



OASIS APARTMENTS

610 Ferry Rd
Galveston, TX 77520

OFFERING MEMORANDUM

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610 FERRY RD
GALVESTON, TX 77520

EXCLUSIVELY PRESENTED BY:

JONATHAN CHACON

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BEVERLY AVE HOLDINGS
LLC

Office: 562-991-4323

Built By: www.crebuilder.com





INVESTMENT SUMMARY

Opportunity knocks in the heart of Galveston, TX under \$95,000 per unit at the Oasis Apartments - a 32 -unit Apartment Complex.

- Substantial Capex / Renovation has been done on the property over the last 3 years (flooring, HVAC repair/replace, paint, countertops, etc)
- Stabilized with under market rents - plenty of room to raise rents!



PROPERTY SUMMARY

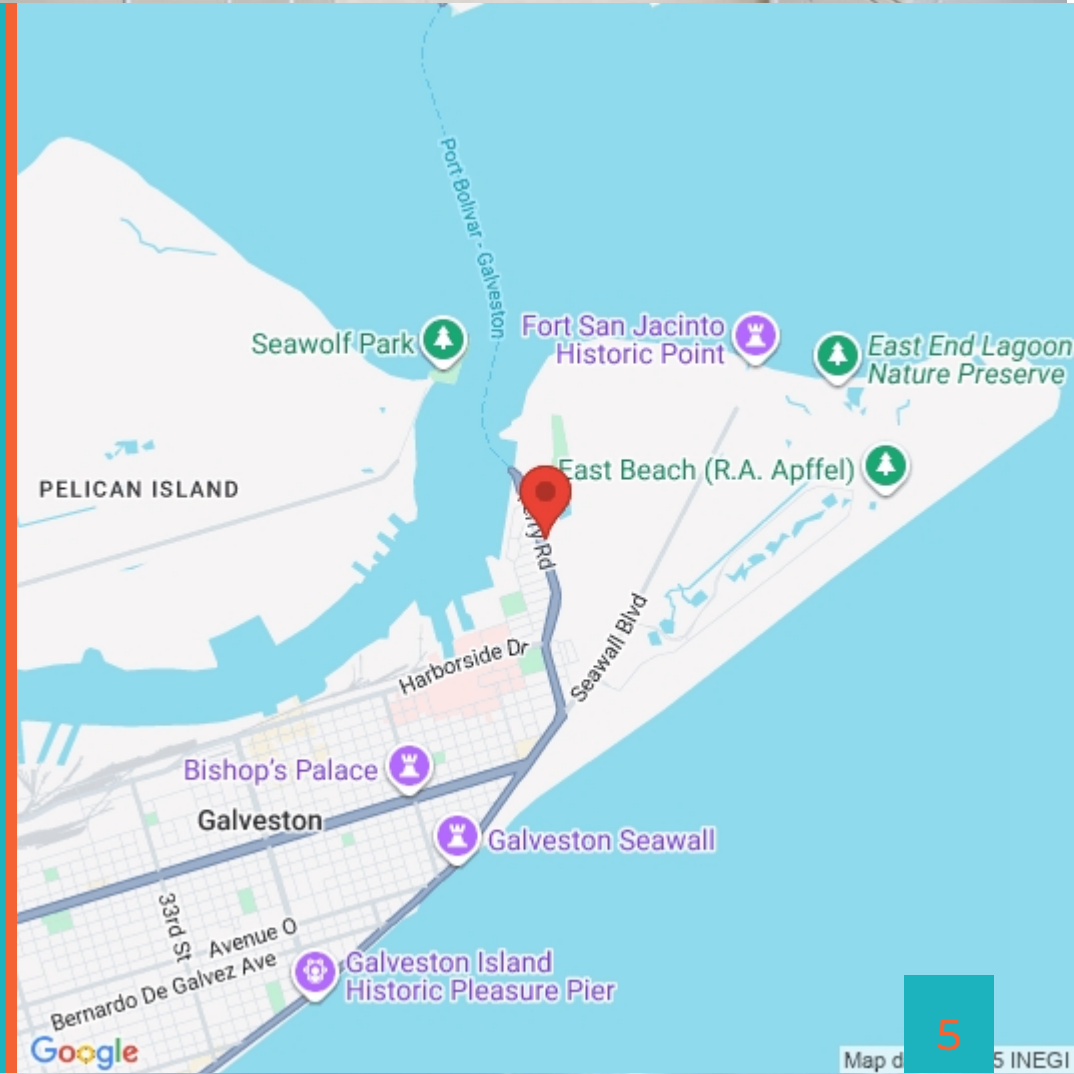
Offering Price	\$3,000,000
Building SqFt	25,170 SqFt
Lot Size (acres)	0.42
Levels	3
Units	32.00
Year Built	1955
County	Galveston
Parcel ID / APN	113362
Lot Size (SF)	18,514.00 SqFt





