

MULTIFAMILY OFFERING MEMORANDUM

15 UNIT - LIVE OAK APARTMENTS

618 LIVE OAK STREET, BLANCO, TX 78606



OFFERING MEMORANDUM

LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229

C: (512) 567-6429

info@localreg.com

657845, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

618 LIVE OAK STREET



LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

1 - PROPERTY INFORMATION

Executive Summary	4
Property Photos - Exterior	5
Live Oak Apartments - Remodel	8

2 - LOCATION INFORMATION

Blanco Market	10
Regional Map	11
Location Maps	12

3 - LEASE REPORTS

Rent Roll	14
-----------	----

4 - FINANCIAL ANALYSIS

T-12 for 2025	16
---------------	----

5 - TRADE AREA OVERVIEW

Business Map	18
Demographics	19
Disclaimer	20
IABS	21



618 LIVE OAK STREET

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY PHOTOS - EXTERIOR

LIVE OAK APARTMENTS - REMODEL

EXECUTIVE SUMMARY

618 LIVE OAK STREET



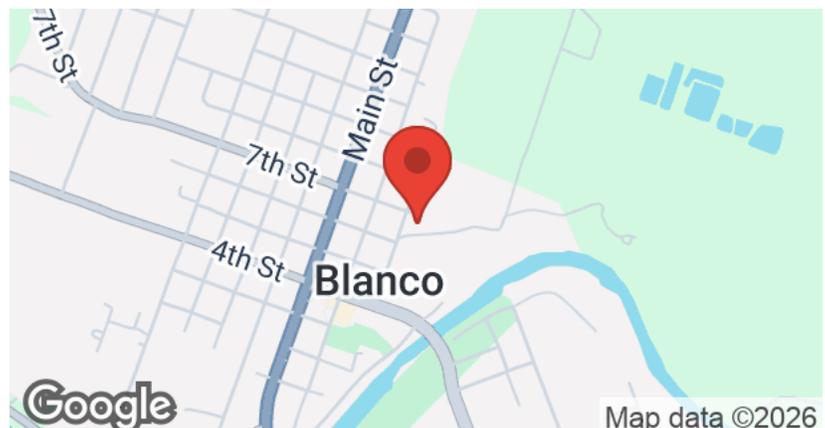
OFFERING SUMMARY

PRICE:	Call for Pricing
NUMBER OF UNITS:	15 Units
UNIT MIX:	1/1, 2/1,2/2 & 3,2
BUILDING SF:	13,651 sf
GOI:	\$256,945
NOI (01/25 - 12/25):	\$175,255
EXPENSE RATIO:	31.8%
CAP RATE:	8.39% per Seller T12
OCCUPANCY:	100% as of 01/20/2026
GRM:	8.13
LOT SIZE:	1 AC (43,560 sf)
RENOVATED:	2022-2023
YEAR BUILT:	2023 (per tax records)
PARKING:	30 spaces
PARKING RATIO:	2 spaces/unit

PROPERTY OVERVIEW

A STABILIZED AND TURNKEY MULTIFAMILY OFFERING IN CENTRAL TEXAS!! Major remodel leaving negligible deferred maintenance. Per sellers, remodeled everything other than structure, foundation and exterior walls. Below are the highlights:

1. Strong Cashflow investment in Central TX.
2. Major remodel finishing May 2023 leaving no deferred maintenance.
3. Ability to monitor utility consumption remotely and leases structured with utility reimbursement.
4. Strong 100% Cost Segregation potential with no significant capital reserves required in budgeting.
5. Existing property management willing to stay in place.
6. Lean expense ratio and high yield for the area.



