

# INVESTMENT SUMMARY

**Offering:**

A stabilized **29-property / 58-unit residential rental portfolio** located in **Houston, Texas**, offered as a **single portfolio acquisition**.

The portfolio delivers **immediate in-place cash flow**, diversified tenant exposure, and long-term appreciation potential in one of the strongest rental markets in the United States.

**Sale Type:** Investment

**Asset Class:** Residential Rentals

**Transaction Structure:** Portfolio Sale

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# PORTFOLIO SNAPSHOT

Metric	Summary
Total Properties	29
Total Units	58
Location	Houston, Texas
Occupancy	90%
Ownership	Fee Simple
Condition	Stabilized / Well Maintained

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# MARKET OVERVIEW – HOUSTON, TX

Houston is one of the most resilient rental markets in the country, supported by:

- Strong population growth
- Diverse employment base
- High renter demand
- Business-friendly environment

The portfolio is positioned in **workforce and affordable rental submarkets** with consistent absorption and limited comparable supply.

## INVESTMENT THESIS

- Acquire scale in a single transaction
- Immediate income with in-place tenants
- Operational efficiencies through portfolio ownership
- Long-term appreciation in a major U.S. metro

## PROPERTY CHARACTERISTICS

- Residential rental properties
- Functional floor plans attractive to long-term tenants
- Stable rent collections
- Minimal deferred maintenance
- Proximity to:
  - Major roadways
  - Employment centers
  - Schools and daily services

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## FINANCIAL OVERVIEW (*Summary*)

**Detailed financials available upon execution of NDA**

- **Gross Scheduled Rent:** \$1,207,728.00
- **Net Operating Income (NOI):** \$620,774.74

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## VALUE-ADD OPPORTUNITIES

- Rent optimization to market
- Expense efficiencies at portfolio scale
- Long-term appreciation through market growth
- Optional management optimization

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## WHY THIS PORTFOLIO

✓ **Immediate Cash Flow**

Fully operating assets with in-place income.

✓ **Scale & Efficiency**

29 properties acquired in one transaction.

✓ **Strong Rental Demand**

Houston fundamentals support continued occupancy.

✓ **Clean Exit Options**

Hold, refinance, or sell as a portfolio or individually.

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## OFFERING TERMS

- Portfolio offered **as-is**
- Seller prefers portfolio buyer
- NDA required for:
  - Property addresses
  - Rent roll
  - T-12 financials
  - Additional due diligence materials

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## **NEXT STEPS**

1. Execute NDA
2. Receive full financial package
3. Portfolio review discussion
4. Submit Letter of Intent (LOI)

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## **CONFIDENTIALITY NOTICE**

This offering memorandum is confidential and intended solely for qualified investors. All information is subject to verification and may be modified or withdrawn without notice.