

4209 GULFBREEZE BLVD

CORPUS CHRISTI, TX 78402

SALE PRICE:

\$599,900



DAVID HEITZMAN

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Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$599,900 (Recently Reduced by \$50,000)
Property Type:	Multifamily / Vacation Rental Investment
Total Property Size:	2,006 SF (2 buildings with 3 units; built in 2016)
Number of Units:	3 Units (studio + duplex)
Unit A (studio):	506 SF + balcony Rents for \$1950/month
Unit B (duplex):	750 SF + balcony Rents for \$2150/month
Unit C (duplex):	750 SF + balcony Rents for \$2150/month
Total Rental Income:	\$6,250/Mo. (\$75,000/Yr.) at Full Occupancy
Submarket:	North Beach

PROPERTY OVERVIEW

Quick Facts

- 3 Income-Producing Units (Studio + Duplex)
- 2016 Construction – Elevated Coastal Design
- Total Income: \$6,250/Month (\$75,000/Year)
- STR Eligible – High Tourism Corridor
- Private Balconies with Bay Views
- Covered Carport Parking + Cargo Lifts
- Zoning: RM-AT
- 2026 Flood, Wind & Hazard Annual Insurance Cost for all 3 units: \$3,000

Investment Snapshot

- Gross Income: \$75,000/Year / 12.5% Gross Yield Potential
- Est. Cap Rate: ~10% (market dependent)
- STR Annual Potential: \$90K–\$120K
- Ideal for STR Operators, 1031 Buyers, or Owner-Occupants Seeking Income

Location Advantage

- 1 min – Beachwalk
- 2 min – USS Lexington
- 3 min – Texas State Aquarium
- 6 min – Downtown Marina

No HOA Fees • Full Land Ownership • Private Parking

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UNIT A (506 SF + BALCONY) - INTERIOR PHOTOS



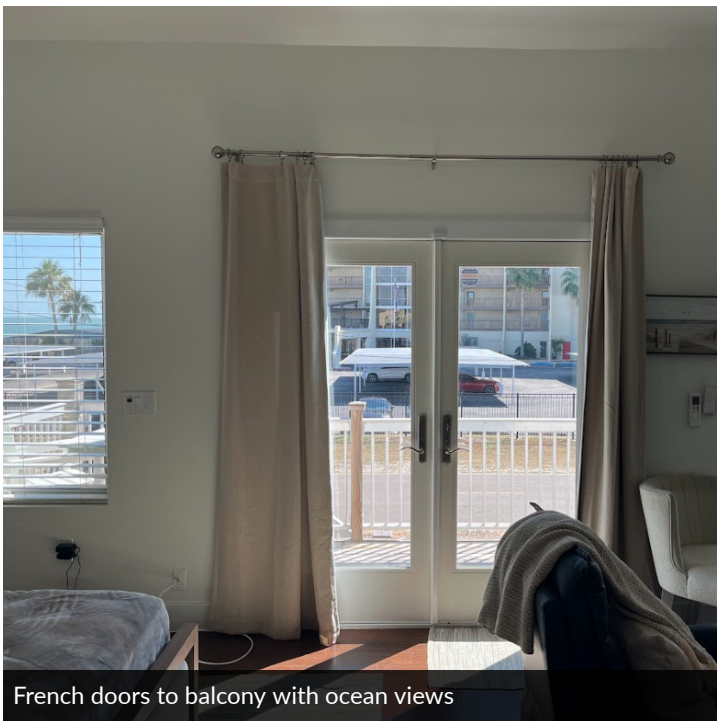
Bed with vaulted ceilings



Cozy dining area



Modern kitchen & appliances



French doors to balcony with ocean views



Additional seating area

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UNIT B (750 SF + BALCONY) - INTERIOR PHOTOS