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



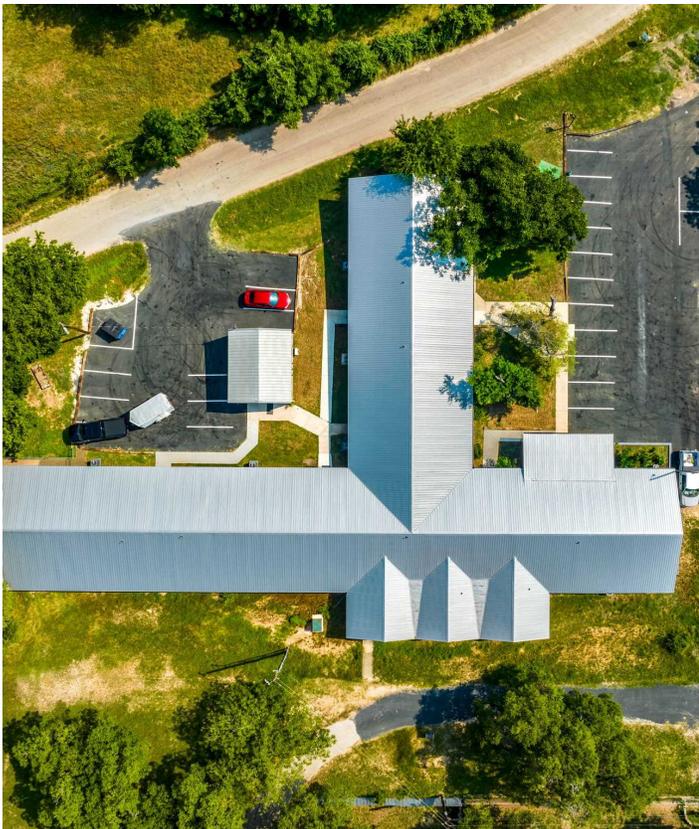
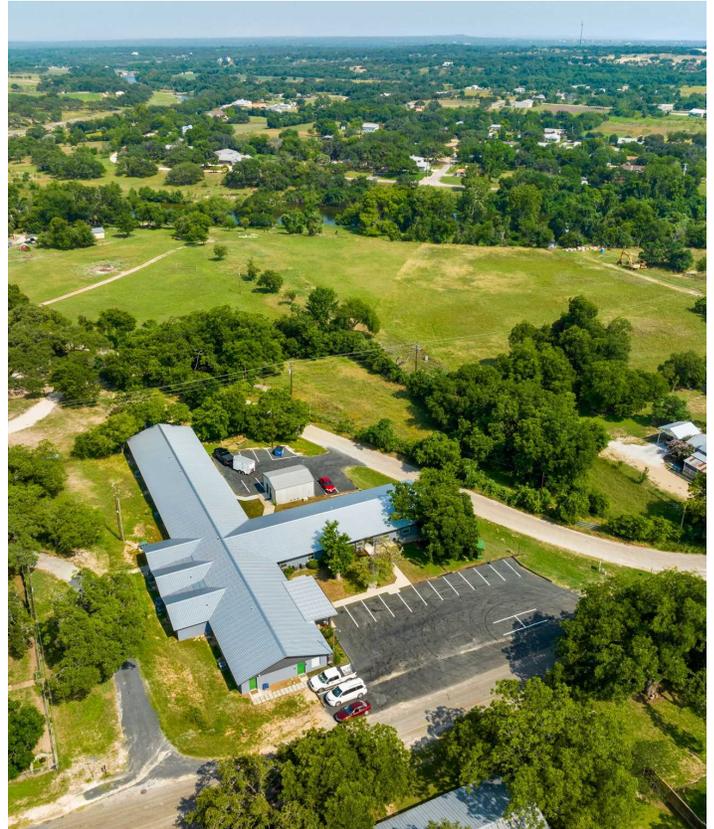
Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

PROPERTY PHOTOS - EXTERIOR

618 LIVE OAK STREET



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



Each Office Independently Owned and Operated

PROPERTY PHOTOS - INTERIOR

618 LIVE OAK STREET



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746

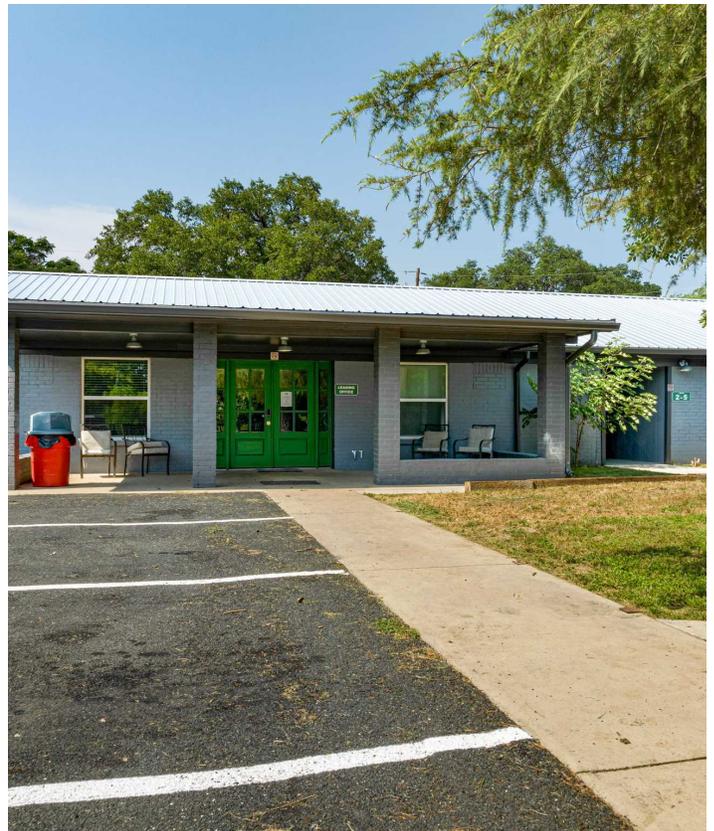
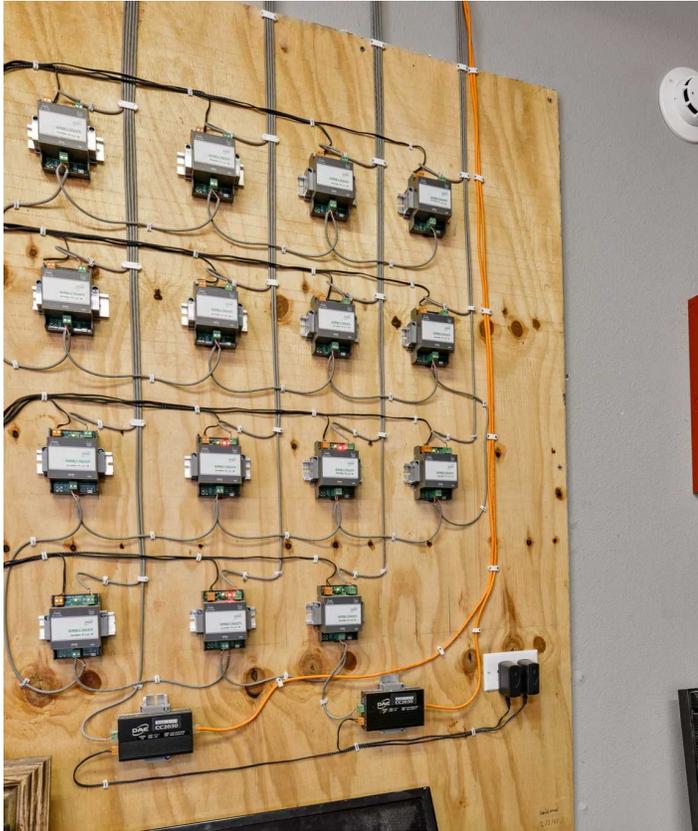
JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



