

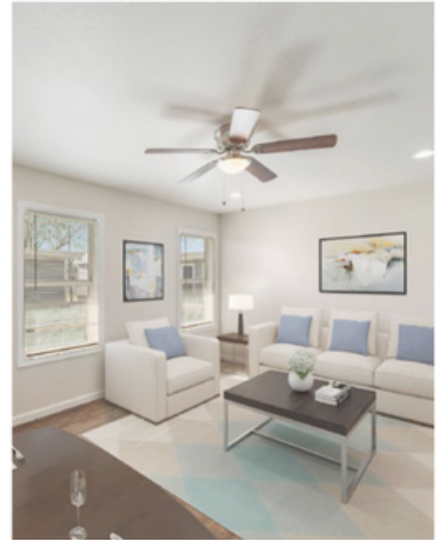
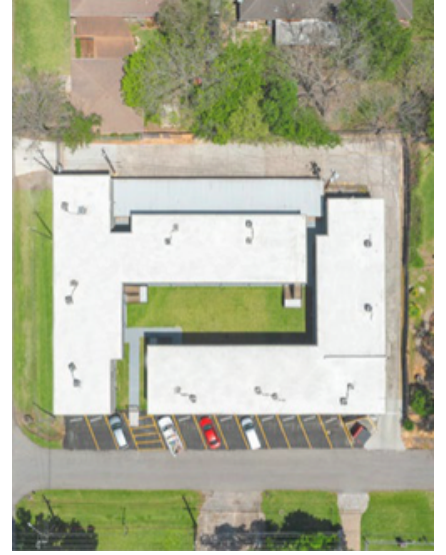



SLOAN GARDEN
APARTMENT HOMES

6403 Sloan Street
Houston, TX 77087

**INVESTOR
PRESENTATION**

2026



PRESENTED BY
MARK DIMAS

**SLOAN GARDEN
APARTMENT HOMES**
INVESTOR
PRESENTATION



MARK DIMAS

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**MARK
DIMAS**
TEAM

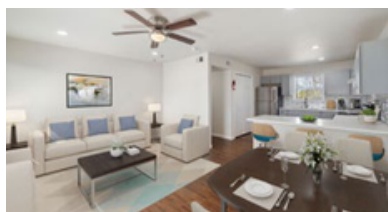
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AWARD-WINNING TEAM

WSJ

nahrep

HBJ



6403 SLOAN ST. HIGHLIGHTS

- Fully renovated 18-unit asset (2022 completion)
- 100% occupied stabilized community
- Immediate rent upside (7-10%)
- Below-market ancillary income (RUBS)
- Projected NOI growth of 30-40K
- Pro Forma Cap Rate: 5.25%-5.75%
- Central HVAC, Quartz counters, tile backsplash, LVT flooring, shaker cabinets, stainless steel appliances and fixtures
- Gated community, on-site maintenance personnel, laundry room
- Easy access to 610 Loop, I-45, Hobby Airport, and Downtown

PROPERTY OVERVIEW

SLOAN GARDEN APARTMENT HOMES

INVESTOR PRESENTATION



PRICING

Price	\$3,150,000
NOI	\$133,775.13
Cap Rate	4.5%
Gross Rent Multiplier	11.4

PROPERTY INFORMATION

Building Size	15,120 SF
Lot Size	20,150 SF
No. Units	18
No. Stories	2
Yer Built/Renovated	1970 / 2022
Avg. Occupancy	100%
Parking Ratio	1.39 / 1,000 SF
Utilities	Public Water/Electric

UNIT INFORMATION

Unit Size	900 SF
Bedrooms	2
Bathrooms	1 Full
Living Room	17 x 12
Kitchen	11 x 8
Bedroom 1	12 x 10
Bedroom 2	11 x 10



UNIT AMENITIES

- Central HVAC
- Quartz Countertops
- Tile Backsplash
- Stainless Appliances
- Pantry
- LVT Flooring
- Walk-in Closets
- Cable-Ready
- Insulated Windows
- HardiePlank Siding

