA covers exterior maintenance & security
Cap Rate	8 %	Market pricing basis
Total Monthly	3,751	\$4,700
Total Annually / Building		\$56,400

## OPERATING ASSUMPTIONS

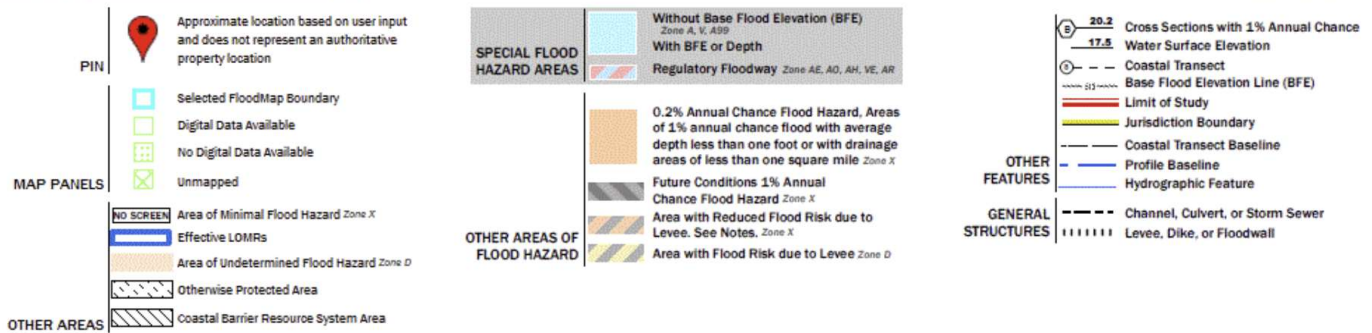
Metric	Per Building	Portfolio (× 3)
NOI (Market)	\$33,360	\$100,080
NOI (HHA)	\$38,464	\$115,392
Value at 8 % Cap (Market)	\$417,000	\$1,251,000
Value at 8 % Cap (HHA)	\$481,000	\$1,442,000

## FLOOD MAP: FEMA.GOV



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri



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