Each Office Independently Owned and Operated

PROPERTY PHOTOS - MISCELLANEOUS

618 LIVE OAK STREET



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

LIVE OAK APARTMENTS - REMODEL

618 LIVE OAK STREET



Live Oak Apartment Remodel Summary

The property's building was *repurposed from a former nursing home, retaining only the slab, exterior brick walls, and roof trusses*. The rest of the structure is *entirely new and constructed with modern materials and techniques*. The remodel cost was over \$1.1 million and notable improvements include:

- PEX plumbing, new gravity-fed drain lines connected to the city hookup
- R13 (exterior walls) and R20 (roof deck) spray-foam insulation
- All new high-efficiency windows and doors
- All new Carrier central air conditioning in each unit with new ductwork and drain lines
- All new cabinetry and butcher block countertops for kitchen
- All new stainless steel kitchen appliances
- All new bathroom cabinetry and vanity
- All new durable laminate flooring throughout.
- Top-level Fire suppression system throughout for safety and lower insurance premiums
- All new electrical fixtures, rough-in and wiring
- New drywall, tape and float
- New Paint throughout
- All new metal roof for sustained protection and long roof life.
- All new geo-tagged 3D imaging of all infrastructure, facilitating easy maintenance and repairs by providing detailed documentation of wires, pipes, and other components.
- All newly paved parking areas ensure ample space for tenants and their guests.
- All utilities, including water, electricity, and internet, are privately sub-metered for efficient billing.
- Laundry room facilities contracted with CSC on a 50/50 revenue-sharing basis, providing residents with convenient on-site laundry facilities. Live Oak Apartments comprises 15 units designed to cater to various tenant needs.

LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229

C: (512) 567-6429

info@localreg.com

657845, Texas



618 LIVE OAK STREET

LOCATION INFORMATION

2

BLANCO MARKET
REGIONAL MAP
LOCATION MAPS

Live Oak Apartments | Blanco, TX



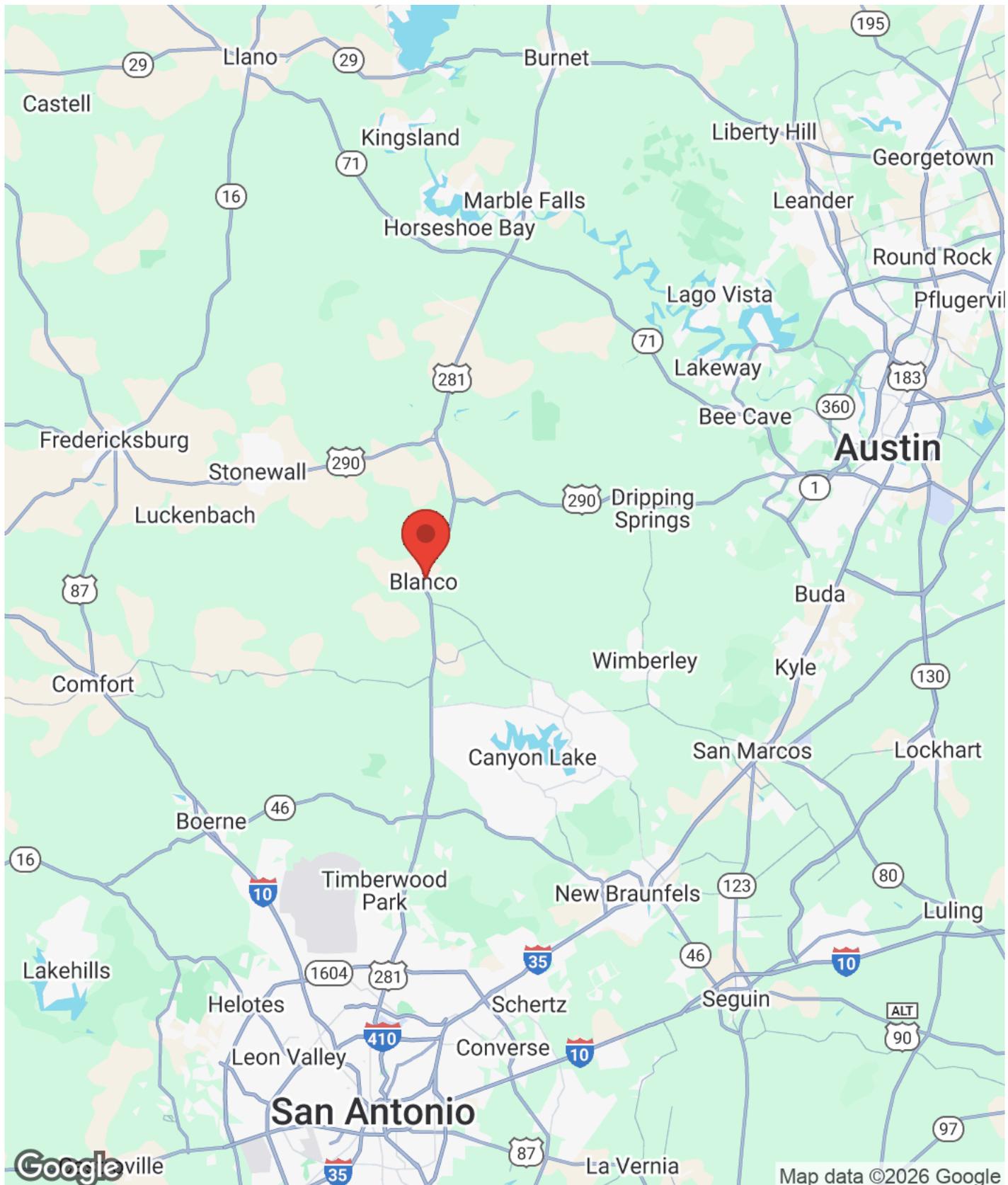
Blanco, TX

Live Oak Apartments in booming Blanco, Texas offers an exclusive multifamily property investment opportunity. This significant remodel of the 15-unit apartment complex is complete, move-in-ready, and experiencing high demand. It is the first new apartment complex to be constructed in many years, distinguishing it from the limited existing options in town. The other two complexes are either income-restricted or dated, and all three are consistently at or near full capacity with low turnover. Nearby appraisal comparisons are scarce, emphasizing the exceptional nature of this property. Located just two blocks north of the historic Blanco Square in a serene residential neighborhood, Live Oak Apartments enjoys a prime location.

Blanco, conveniently located 49 miles from both the state capital of Austin and the historic city of San Antonio, sits on US Highway 281 near the intersection with US Highway 290. Positioned in the heart of the Texas Hill Country, Blanco offers a scenic and vibrant setting. As a certified Night Sky Friendly + Scenic City, it boasts a captivating environment surrounded by wineries, breweries, and distilleries. The beautiful Blanco River and its accompanying State Park contribute to the town's natural charm, offering residents and visitors opportunities for recreation and relaxation. In conclusion, Live Oak Apartments presents an exclusive multifamily property investment opportunity in the flourishing town of Blanco, Texas. With its all-new 15-unit complex, exceptional location, modern construction, and desirable amenities, this property is poised to meet the high demand for quality housing in the area

