

# MULTIFAMILY INVESTMENT OPPORTUNITY



1409 S. College  
& 106 Hardy

Bryan TX, 77801

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# Offering Summary

PRICE: \$1,350,000

CAP RATE: 6.39%

2025 NOI\* \$85,000

\*2025 NOI based on rental increases and reduced capital expenditures

2024 NOI Estimated \$80,000

Gross Building Area 10,032 SF

Building Mix

6 Duplexes

1 Single Family Home



# Investment Highlights

## **Great Investment Opportunity**

106 Hardy and 1409 S. College is a well-maintained and well-managed asset with fantastic historic occupancy. This property will provide an excellent source of passive income for an investor.

## **Excellent Historical Maintenance**

Each building had the roof replaced in July 2021. Most HVAC units have been replaced between 2021 and current. Since new ownership in 2021 - appliances, water heaters, garbage disposals and flooring have been replaced as needed. Current owner spent much of 2021-2023 solving all deferred maintenance issues.

## **Future Rent Growth**

Historic full occupancy in a growing market. The Bryan College Station area has shown continued high occupancy and strong YOY rent growth.





# Market Highlights

- Strong multifamily submarket with 94% average occupancy and 7% YOY rent growth.
- Less than four miles from Texas A&M, one of the largest universities in the nation - Fall 2024 enrollment is over 79,000
- The Bryan/College Station area is not only home to a large university but also a growing middle-class family demographic, adding diversity and growth to the market
- Bryan/College Station ranked the second-best small town for business and careers by Forbes; has maintained an unemployment rate lower than the national average for many years.











EXTERIOR

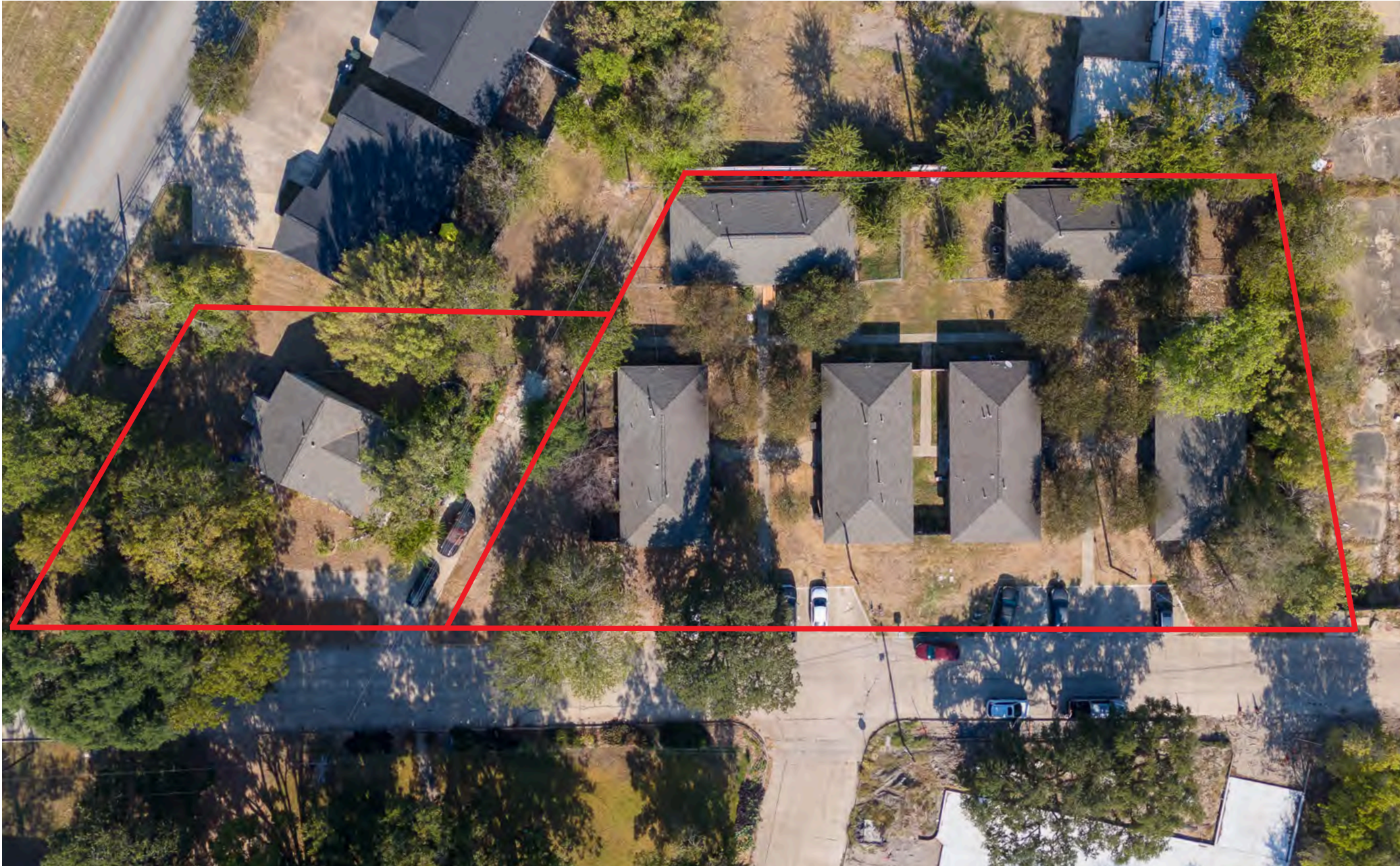








# Property Outline





# Town Map





# Surrounding Area