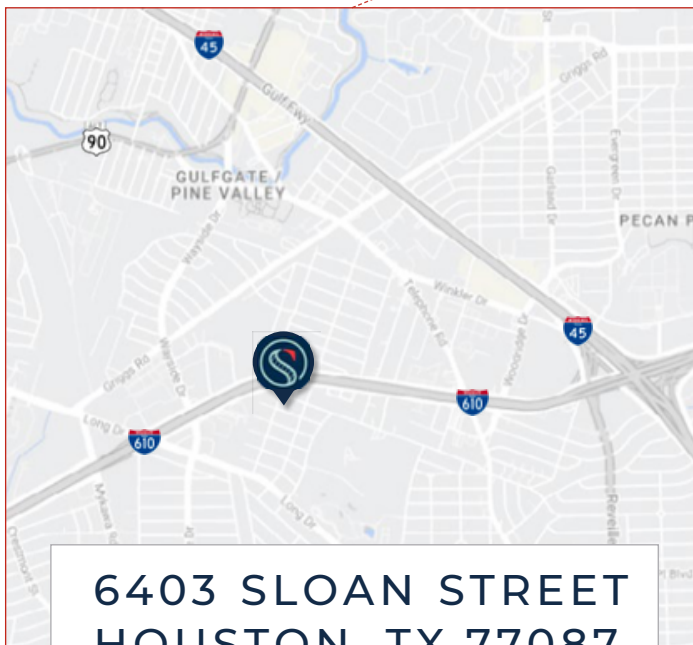
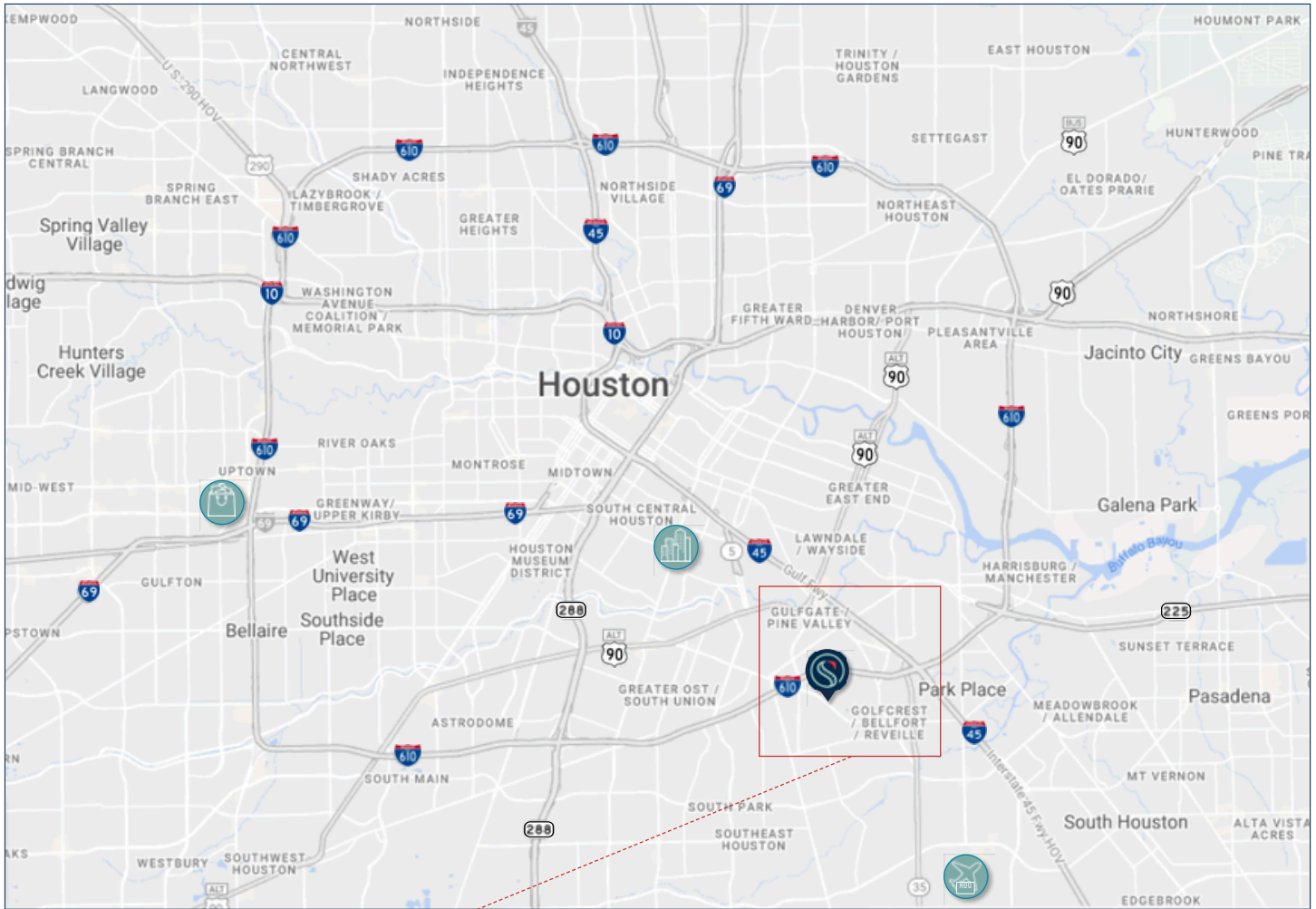
SITE AMENITIES

