

8-Unit Multifamily Investment Property

Offered at \$1,300,000



Offer
Memorandum



Exclusively listed by:
Coldwell Banker Realty
Nikki Nguyen

Table of Contents

Executive Summary	1
Overview Of Offering	2
Property Location/ Drive Time	3
Investment Highlights	4
Financial Highlights	5
Rent Roll	6
Property Photos	7-9
Demographics	10
Property Layout Map/ Arial Map	11-12
Information about Brokerages	13



Executive Summary

1749 Max Road is a well-maintained 8-unit multifamily property set on a sprawling, nearly 5-acre site in Pearland, Texas, approximately 16 miles south of Downtown Houston. The property offers a unique blend of quiet, country-style living with convenient access to the city's most prominent employment, medical, and cultural destinations.

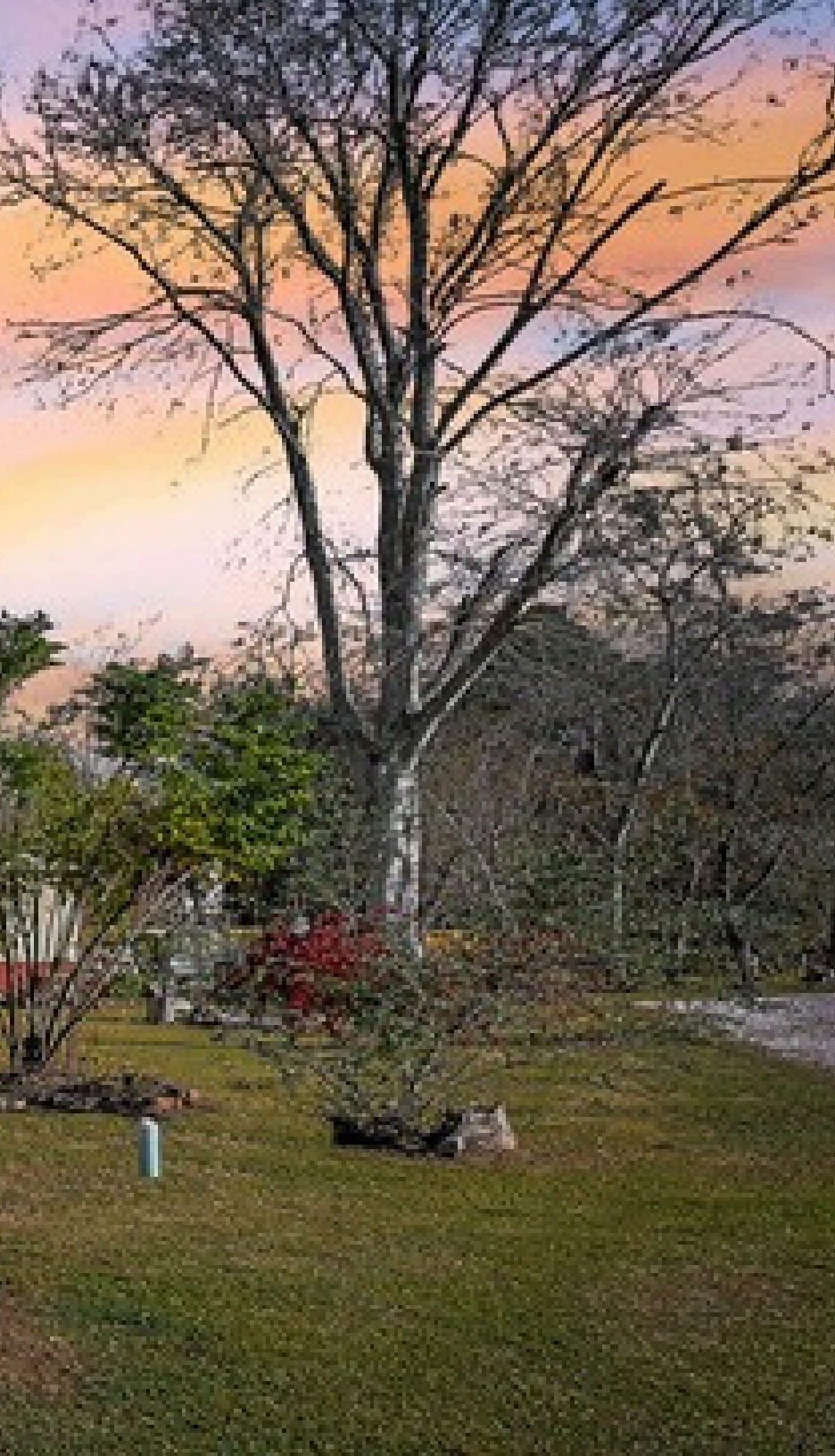
Surrounded by open space and mature landscaping, the property offers residents a sense of privacy and tranquility that is increasingly rare within the Houston metro area. The generous land area creates a low-density residential environment, contributing to strong tenant satisfaction and long-term occupancy.

