

CONFIDENTIAL OFFERING MEMORANDUM

Single Duplex | Kingsland, TX 78639

1 Duplex Building | 2 Doors

Asking Price: \$399,500

Date: February 2026

EXECUTIVE SUMMARY

Opportunity: Acquire a single duplex (2 doors) in Kingsland, TX with clean operations and strong cash-flow potential. Tenants pay utilities (electric, water, trash), supporting predictable expense control and durable NOI.

Key Highlights

- 2 total rental units (1 duplex building)
- Tenant-paid utilities: electric, water, trash
- Owner-paid: insurance + maintenance labor + property taxes
- Underwritten market rent: \$1,650/mo per door
- Value-add through rent standardization + lease/collections consistency

PROPERTY OVERVIEW

Asset Type: Duplex (2 doors)

Market: Kingsland, TX 78639

Utilities: Tenant paid (electric, water, trash)

RENT SCHEDULE (STABILIZED)

Market Rent Targets (Underwriting)

2 doors @ \$1,650/mo = \$3,300/mo

Gross Potential Rent (GPR): **\$39,600/year**

OPERATING EXPENSES (UNDERWRITING)

Expense	Annual Amount	Notes
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Insurance (est.)	\$1,763	Allocated from portfolio insurance total
Maintenance labor (est.)	\$1,300	Allocated from \$500 biweekly portfolio labor

■ **Total Underwritten Expenses (minimum known): \$3,063/year**

STABILIZED RETURNS

Stabilized NOI: \$39,600 – \$3,063 = \$36,537/year

Stabilized Cap Rate @ \$399,500: 9.15%

VALUE-ADD BUSINESS PLAN

1. Standardize rent and lease terms across both doors.
2. Improve collections systems (auto-pay, consistent late policy).
3. Fast unit turns to minimize days-vacant.
4. Maintain tenant-paid utilities structure to protect NOI.
5. Ongoing marketing funnel (FB Marketplace + local referrals).

INVESTMENT THESIS

Buyer is acquiring a duplex asset with tenant-paid utilities and a clean expense structure. Underwritten rents support attractive stabilized returns, with additional upside through operational discipline and rent standardization.

DISCLAIMER

Information contained herein is deemed reliable but not guaranteed. Buyer to verify all income, expenses, unit count, utility responsibilities, zoning, and physical condition. Financial projections are estimates and depend on execution and market conditions.

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