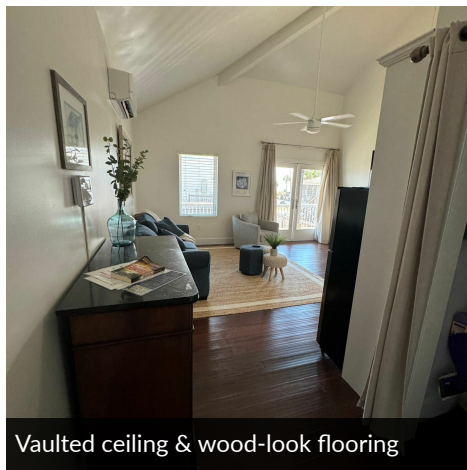
Spacious living & dining area



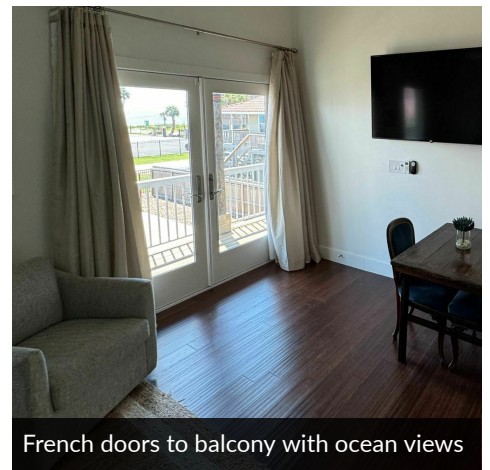
Modern kitchen & appliances



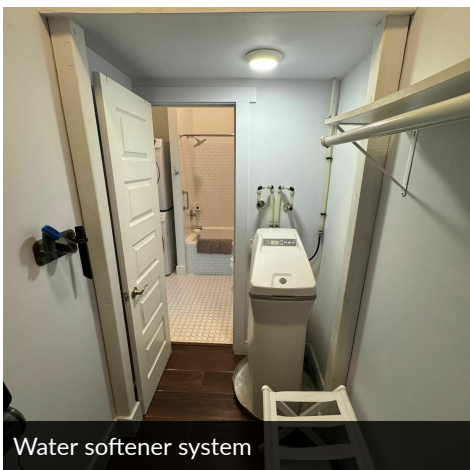
Bedroom with vaulted ceiling



Vaulted ceiling & wood-look flooring



French doors to balcony with ocean views



Water softener system



Stacked washer & dryer



Cozy, modern bathroom

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UNIT C (750 SF + BALCONY) - INTERIOR PHOTOS



Modern kitchen & appliances



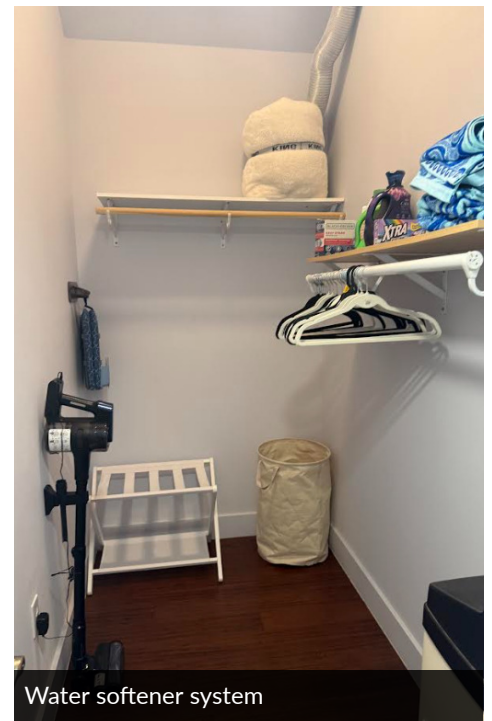
Spacious living area with vaulted ceilings & wood-look flooring



