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## PORTFOLIO SNAPSHOT

**Portfolio Name:** Claremont Income Portfolio

**Location:** Houston, Texas

**Properties:**

- 5217 Claremont St
- 5221 Claremont St (includes detached garage apartment)

**Asset Type:** Residential Income Portfolio

**Sale Type:** Bulk / Portfolio Sale

**Offering Price:** \$799,000

**In-Place NOI:** ~\$28,764

**In-Place Cap Rate:** ~3.6%

**Occupancy:** 100% (in-place)

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## PROPERTY SUMMARY

### 5217 Claremont St

- Fully updated residential property
- Strong long-term rental performance
- Consistent occupancy history

### 5221 Claremont St

- Primary residence plus detached garage apartment
- Additional income stream from secondary unit
- Private access and functional layout

Properties are adjacent, allowing for operational efficiency and future flexibility.

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