



FOR SALE

401 & 403 E Main St. • Brenham • Texas | Colonial Oaks 16 Unit Apartment Complex

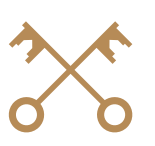
WELCOME TO COLONIAL OAKS

These apartments are ideally situated just steps away from Historic Downtown Brenham Square. These meticulously maintained mid-century garden apartments offer one bedroom & one bath apartments. Enjoy the tranquil views overlooking the courtyard, a rare serenity that's hard to find in today's market.





PROPERTY FEATURES



INVESTMENT *Property*

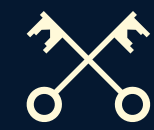
Large courtyard and Generous kitchen area, perfect for those who enjoy cooking or need extra space. Select units also feature brand-new appliances, making it an ideal choice for both small families and college students.

- Steps Away from Downtown
- Near Blinn College
- Walkable Restaurants
- Covered Parking
- Tranquil Views
- Large Courtyard
- Laundry Facilities



**COVERED PARKING
+ JUST MINUTES FROM
DOWNTOWN BRENHAM:**

With covered on-premises parking, the vehicles stay protected. Plus, nearby parks, restaurants, nightlife, grocery stores, and shopping outlets ensure convenience for your tenants just minutes away.



Taqueria el Rorro

Gilder St

Bank of Brenham

Santa F

Brossa's Cibo e Vino

German St

Floyd's Lounge W First St

Must Be Heaven

MESCALITO COFFEE

Seelhorst St

E Commerce St

30 North

Ninety Six West

er Young
le Shop
ift store

Volare
Italian Restaurant

**BREHAM
HERITAGE
MUSEUM**

N Market St
Chase Bar

Daisy's
Mexican • \$

Ross St

Pump's Precision
Rifle Training FFL

Sycamore St

Sycamore St

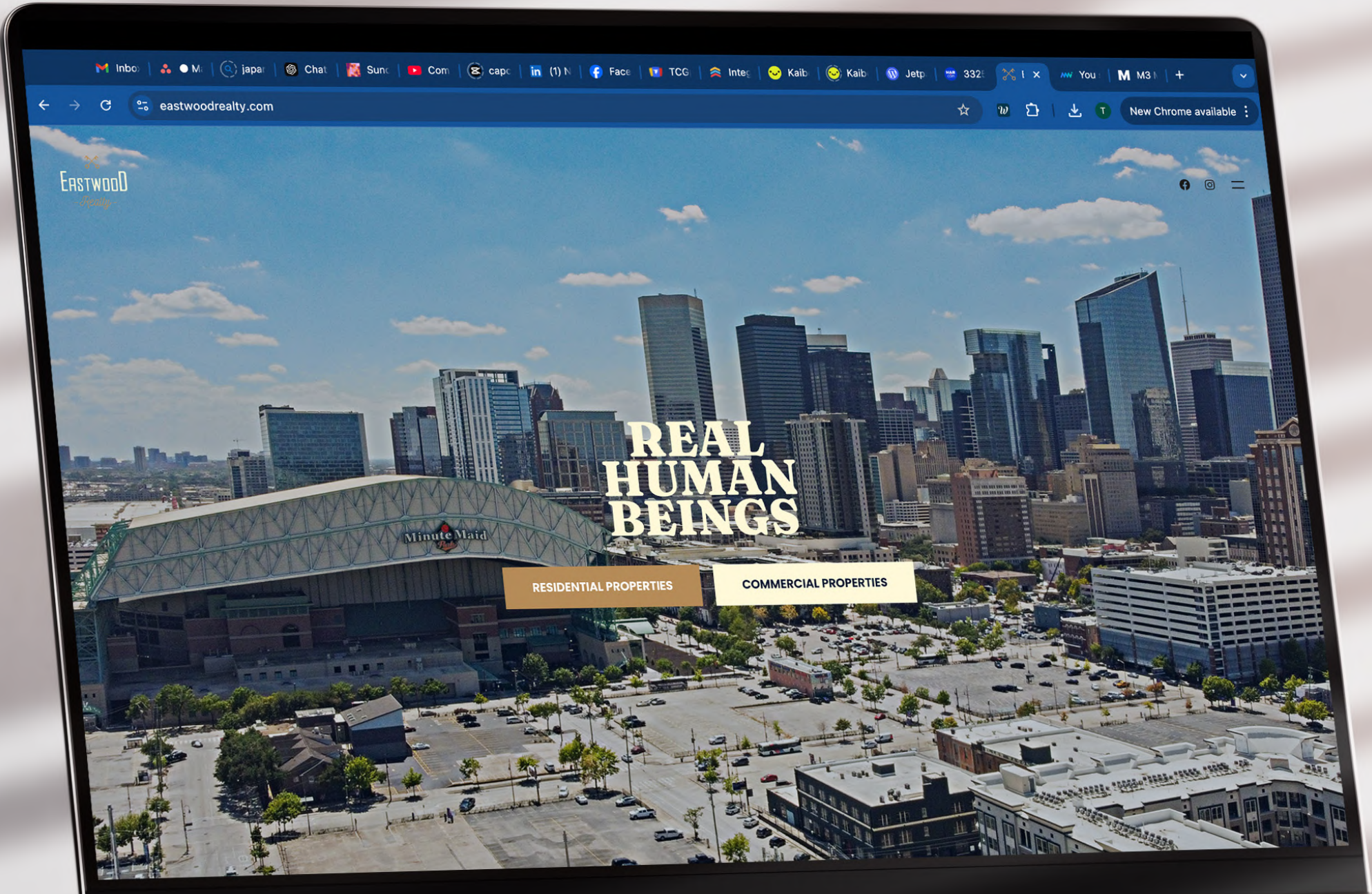
Ross St



DRIVE TIMES:
Blinn College: 6 Minutes
Brazos Valley Brewing: 4 Minutes
Downtown Brenham: 3 Minutes