Bedroom with vaulted ceiling



Cozy bathroom with stacked washer/dryer



Water softener system

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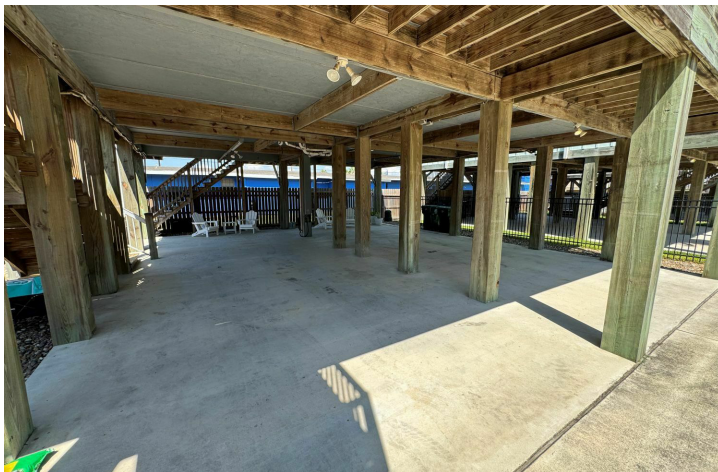
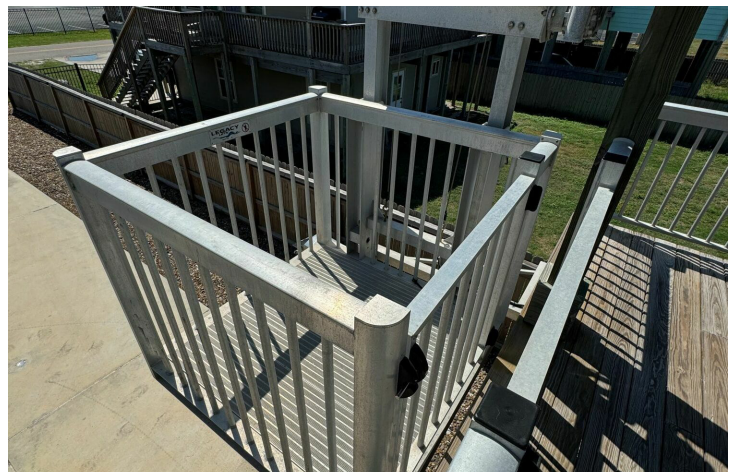
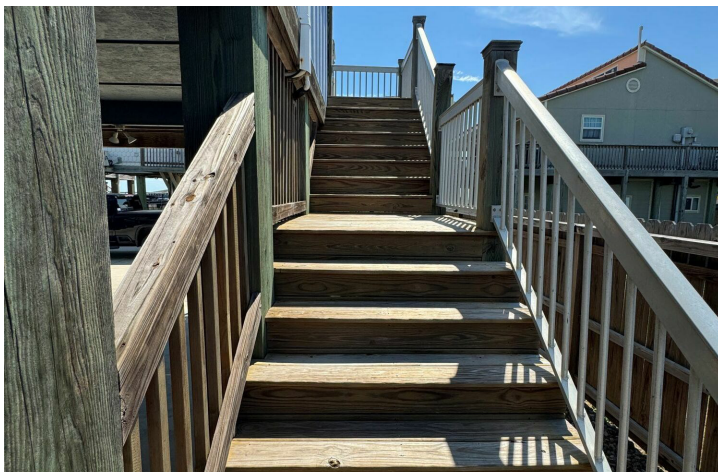