REGIONAL MAP

618 LIVE OAK STREET



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



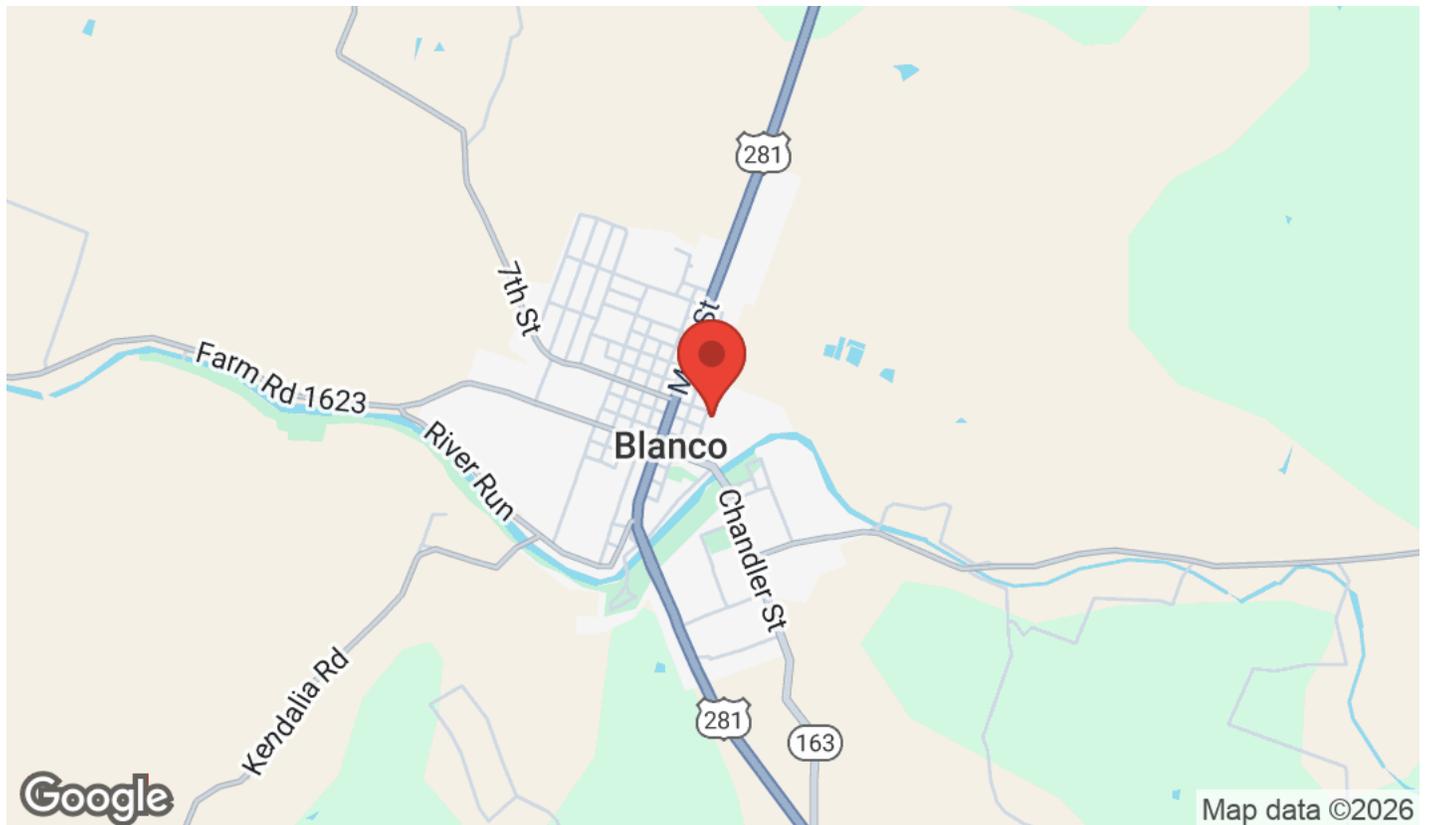
Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas

LOCATION MAPS

618 LIVE OAK STREET



LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



618 LIVE OAK STREET

LEASE REPORTS

RENT ROLL

3

RENT ROLL

618 LIVE OAK STREET



Live Oak Apartments 618 Live Oak, Blanco TX 78606

Rent Roll - As of January 2026

Unit	Lease	Start date	End date	Beds / Baths	Size	Rent	Pet Rent	Internet	TOTAL
Property: Live Oak Apartments									
Unit 1	Leslie Muniz & Luis Santiago	11/11/23	05/31/26	3/2	1,132	\$2,000		\$49.95	\$2,049.95
Unit 2	Hanna Coker	05/10/25	05/31/26	1/1	368	\$675	\$15		\$690.00
Unit 3	Mark Smith	08/01/24	07/31/26	1/1	630	\$1,075		\$49.95	\$1,124.95
Unit 4	Thampy Jacob	01/13/25	07/31/26	1/1	583	\$1,000			\$1,000.00
Unit 5	Gabriel McDaid	07/01/24	06/30/26	1/1	452	\$875		\$49.95	\$924.95
Unit 6	Christina Kersten & Matthew Box	07/01/24	06/30/26	2/1	720	\$1,315	\$25	\$49.95	\$1,389.95
Unit 7	Christian Graham	03/16/24	03/15/26	2/1	720	\$1,315	\$15	\$49.95	\$1,379.95
Unit 8	Silvia and Gary Salazar	08/01/24	07/31/26	2/1	720	\$1,315		\$49.95	\$1,364.95
Unit 9	Zachery Smith & Jennifer Burchett	04/05/23	07/31/26	2/1	720	\$1,315	\$15	\$49.95	\$1,379.95
Unit 10	Miguel Silva	01/03/25	01/02/27	1/1	639	\$1,075		\$49.95	\$1,124.95
Unit 11	Charles F. Sanchez II	06/01/23	monthly	1/1	726	\$1,250	\$15	\$49.95	\$1,314.95
Unit 12	Tina Wilson	04/03/25	04/30/26	2/2	900	\$1,450		\$49.95	\$1,499.95
Unit 13	Catherine E.Cudd	10/01/23	09/30/26	2/2	900	\$1,450		\$49.95	\$1,499.95
Unit 14	James Phillip & Kloe Lee	06/01/25	05/31/26	2/2	900	\$1,450		\$49.95	\$1,499.95
Unit 15	Jodot Willis	09/01/23	08/31/26	2/2	900	\$1,450		\$49.95	\$1,499.95
Total						\$19,010	\$85.00	\$649.35	\$19,744

LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



618 LIVE OAK STREET

FINANCIAL ANALYSIS

T-12 FOR 2025

4

T-12 FOR 2025

618 LIVE OAK STREET

T-12
Live Oak Apartments
2025



Distribution account	Jan 2025	Feb 2025	March 2025	April 2025	May 2025	June 2025	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Total
Income													
Application Fees	73.00	11.50	36.50	73.00	36.50								230.50
Late Fees						39.86				195.00	131.50	263.00	629.36
Laundry Commission	210.35	80.54	242.97	85.18	196.20	97.75	96.97	294.34	144.04	269.24	96.03	223.90	2,037.51
Lease termination fees			225.00	574.95									799.95
Pet Fees	40.00	15.00	15.00	295.00	420.00	85.00	110.00	100.00	85.00	70.00	85.00	70.00	1,390.00
Rent	20,811.19	17,329.65	16,126.73	17,843.33	17,039.03	18,610.00	18,660.00	19,360.00	18,860.00	18,860.00	18,860.00	18,860.00	221,219.93
Technology Fee	733.31	635.95	554.98	461.78	799.01	649.35	649.35	649.35	649.35	599.40	649.35	599.40	7,630.58
Utilities Revenue	2,159.44	2,013.95	1,821.07	1,451.34	1,805.93	1,754.42	1,959.73	2,159.79	1,944.27	2,378.89	1,939.77	1,618.21	23,006.81
Total for Income	24,027.29	20,086.59	19,022.25	20,784.58	20,296.67	21,236.38	21,476.05	22,563.48	21,682.66	22,372.53	21,761.65	21,634.51	256,944.64
Expenses													
Advertising & Marketing		10.54		79.43				63.84					153.81
Contractor Labor	305.00												305.00
Insurance	597.08	597.08	597.08	597.08	597.08	597.12	597.16	597.16	597.16	597.16	597.16	597.16	7,165.48
Job Supplies	53.82	20.56		19.71									94.09
Legal & Professional Services													0.00
Management Fees	1,192.70	1,204.82	1,204.82	1,204.82	1,237.36	1,237.36	1,237.36	1,237.36	1,237.36	1,245.77	1,237.36	1,237.36	14,714.45
Office Supplies/ Postage	10.45	37.28	15.68			10.10	31.40	31.40	10.95	11.00	27.32	11.90	197.48
Real estate taxes	2127.97	2127.97	2127.97	2127.97	2127.97	2127.97	2127.97	2127.97	2127.97	2127.97	2127.97	2127.97	25,535.64
Bld Repairs & Maintenance	390.95	631.14	908.74	215.70	14.05		150.00	150.00	32.46	17.56	7.13	150.00	2,667.73
Equipment Repairs & Maintenance	1,006.90			121.86		93.00							1,221.76
Salaries & Wages-Employee Wages	608.46	350.00	40.00	614.50	255.50	324.12	195.00					20.00	2,407.58
Salary & Benefits-Payroll Taxes	59.25	35.81	8.59	51.15	19.92	24.78	14.91					1.52	215.93
Utilities													0.00
Electricity	789.94	940.06	911.87	658.58	628.10	674.91	917.56	959.81	817.02	1,081.17	741.50	603.62	9,724.14
Internet	255.89	335.23	268.32	257.29	257.29	257.29	257.29	257.29	257.29	257.29	257.29	257.29	3,175.05
Water	1,132.80	1,147.90	1,147.90	1,159.22	1,147.77	1,147.90	1,117.70	1,258.36	1,182.84	1,260.25	1,214.93	1,194.16	14,111.73
Total for Utilities	2,178.63	2,423.19	2,328.09	2,075.09	2,033.16	2,080.10	2,292.55	2,475.46	2,257.15	2,598.71	2,213.72	2,055.07	27,010.92
Total for Expenses	8,531.21	7,438.39	7,230.97	7,107.31	6,285.04	6,494.55	6,646.35	6,683.19	6,263.05	6,598.17	6,210.66	6,200.98	81,689.87
Net Operating Income	15,496.08	12,648.20	11,791.28	13,677.27	14,011.63	14,741.83	14,829.70	15,880.29	15,419.61	15,774.36	15,550.99	15,433.53	175,254.77

Cash Basis Tuesday, January 20, 2026 3:18PM GMT -06:00

LOCAL REAL ESTATE GROUP
1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
O: (512) 368-2229
C: (512) 567-6429
info@localreg.com
657845, Texas