CLICK TO VIEW PROPERTY SITE

[VIEW PROPERTY](#)



COLONIAL OAKS *Financials*

Unit	Rent	Annual	Bed	Bath	Sqft.	Security Deposit	Lease Start	Lease Expires
1	\$ 899.00	\$ 10,788.00	2	1	825	\$ 899.00	12-1-24	11-30-25
2	\$ 900.00	\$ 10,800.00	2	1	825	\$ 350.00	9-1-24	8-31-25
3	\$ 900.00	\$ 10,800.00	2	1	825	\$ 450.00	10-1-24	9-30-25
4	\$ 900.00	\$ 10,800.00	2	1	825	\$ 400.00	10-1-24	9-30-25
5	\$ 875.00	\$ 10,506.00	1	1	825	\$ 850.00	9-1-24	8-31-25
6	\$ 800.00	\$ 9,600.00	1	1	825	\$ 550.00	7-1-24	5-31-25
7	\$ 949.00	\$ 11,388.00	1	1	825	\$ 949.00	10-1-24	9-30-25
8	\$ 950.00	\$ 11,400.00	1	1	825	\$ 950.00	2-27-24	2-28-25
A	\$ 900.00	\$ 10,800.00	1	1	825	\$ 450.00	10-1-24	9-30-25
B	\$ 750.00	\$ 9,000.00	1	1	825	\$ 550.00	7-1-24	5-31-25
C	\$ 900.00	\$ 10,800.00	1	1	825	\$ 450.00	10-1-24	9-30-25
D	\$ 950.00	\$ 11,400.00	1	1	825	\$ 950.00	7-1-24	6-30-25
E	\$ 900.00	\$ 10,800.00	1	1	825	\$ 900.00	7-1-24	6-30-25
F	\$ 900.00	\$ 10,800.00	1	1	825	\$ 900.00	7-10-24	7-31-25
G	\$ 900.00	\$ 10,800.00	1	1	825	\$ 400.00	10-1-24	9-30-25
H	\$ 950.00	\$ 11,400.00	1	1	825	\$ 950.00	9-1-24	8-31-25
LAUNDRY INCOME	\$ 150.00	\$ 1,800.00	-	-	-	\$ -	-	-

TOTAL \$ 14,323.50 \$ 171,882.00 13,200 \$ 10,948.00

EXPENSES	MONTHLY	Annual	NOI	MONTHLY	Annual	%
ELECTRIC / WATER / DUMPSTER	\$ 218.47	\$ 2,621.64	GROSS	\$ 14,323.50	\$ 171,882.00	100%
PEST CONTROL	\$ 89.31	\$ 1,071.72	EXPENSE	\$ 4,353.13	\$ 52,237.59	30.39%
GAS	\$ 0.00	\$ 0.00	NOI	\$ 9,970.37	\$ 119,644.42	69.61%
LAWN	\$ 220.00	\$ 2,640.00				
INSURANCE	\$ 1,056.80	\$ 12,681.60				
TAXES	\$ 1,398.43	\$ 16,480.00				
MAINTENANCE	\$ 500.00	\$ 6,000.00				
VACANCY 6.25%	\$ 895.22	\$ 10,742.63				
TOTAL	\$ 4,353.13	\$ 52,237.59				



FOR SALE INFO

CONTACT



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