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EXTERIOR PHOTOS



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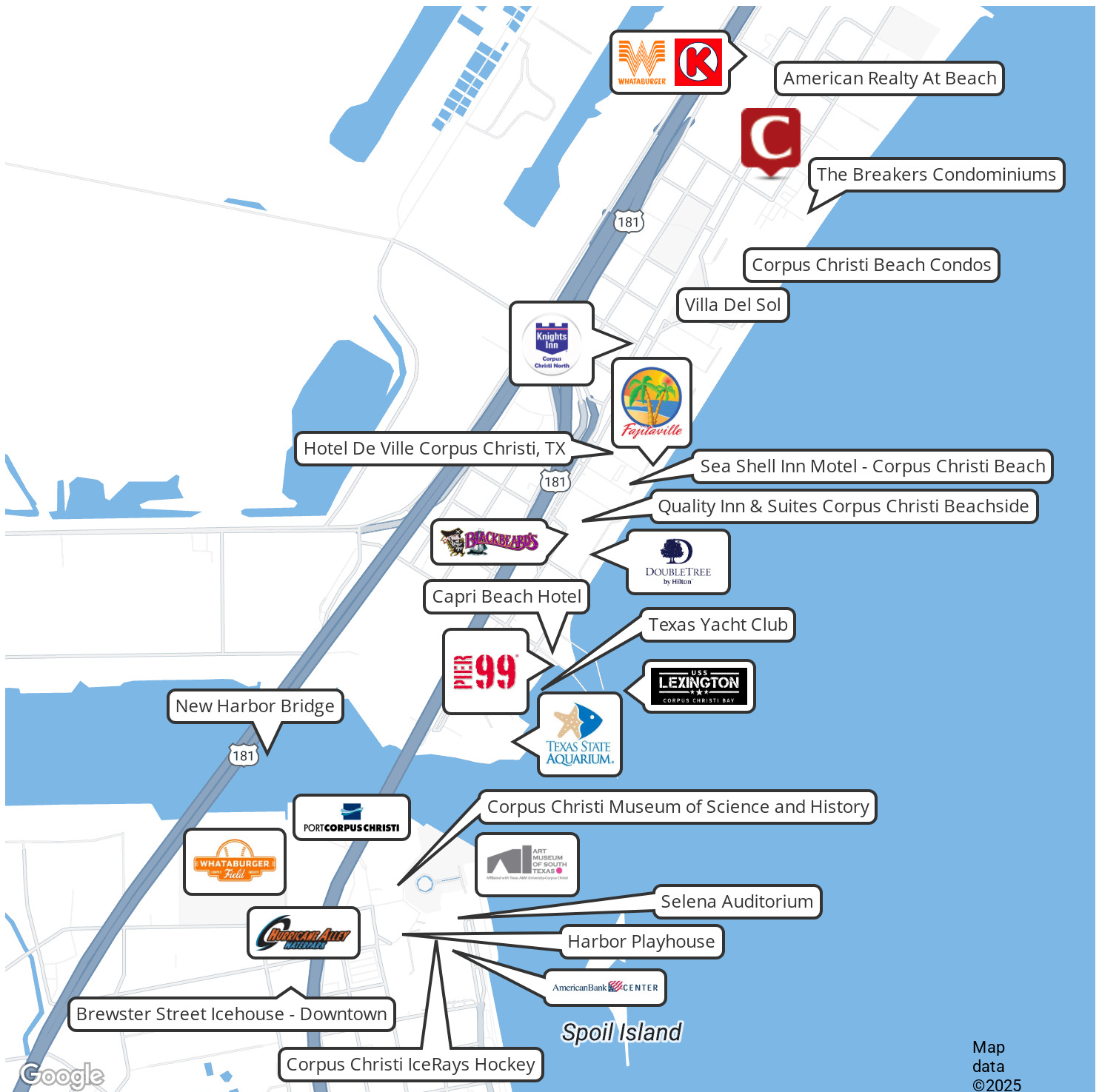
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RETAILER MAP