The unit mix is anchored by larger floor plans, with most units featuring three bedrooms and two bathrooms, a layout that appeals to families and long-term renters seeking space, comfort, and functionality. The property is 100% occupied and has historically experienced very low tenant turnover, reflecting the desirability of both the setting and the unit configurations. While tucked away in a serene setting, the property remains highly connected. Residents benefit from quick access to State Highway 288, allowing for efficient commutes to Downtown Houston, the Texas Medical Center, nearby universities, and William P. Hobby Airport. This balance of accessibility and seclusion continues to support consistent demand.

Operationally, the property is efficiently configured with private utilities, including a water well, septic system, and individually metered electric, which helps keep ongoing expenses low and operations straightforward. The expansive land area also provides flexibility for future enhancements, expansion, or alternative use, subject to zoning and approvals.

1749 Max Road represents a rare opportunity to acquire a low-density multifamily property that combines stable occupancy, a desirable living environment, and long-term flexibility, all within one of the Houston area's most established and accessible suburban markets.





Overview of Offering

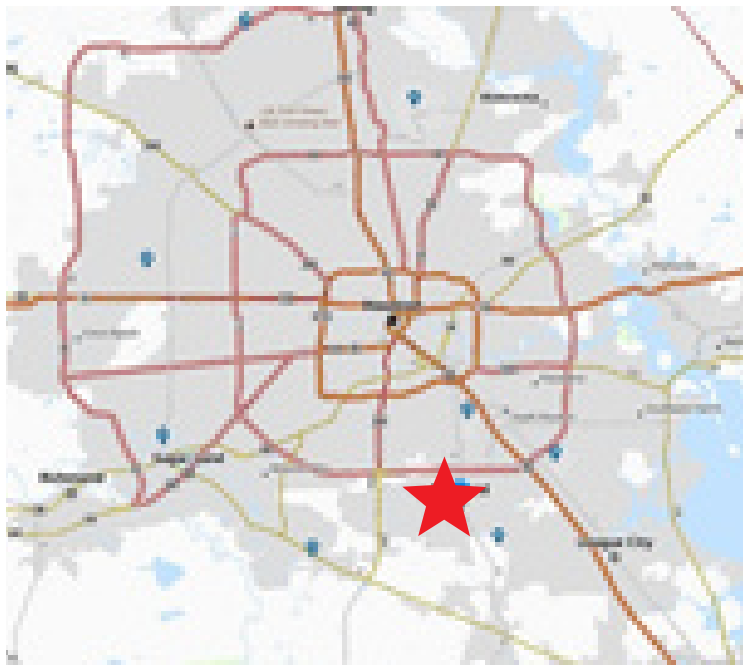
Unlock the Potential: Stabilized 8-unit multifamily on ±5 AC

We are pleased to present this exclusive offering memorandum for a multifamily investment property. A rare 8-unit property set on 5 acres of open, scenic land—offering privacy, peaceful surroundings, and enduring investment value. It is located in Pearland, a thriving suburban city south of Houston, offering excellent schools, strong community amenities, and easy access to major highways and employment hubs. Known for its high quality of life and steady growth, Pearland continues to attract homeowners, businesses, and investors.

- Asking price \$1,300.00
- Stabilized NOI: \$107,798
- CAP RATE @8.29%
- 8 units fully occupied
- Leased at \$1,300 – \$1,550 / unit
- 6 × 3BD/2BA | 2 × 2BD/2BA
- Total building size 8,368 SFT
- Total Lot size ~5 Acres
- Utilities: water well, septic, individual electric meters
- Low maintenance



Property Location



Strategically located approximately 24 minutes from Downtown Houston and the Texas Medical Center, the property benefits from excellent connectivity via State Highway 288, providing convenient access to major employment centers, universities, and William P. Hobby Airport. The surrounding area continues to experience population growth, steady rent appreciation, and limited new multifamily supply, supporting durable occupancy and long-term rental demand.