INVESTMENT HIGHLIGHTS

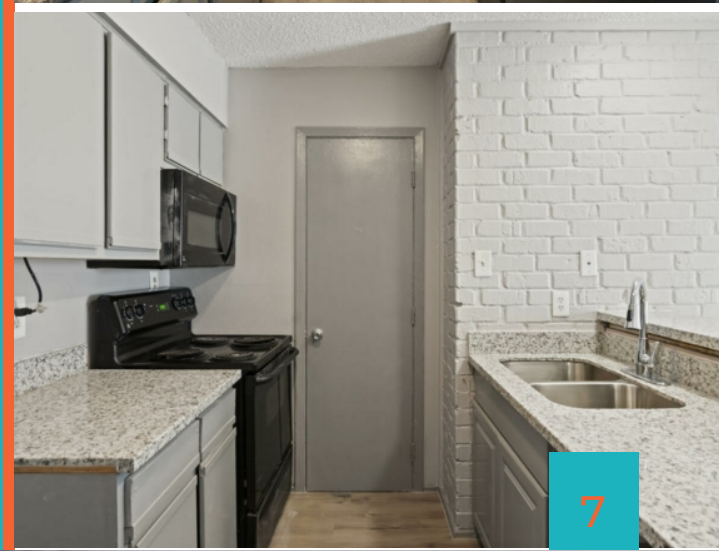
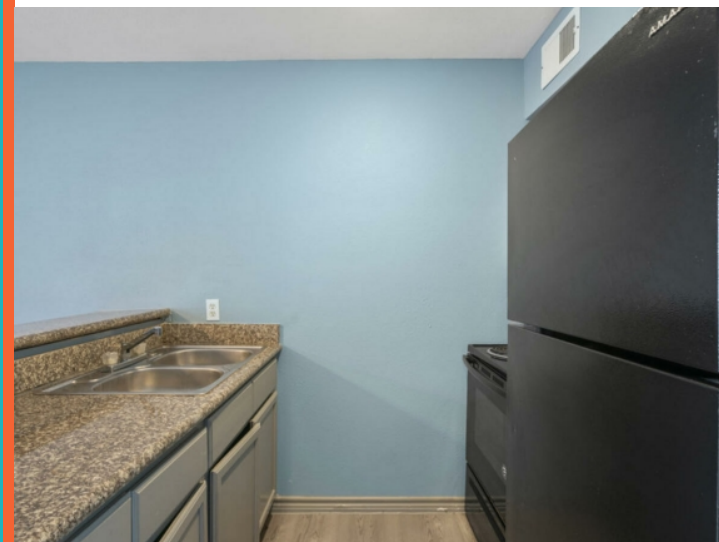
- Building amenities include undercover parking and on-site coin laundry!





LOCATION HIGHLIGHTS

- Centralized [AREA] location is ideal for commuters and work-from-home residents.





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,937	23,663	42,800
2010 Population	3,368	18,010	35,047
2025 Population	4,156	19,193	37,616
2030 Population	4,414	19,766	37,933
2025-2030 Growth Rate	1.21 %	0.59 %	0.17 %
2025 Daytime Population	46,921	65,609	81,536

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	517	1,846	2,946
\$15000-24999	124	914	1,525
\$25000-34999	208	832	1,427
\$35000-49999	234	953	1,745
\$50000-74999	342	1,468	2,747
\$75000-99999	177	850	1,702
\$100000-149999	320	1,232	2,315
\$150000-199999	93	504	1,006
\$200000 or greater	73	556	918
Median HH Income	\$ 46,816	\$ 50,477	\$ 53,908
Average HH Income	\$ 64,702	\$ 73,987	\$ 76,674



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,911	9,490	17,120
2010 Total Households	1,638	7,664	14,040
2025 Total Households	2,088	9,154	16,331
2030 Total Households	2,269	9,601	16,822
2025 Average Household Size	1.84	1.97	2.12
2025 Owner Occupied Housing	633	3,448	7,131
2030 Owner Occupied Housing	705	3,710	7,548
2025 Renter Occupied Housing	1,455	5,706	9,200
2030 Renter Occupied Housing	1,564	5,891	9,274
2025 Vacant Housing	382	3,633	5,289
2025 Total Housing	2,470	12,787	21,620





CITY OF GALVESTON

COUNTY

AREA

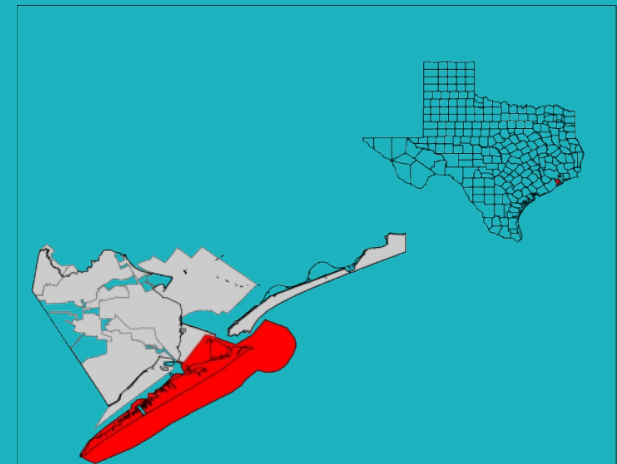
CITY	211.7 SQ MI
LAND	41.1 SQ MI
WATER	170.7 SQ MI
ELEVATION	7 FT

POPULATION



ABOUT GALVESTON

Galveston (GAL-vis-tən) is a resort city and port on the Gulf Coast of the U.S. state of Texas. It encompasses 211.31 square miles (547.3 km²) on Galveston Island and Pelican Island. As of the 2020 census, the city had a population of 53,695, making it the second-largest municipality in Galveston County, where it also serves as the county seat.



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BEVERLY AVE HOLDINGS LLC and it should not be made available to any other person or entity without the written consent of BEVERLY AVE HOLDINGS LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BEVERLY AVE HOLDINGS LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BEVERLY AVE HOLDINGS LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BEVERLY AVE HOLDINGS LLC has not verified, and will not verify, any of the information contained herein, nor has BEVERLY AVE HOLDINGS LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BEVERLY AVE HOLDINGS LLC ADVISOR FOR MORE
DETAILS.**

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