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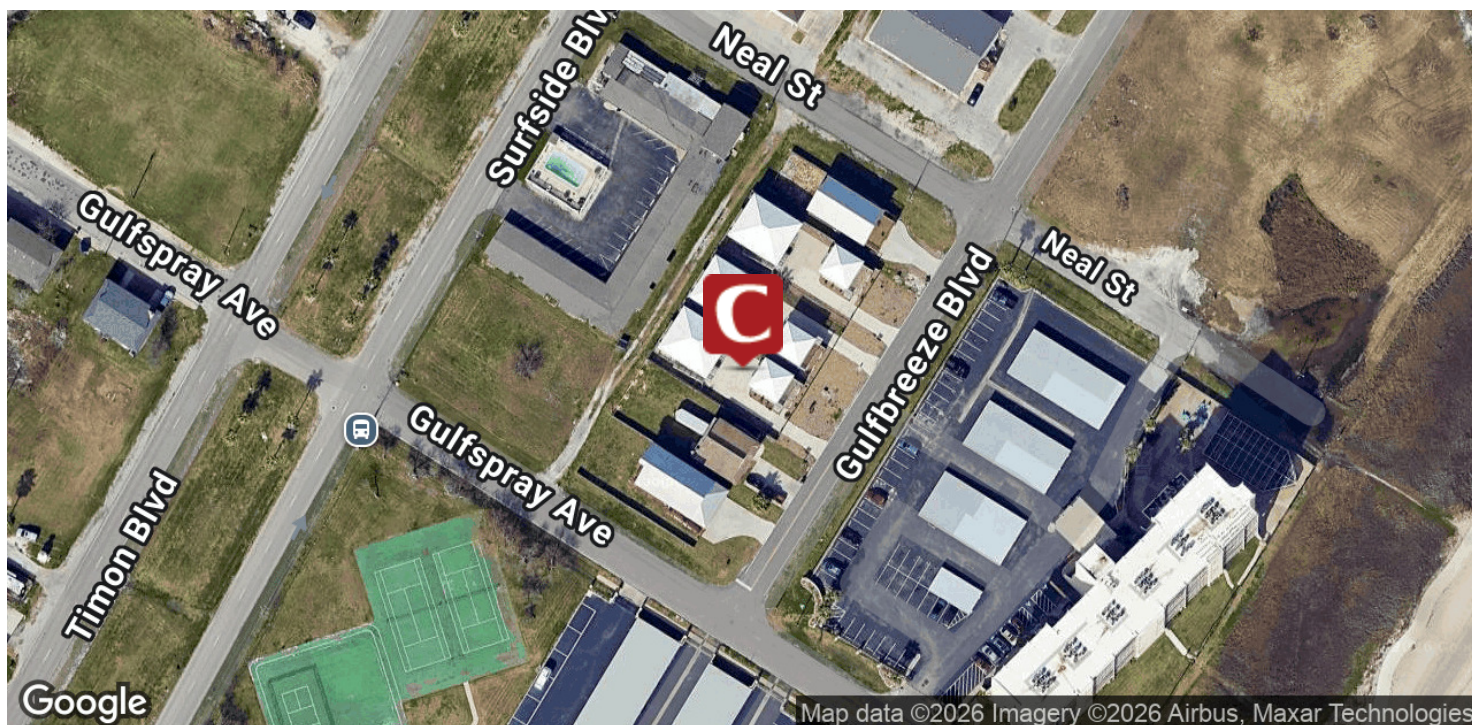
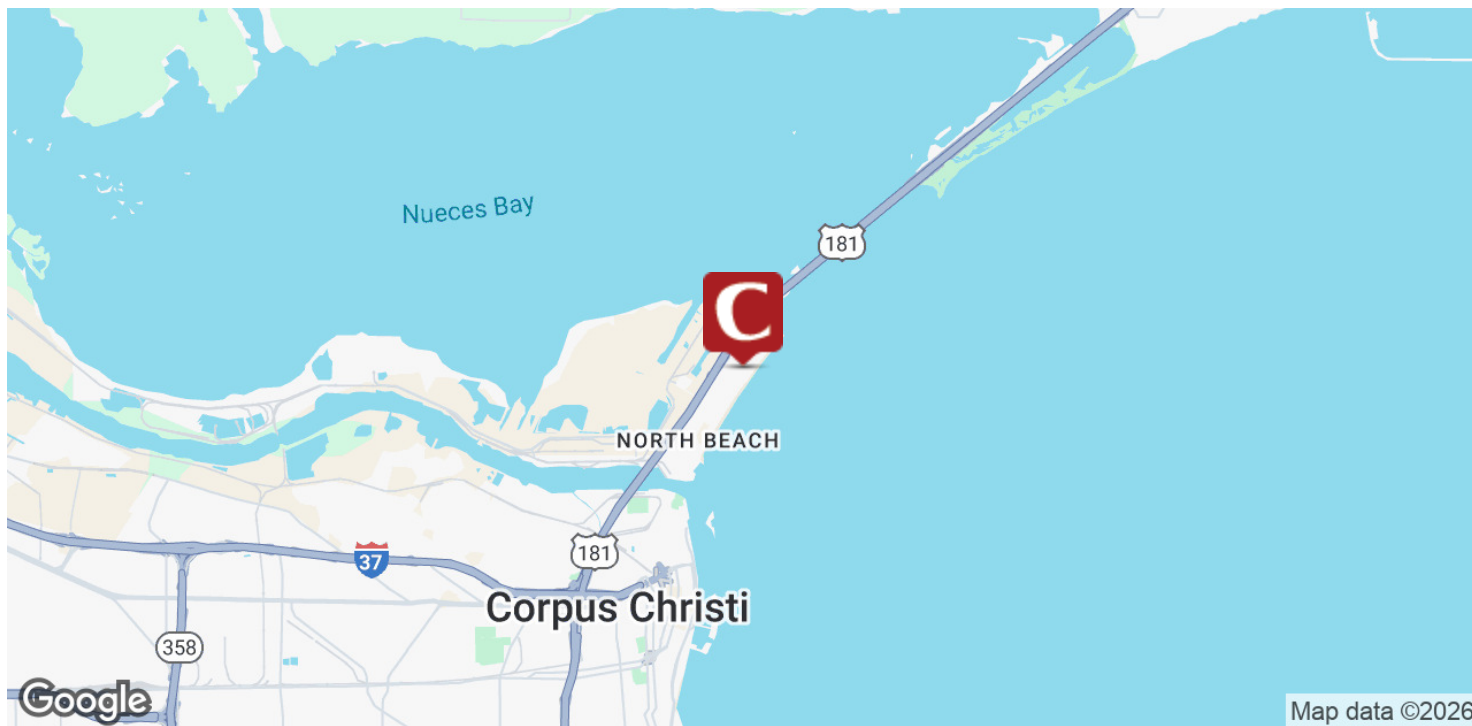
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LOCATION MAP



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Information About Brokerage Services

11-2-2015

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.

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.

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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Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	806588	dheitzman@craveyrealestate.com	361.541.4417
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Matthew Cravey

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