Drive Times

William P Hobby Airport

18 minutes
9.6 miles

Texas Medical Center

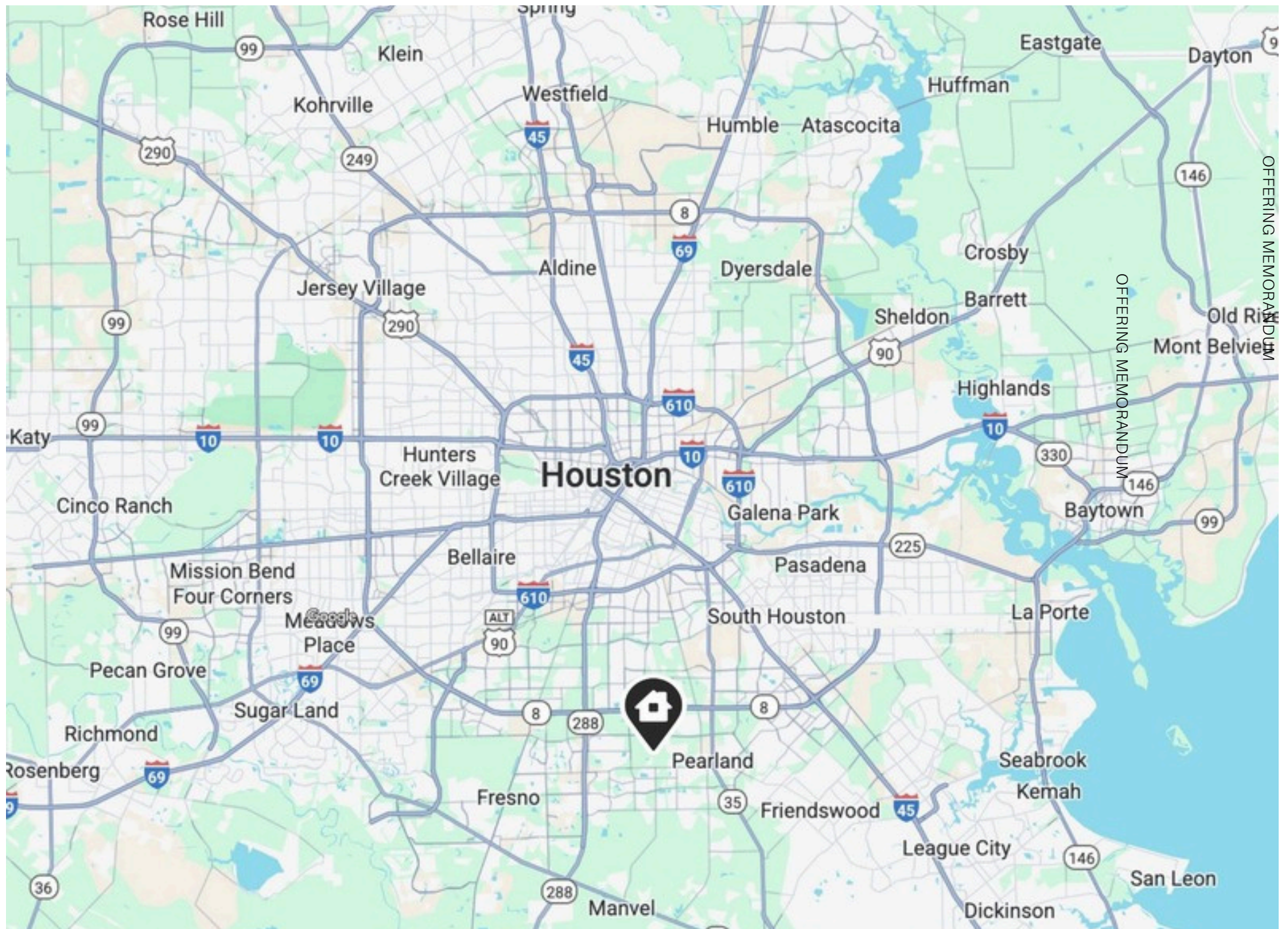
14 minutes
24 miles

Downtown Houston

24 minutes
16 miles

IAH Airport

32 minutes
36 miles



Investment Highlights

The asset is 100% occupied with extremely low tenant turnover, supported by large unit layouts that appeal to long-term renters seeking space, privacy, and affordability. The peaceful setting and privacy contribute to strong tenant retention and stable demand.

The property operates with a low expense ratio due to private utilities (water well and septic) and individually metered electric, resulting in a strong NOI and minimal management intensity.

With its stabilized income profile and significant land component, 1754 Max Road is well-suited for both downside protection and future upside through rent growth, expansion, or alternative use (subject to zoning and approvals).

