



Exclusive Multifamily Investment Opportunity in Houston's Uptown

5506 & 5510 BEVERLY HILL ST. HOUSTON, TX 77056

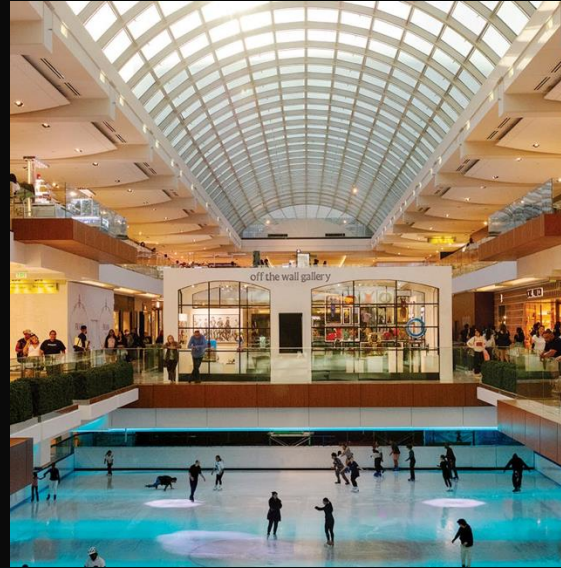
Prime Galleria/Uptown location with major value-add potential for an 8-unit, 2-bedroom, 1.5-bath garden-style multifamily property



Prime Galleria, River Oaks & Uptown Proximity



River Oaks District - 8 Minutes
8 Minutes Away Houston's premier luxury retail and dining destination, attracting affluent shoppers and tourists



The Galleria – 5 Minutes
Minutes Away Texas' largest shopping and dining destination, enhancing rental appeal



Post Oak Hotel – 3 Minutes
Away Houston's only Forbes Five-Star hotel, underscoring the area's prestige



Williams Tower – 2 Minutes
Away Iconic Uptown office tower driving tenant and resident demand nearby

Investment Highlights



Major Value-Add Potential

Partially renovated units with opportunity to upgrade and increase rents



Prime Galleria/Uptown Location

Across from \$500K+ townhomes, surrounded by multi-million-dollar homes



Garden-Style Property with Patios

8 spacious 2 Bed / 1.5 Bath units (~1,100 SF each) in a classic garden-style layout with patios



Close to Major Employers

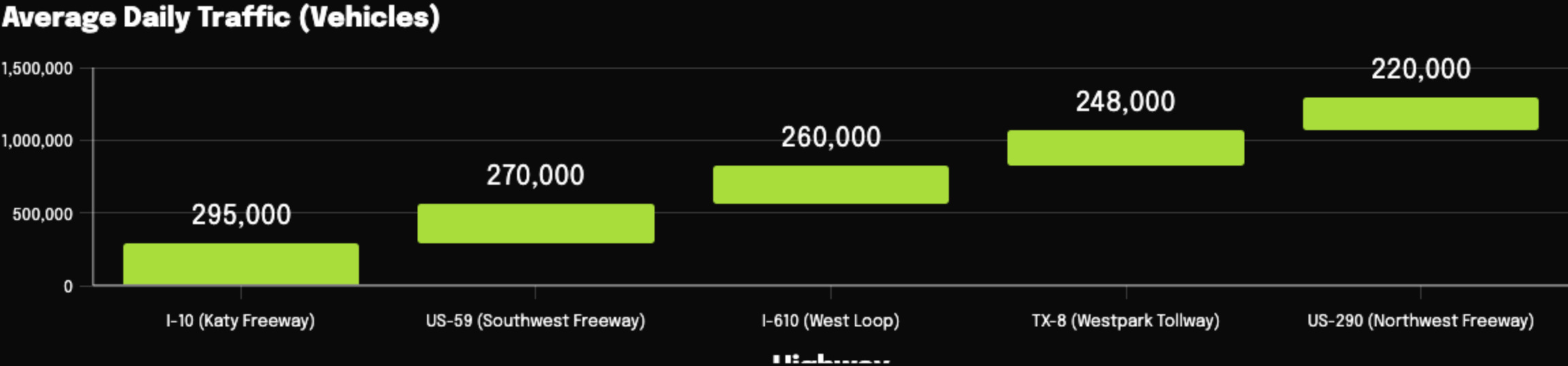
Immediate access to Uptown business district, Class A office towers, and top Houston employers



Land Tax Value \$1.5M

Verified tax assessment underscores the property's intrinsic land value

Average Daily Traffic on Major Highways in Houston's Uptown/Galleria Area



The major highways in the Uptown/Galleria area of Houston, including the Westpark Tollway, see significant daily traffic volumes, indicating high demand for access to the area.



