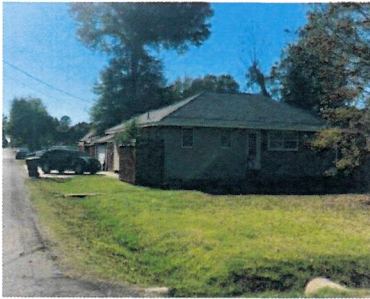
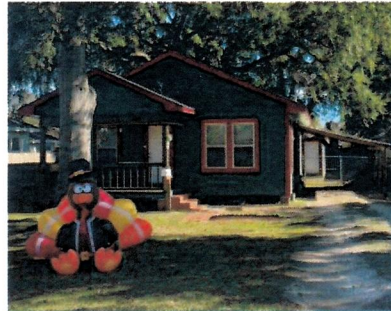




**PACKAGE OF SEVEN SINGLE FAMILY HOMES
JEFFERSON AND ORANGE COUNTY**



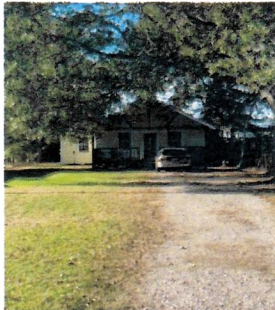
4301 Roosevelt
Groves



6616 Jefferson
Groves



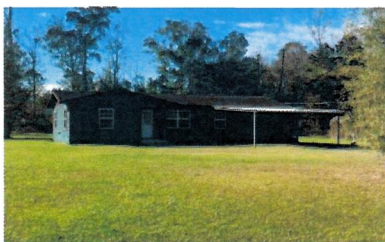
6650 Madison
Groves



412 Atlanta
Nederland



816 S. 37th St.
Nederland



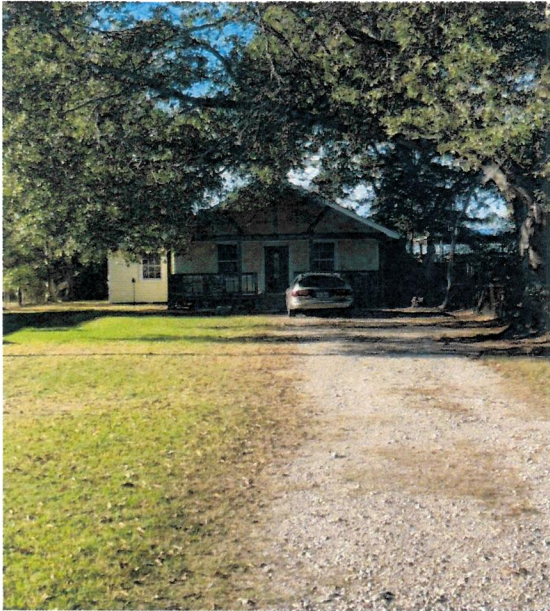
3022 Jackie
Orange



2914 Pipeline
Orange

ADVANTAGE REAL ESTATE is pleased to offer a rare package of seven single family rental properties consisting of two, three and four bedrooms, located in Nederland, Groves and Orange. All are in superior school districts and are 100% occupied; the following pages have larger pictures with addresses and more detailed information. Contact Michael McFarland, listing agent (409-790-3606) for rent roll and financials.

Asking Price: \$997,000.



**412 Atlanta Ave.
Nederland, TX**

Two bedroom, two and a half bath on piers,
built 1988, 1092 sf. Nederland ISD.
Monthly rental \$1500.
Annual taxes \$2657.
Appraisal district value is \$127,289.