Why Investors Like This Asset

1. Stabilized Income from Day One

- Fully occupied with a proven rent roll
- Low tenant turnover reduces vacancy and leasing costs
- Consistent cash flow with no heavy repositioning required

2. Attractive Expense Ratio

- Self-contained utilities significantly reduce operating expenses
- Simple construction and layout = low maintenance
- Ideal for passive or semi-passive ownership

3. Large, Desirable Units

- Majority 3-bedroom units, which outperform smaller layouts in tenant retention
- Family-oriented tenants tend to stay longer
- Reduced wear-and-tear vs. high-turnover Class C assets





Financial Highlights

Current Financial Performance

Gross Income	\$132,000
Operating Expenses	\$24,202
Net Operating Income	\$107,798
Expense Ratio	18.3%

5-Year Cash Flow Projection (Pro Forma)

PROJECTED OPERATING PERFORMANCE

Assumptions (Conservative):

Rent Growth: 3.0% annually

Expense Growth: 2.5% annually

No aggressive renovation or expansion assumed

Year 1	\$132,000	\$24,202	\$107,709
Year 2	\$135,960	\$24,807	\$111,153
Year 3	\$140,039	\$25,427	\$114,612
Year 4	\$144,240	\$26,063	\$118,177
Year 5	\$148,567	\$26,714	\$121,853

Rent Roll

UNIT	TENANT NAME	SF	ANNUAL RENT	BED	BATH	MONTHLY RENT
1	Tenant #1	896	15,600	3	2	1,300
2	Tenant #2	960	16,200	3	2	1,350
3	Tenant #3	1232	17,400	3	2	1,450
4	Tenant #4	1120	18,600	3	2	1,550
5	Tenant #5	1248	17,400	3	2	1,450
6	Tenant #6	1064	15,600	3	2	1,350
7	Tenant #7	924	15,600	2	2	1,300
8	Tenant #8	924	15,600	2	2	1,300

Property Photos



Property Photos

8

OFFERING MEMORANDUM



Property Photos

9

OFFERING MEMORANDUM



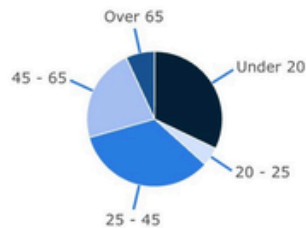
Demographics Summary

Population	1 mile	3 mile	5 mile
2023 Population	11,024	98,522	264,277
2023 Median Age	32.8	34.9	35.1
Average House Home Income	94,780	91,379	89,050
Employees	8,151	75,651	199,338

Age Demographics

33

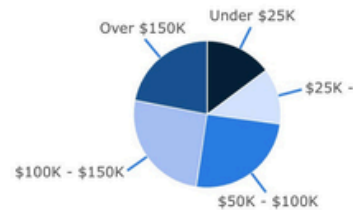
Median Age 35 2028 Estimate Growth Rate 6%



Household Income

\$94.8k

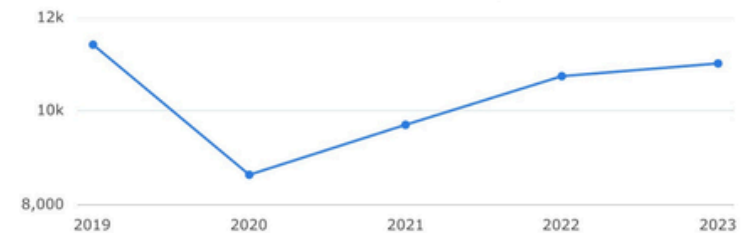
Median Income \$126.5k 2028 Estimate Growth Rate 33%



Population

11k

2% Compared to 10.8k in 2022



Property Layout Map



Aerial Map

12

OFFERING MEMORANDUM



Information about Brokerage



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Coldwell Banker Realty</u>	<u>420132</u>	<u>Joanne.Justice@cbdfw.com</u>	<u>(972)906-7700</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Joanna Justice</u>	<u>159793</u>	<u>Joanne.Justice@cbdfw.com</u>	<u>(972)906-7700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jennifer Carnahan</u>	<u>670212</u>	<u>jcarnahan@cbunited.com</u>	<u>(713)722-6800</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Nikki Nguyen</u>	<u>0599249</u>	<u>nikki.nguyen@cbrealty.com/</u>	<u>(713)876-2253</u>
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

Coldwell Banker Realty - Memorial, 10497 Town & Country Way Ste. 215 Houston TX 77024
Nikki Nguyen

Phone: (281) 364-6996 Fax: (713) 623-4332
www.janet.com

IABS 1-1
1749 Main Road