618 LIVE OAK STREET

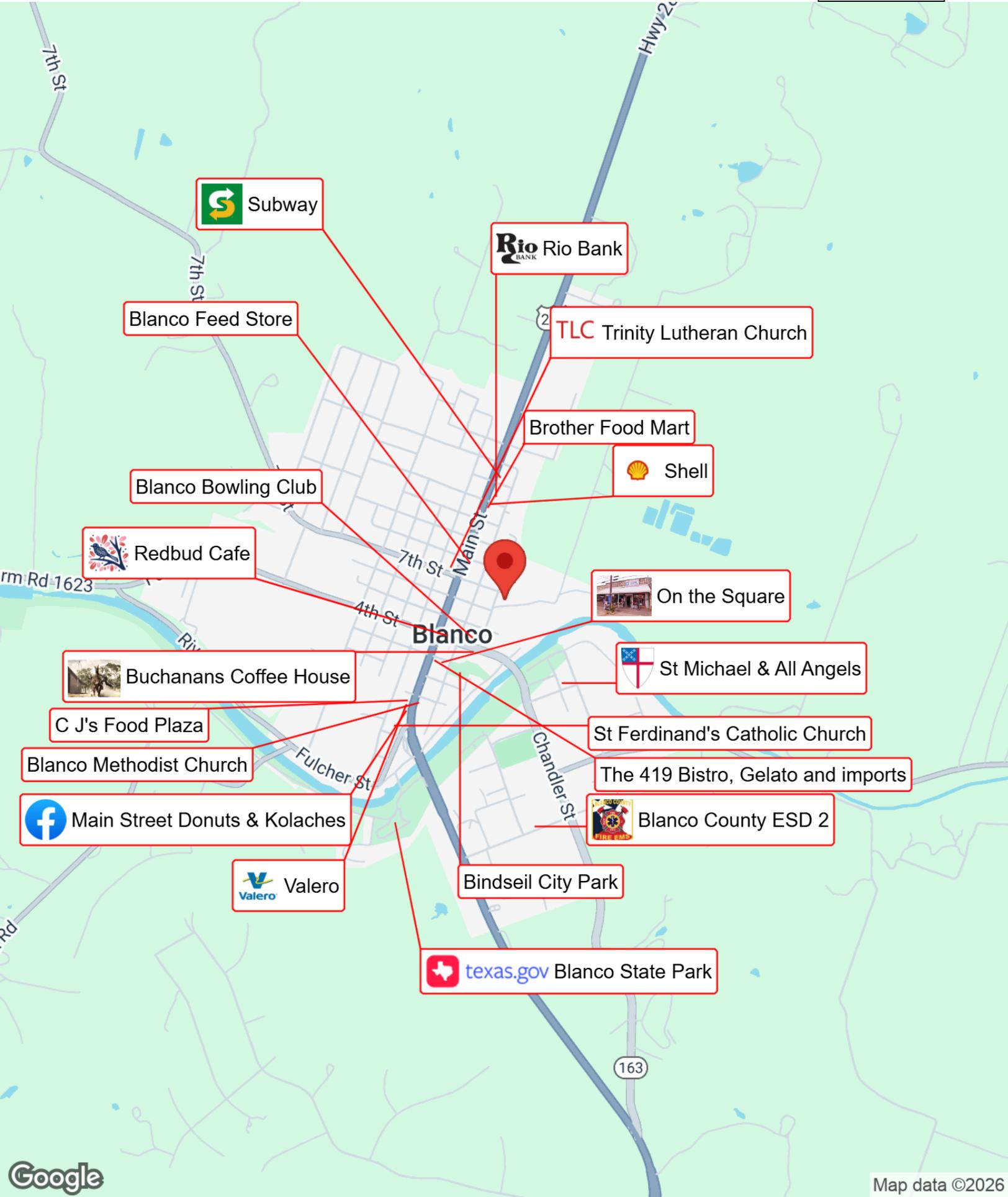
TRADE AREA OVERVIEW

5

BUSINESS MAP
DEMOGRAPHICS
DISCLAIMER
IABS

BUSINESS MAP

618 LIVE OAK STREET



 Subway

 Rio Bank

Blanco Feed Store

TLC Trinity Lutheran Church

Brother Food Mart

 Shell

Blanco Bowling Club

 Redbud Cafe

 On the Square

 Buchanans Coffee House

 St Michael & All Angels

C J's Food Plaza

St Ferdinand's Catholic Church

Blanco Methodist Church

The 419 Bistro, Gelato and imports

 Main Street Donuts & Kolaches

 Blanco County ESD 2

 Valero

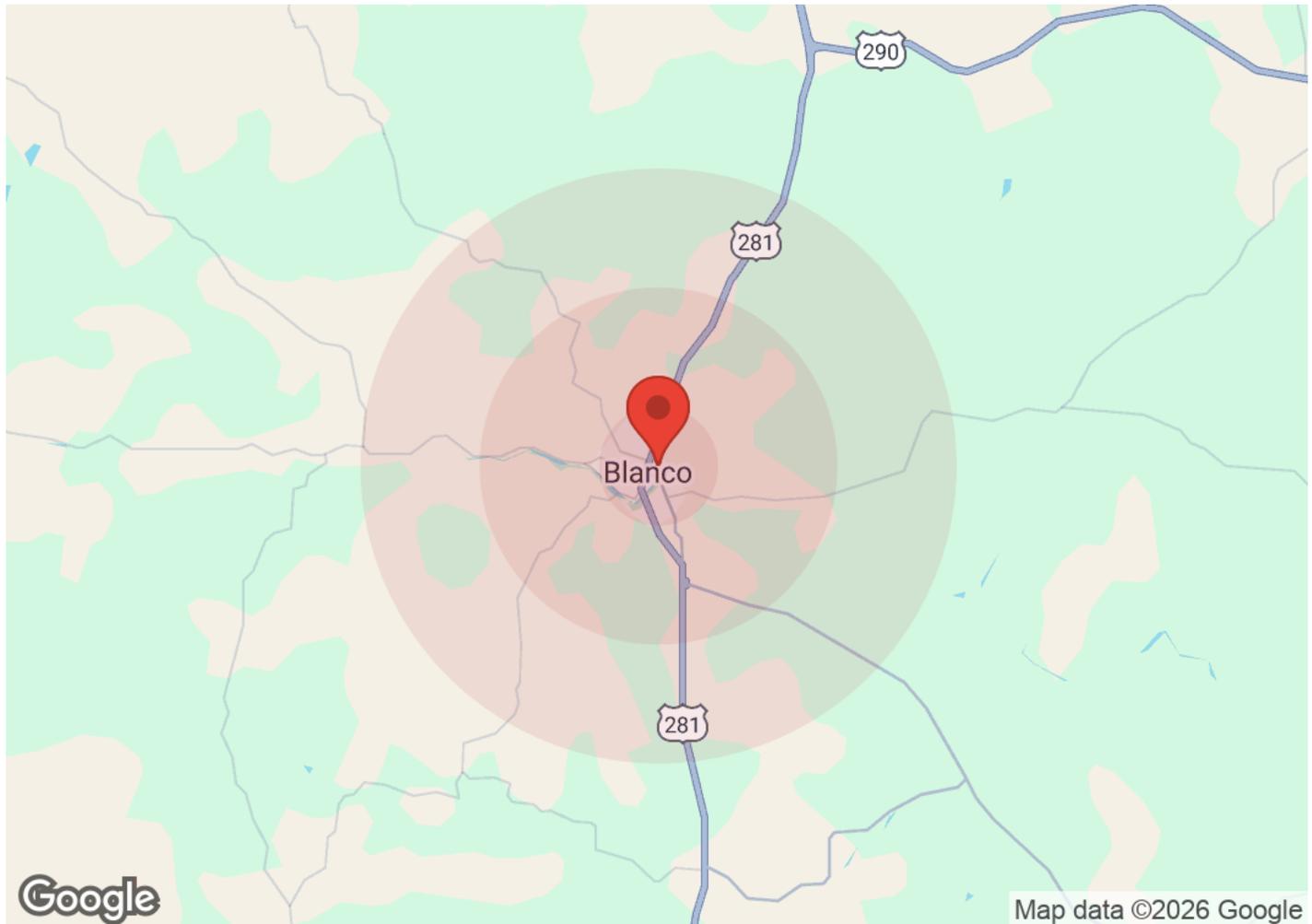
Bindseil City Park

 [texas.gov](https://www.texas.gov) Blanco State Park

163

DEMOGRAPHICS

618 LIVE OAK STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A	Median	N/A	N/A	N/A
Female	N/A	N/A	N/A	< \$15,000	N/A	N/A	N/A
Total Population	N/A	N/A	N/A	\$15,000-\$24,999	N/A	N/A	N/A
				\$25,000-\$34,999	N/A	N/A	N/A
				\$35,000-\$49,999	N/A	N/A	N/A
				\$50,000-\$74,999	N/A	N/A	N/A
				\$75,000-\$99,999	N/A	N/A	N/A
				\$100,000-\$149,999	N/A	N/A	N/A
				\$150,000-\$199,999	N/A	N/A	N/A
				> \$200,000	N/A	N/A	N/A
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	N/A	N/A	Total Units	N/A	N/A	N/A
Black	N/A	N/A	N/A	Occupied	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A	Owner Occupied	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A	Renter Occupied	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A	Vacant	N/A	N/A	N/A
Asian	N/A	N/A	N/A				
Multi-Racial	N/A	N/A	N/A				
Other	N/A	N/A	N/A				

LOCAL REAL ESTATE GROUP
 1801 S MoPac Expwy #100
 Austin, TX 78746



Each Office Independently Owned and Operated

JOAQUIN LOPEZ, REALTOR
 O: (512) 368-2229
 C: (512) 567-6429
 info@localreg.com
 657845, Texas

DISCLAIMER

618 LIVE OAK STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JOAQUIN LOPEZ, REALTOR

O: (512) 368-2229

C: (512) 567-6429

info@localreg.com

657845, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