- Community Courtyard
- Laundry Facilities
- Gated Access
- Gated Covered Parking
- Maintenance on Site
- Security Cameras



IDEALLY
LOCATED

SLOAN GARDEN
APARTMENT HOMES
INVESTOR
PRESENTATION



6403 SLOAN STREET
HOUSTON, TX 77087

 **SLOAN GARDEN**
APARTMENT HOMES



10 min.
from William P. Hobby Airport



12 min.
from Downtown Houston

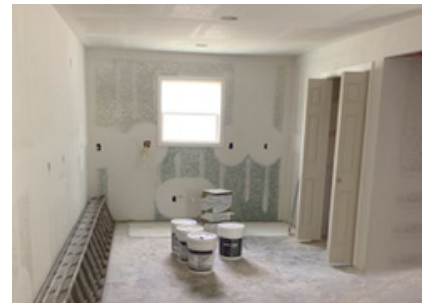


20 min.



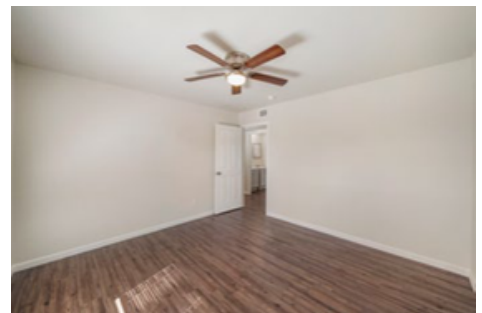
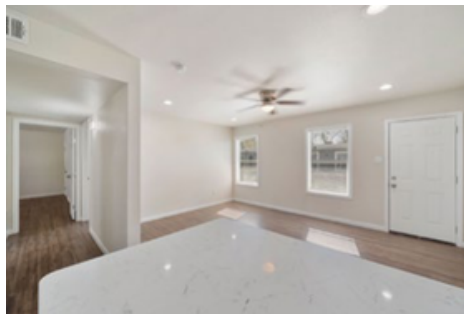
from Galleria Shopping Mall

FULLY RENOVATED



PICTURE GALLERY

**SLOAN GARDEN
APARTMENT HOMES**
INVESTOR
PRESENTATION



REVENUE

	CURRENT	MONTHLY
Rent - 1st Floor (8 Units)	\$121,380.00	\$10,115.00
Rent - 2nd Floor (10 Units)	\$150,720.00	\$12,560.00
Laundry Room	\$4,280.00	\$356.00
Scheduled Income	\$276,380.00	\$23,031.66
Occupancy	100%	100%
Realized Rent	\$272,100.00	\$22,675.66
Gross Income	\$276,380.00	\$23,031.66

EXPENSES

	CURRENT	MONTHLY
Property Tax	\$30,097.11	\$2,508.09
Insurance	\$17,721.82	\$1,476.81
Electric	\$17,039.21	\$1,419.93
Gas	\$3,013.19	\$251.09
Water	\$17,112.67	\$1,426.05
Trash Service	\$2,013.48	\$167.79
On-site Handyman/ MGR	\$14,580.00	\$1,215.00
Internet	\$1,018.68	\$84.89
Repairs & Maintenance	\$20,961.71	\$1,097.42
Management 7%	\$19,047.00	\$1,587.25
Total Operating Expenses	\$142,604.87	\$11,883.73
Net Operating Income	\$133,775.13	\$11,147.92