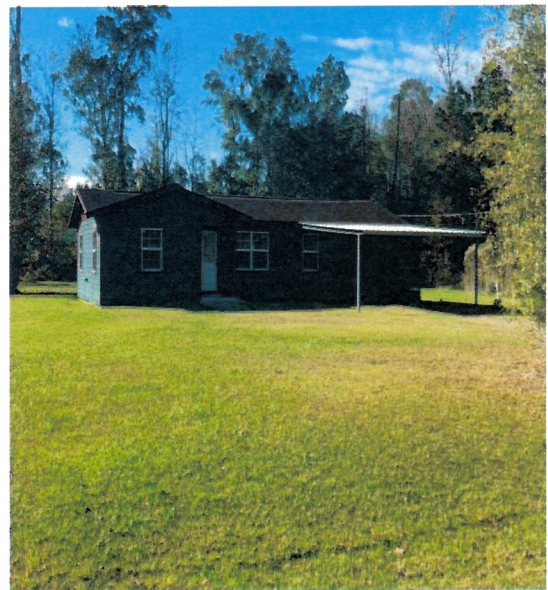
**816 S. 37th St.
Nederland, TX**

Three bedroom, two bath on slab, built 2010,
1329 sf. Nederland ISD,
Monthly rental \$1850.
Annual taxes \$4880.
Appraisal district value is \$233,793.



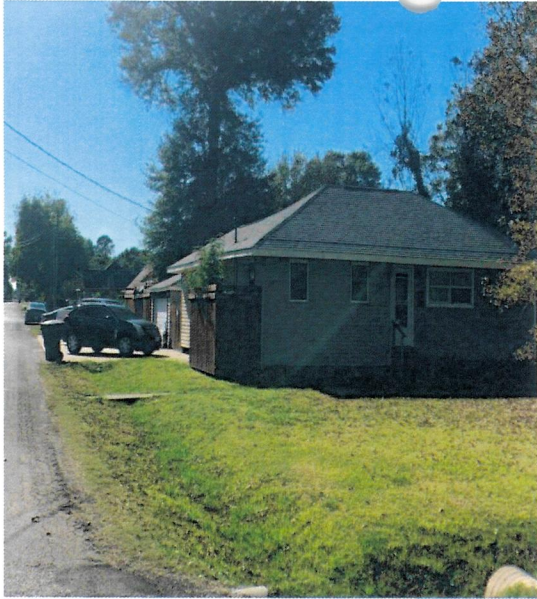
**2914 Pipeline Rd.
Orange, TX**

Two bedroom, one and a half bath on slab
Built 1981, 910 sf., Orangefield ISD
Monthly rent \$1350.
Annual taxes \$1733.
Appraisal district value is \$79,972.



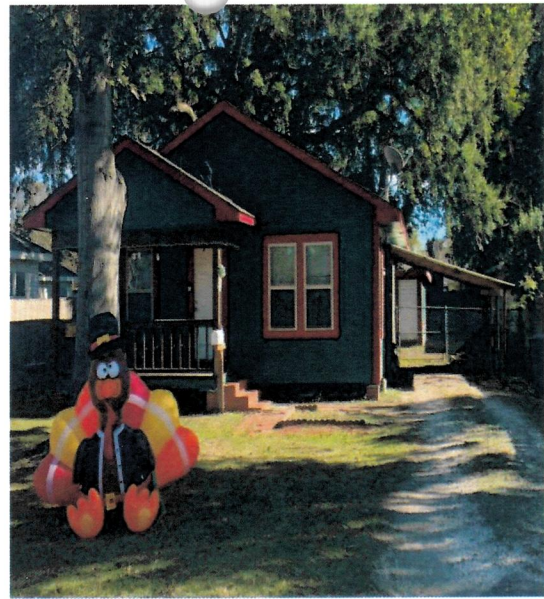
**3022 Jackie St.
Orange, TX**

Four bedroom, one full and two half baths on
piers. Built 1968, 1252 sf. Orangefield ISD.
Monthly rental \$1300.
Annual taxes \$2688.
Appraisal district value is \$145,390.



**4301 Roosevelt Ave.
Groves, TX**

Two bedrooms, one bath on piers, built 1962,
962 sf. PNGISD
Monthly rental \$1350
Annual taxes \$3157.
Appraisal district value is \$126,566.



**6616 Jefferson
Groves, TX**

Two bedroom, one and half bath on piers,
built 1962, PNGISD
Monthly rental \$1300.
Annual taxes \$2452.
Appraisal district value is \$98,307



**6650 Madison Blvd.
Groves, TX**

Four bedrooms, 2 bath on slab, built 1988
1573 sf. PNGISD
Monthly rental \$1440
Annual taxes \$5194.
Appraisal district value is \$208,220.