The Galleria



Williams Tower



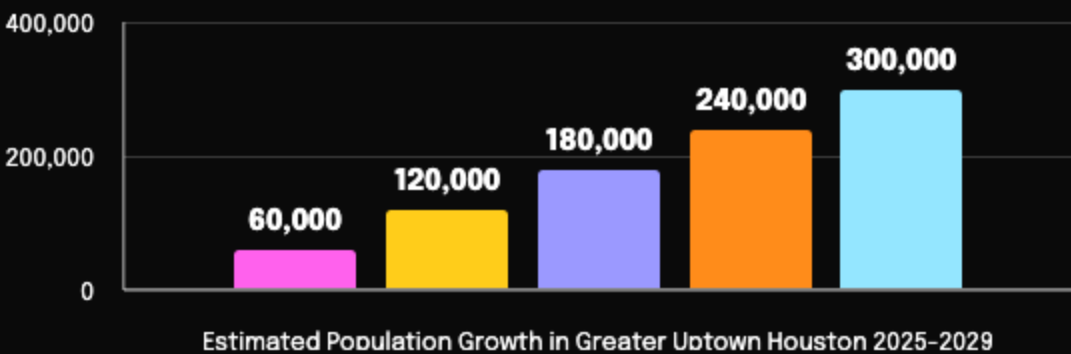
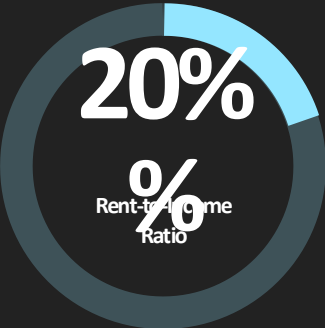
Beverly Hill St. Apartments

Financial Snapshot – Appraisal Basis

Metric	Value
Gross Potential Rent	\$206,400
Vacancy & Credit Loss (5%)	(\$10,320)
Effective Gross Income	\$196,080
Property Taxes	(\$18,526.66)
Insurance	(\$8,900)
Utilities	(\$1,500)
Repairs & Maintenance	(\$4,800)
Total Operating Expenses	(\$44,238)
Net Operating Income (NOI)	\$151,842

*Figures derived from the property's appraisal – Direct Capitalization Method, with insurance included in PITI for accurate NOI calculation.

Uptown Rental Market Drivers



Radius from Property	Population	Households	Median Household Income	Median Age
1 Mile	28,500	13,200	\$108,000	34.2
3 Miles	145,200	65,800	\$126,500	35.5
5 Miles	410,000	185,000	\$118,200	36.0

High-Value Comparable in Similar Submarket

Metric	Subject Property (Beverly Hill)	5102 Academy St (West University)	1904 Binz St (Houston)	4723 Merwin St (Houston)
Units	8 (2BR/1.5BA)	16 (1BR/1BA)	4 (units)	3 (units)
Avg Unit Size (SF)	~1,120	~668	~1,200	~1,250
Built / Renovated	1968 / 2016	1957 / 2022	1935 / 2020	1960 / 2021
Sale Price	TBD	\$3 Million	\$865,000	\$788,600
Price Per Unit	TBD	156k-180k	\$216,250	\$262,867

Comparable sales data supported by a recent bank appraisal. Full appraisal available upon request.

Comparable Rentals

Property	Rent	SF	\$/SF
Subject (Beverly Hill)	\$1,400 (\$450-500 Under Under Market Rent)	1,100	\$1.18
Twin Oakstownhomes	\$1,950	1,118	\$1.74
Atwood Villas	\$1,850	1,600	\$1.16
Tanglewood T/H Condo	\$1,900	1,156	\$1.64
Briargrove T/H Condo	\$2,050	1,394	\$1.47

Why This Deal Makes Sense

1

2.2-Million-dollar appraisal by bank available available upon request

3

Individually metered units

The units are individually metered, making the property efficient to manage and reducing operational costs.

5

Cost Segregation

An ideal property for a short-term rental business, offering strong income potential while allowing investors to take advantage of cost segregation tax benefits.

2

Surrounded by demand drivers

The property is surrounded by luxury retail, Class A Class A hotels, and office buildings, ensuring a steady flow of potential tenants.

4

Value add opportunity

Spacious garden-style units with patios; upgrades allow repositioning alongside nearby luxury Class A properties at premium rents.

6

Located in Houston's Most resilient Submarket

The property is situated in a high-demand, high-income area of Houston known for its economic stability and growth.



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The Owner of this property is a licensed real estate agent in the State of Texas. This disclosure is provided in accordance with Texas law to ensure full transparency.