*Financial data accurate as of 1/1/26

TENANT RENTROLL

Unit	Lease Start	Lease End	Rent Start	Deposits Held	Rent
1	9/1/2024	10/31/2026	11/1/2024	\$300.00	\$1,285.00
2	11/1/2023	10/31/2026	11/8/2023	\$300.00	\$1,260.00
3	5/10/2024	4/30/2026	6/1/2025	\$300.00	\$1,285.00
4	6/1/2022	5/31/2026	6/1/2025	\$300.00	\$1,285.00
5	7/1/2022	6/30/2026	7/1/2022	\$300.00	\$1,260.00
6	3/2/2020	3/31/2026	4/1/2025	\$300.00	\$1,240.00
7	2/1/2026	1/31/2027	2/1/2026	\$300.00	\$1,260.00
8	3/1/2020	3/31/2026	4/1/2025	\$300.00	\$1,240.00
9	10/6/2023	10/31/2026	11/1/2024	\$300.00	\$1,285.00
10	7/1/2023	6/30/2026	7/1/2025	\$300.00	\$1,240.00
11	2/1/2025	1/31/2027	2/1/2025	\$300.00	\$1,215.00
12	9/12/202	9/30/2026	9/12/2022	\$300.00	\$1,260.00
13	7/8/2025	7/31/2026	7/8/2025	\$300.00	\$1,285.00
14	7/1/2023	At Will	7/1/2025	\$300.00	\$1,340.00
15	6/26/2022	12/31/2026	1/1/2026	\$300.00	\$1,240.00
16	1/27/2026	1/31/2027	2/1/2026	\$300.00	\$1,240.00
17	7/1/2023	6/30/2026	7/1/2025	\$300.00	\$1,240.00
18	1/1/2020	At Will	1/1/2020	\$300.00	\$1,215.00
TOTAL				\$5,300.00	\$22,675.00

*Rent Roll data accurate as of 1/1/26

SLOAN GARDEN APARTMENTS — PRO FORMA

Current NOI	\$133,775.13
Current Cap Rate	4.2%
Projected NOI	\$169,415.13
Projected Cap Rate	5.4%

OM INPUTS & UNDERWRITING ASSUMPTIONS

Line Item	Units / Rate	Formula / Method	Current	Projected / Assumption
Purchase Price			\$3,150,000	\$3,150,000
Unit Count			18	18
Current Gross Income			\$276,380	\$0
Current Operating Expenses			\$142,604.87	\$142,604.87
Current NOI		Gross Income - OpEx	\$133,775.13	\$0
Current Avg Rent / Unit / Mo.	18 units	Rounded underwriting input	\$1,260	\$0
Target Avg Rent / Unit / Mo.	18 units	Underwrite to proven ceiling		\$1,350
RUBS Recovery / Unit / Mo.	18 units	Assumed partial utility recovery		\$75
Current Laundry Income			\$4,280	\$0
Projected Laundry Income		Midpoint of \$8k-\$10k range		\$9,000

VALUE-CREATION BRIDGE

Initiative	Calculation Inputs	Formula	Current / Base	Projected	Annual NOI Increase	Notes
Rent Mark-to-Market	\$90 x 18 x 12	(1,350 - 1,260) x 18 x 12	\$1,260	\$1,350	\$19,440	Increase avg rent from \$1,260 to \$1,350
RUBS Recovery	\$50 x 18 x 12	50 x 18 x 12	0	\$75	\$16,200	Partial utility reimbursement
Total Pro Forma NOI Increase					\$35,640	Total annual upside

CURRENT VS. PROJECTED RESULTS

Metric	Current	Projected	Formula / Cross-Check
Gross Income	\$276,380	\$312,020	Projected gross income = current gross income + NOI increase (expenses held flat)
NOI	\$133,775.13	\$169,415.13	Projected NOI = current NOI + total NOI increase
Cap Rate	4.2%	5.4%	Cap Rate = NOI / purchase price
Operating Expenses	\$142,604.87	\$142,604.87	