



3908 Woolworth Houston Tx 77026
3836 Woolworth St Houston Tx 77026





DAISY GUZMAN

832-560-6227
Email: daisy@tx-realtor.net
Website: daisyguzman.kw.com

Hablo Español!  **MEMORIAL**
KELLER WILLIAMS REALTY

Each Office is Independently Owned and Operated

FOR SALE

Asking: \$2,422, 000.00

\$93,193/Unit

7.20% Cap Rate

- 100 % occupied
- Current leases are below market value
- 25 - 2 bed room units | 1 - 3 bedroom Unit
- Each unit has separate electric meters
- Easy access i610, 69 , i-10, 45
- Renovated exterior , Plumbing and Electrical
- Minutes from Downtown Houston
- Well Maintained



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Property Highlights

26 units

2 bedroom 1bath

lot size 47,610 sqft

Renovated - 2023

Fully Gated

100% Occupied

Separately metered

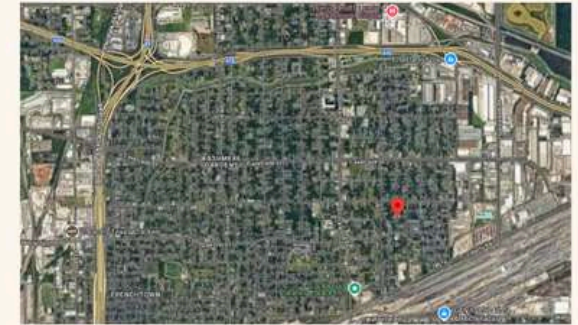
NOI \$174,457.00

Cap Rate: 7%

Price \$2,422, 000.00

8 Duplexes - 16 units- 1506 s q f t

10 Single family units- 768 s q f t



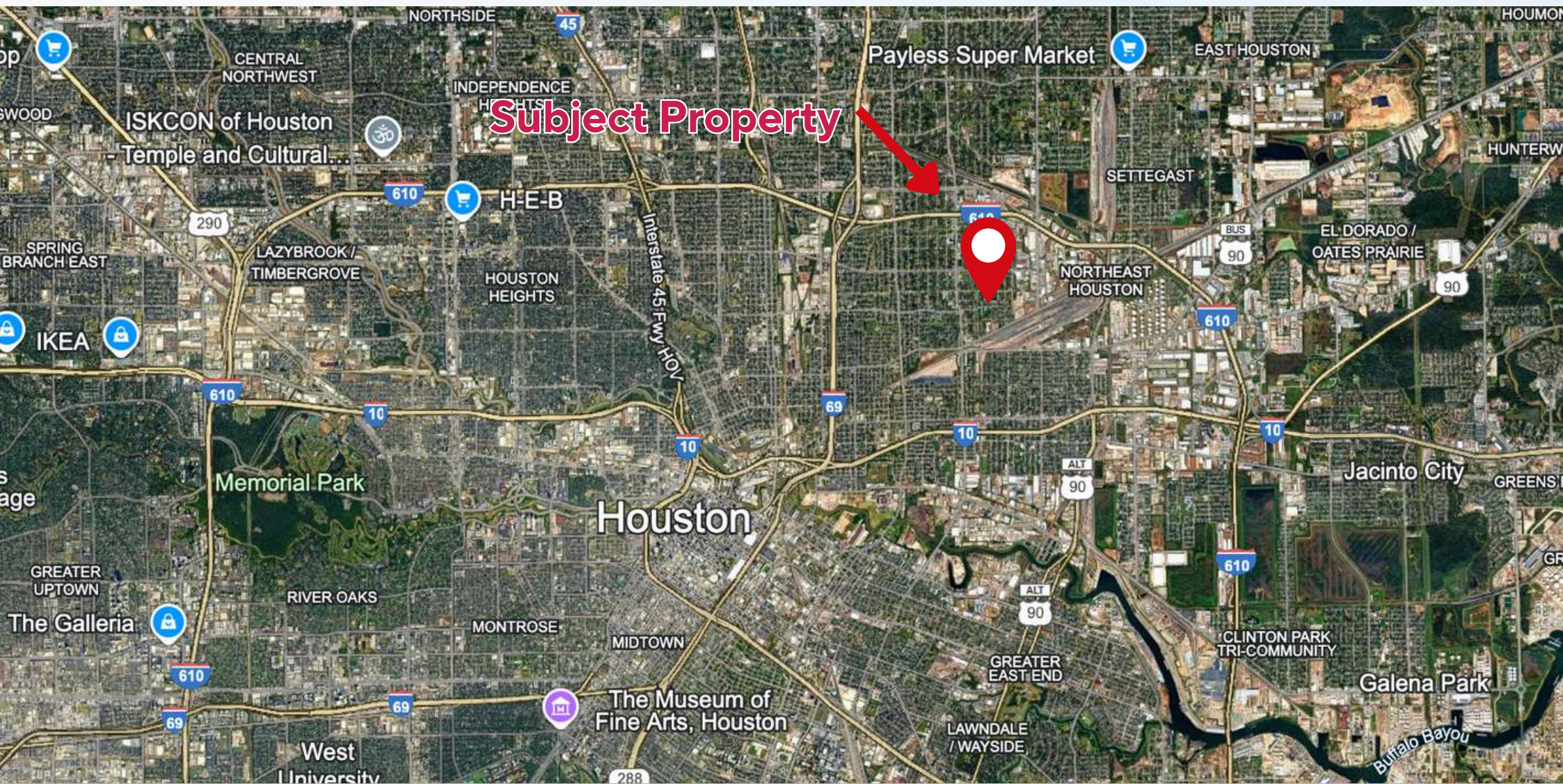
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Multifamily FOR SALE

\$2,422, 000.00



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Financials

Total Monthly Rents	Yearly income	Expenses	NOI
\$23,150.00	277,800.00	Taxes- \$26,198.28	
		Insurance- \$23,236.25	
		Water- \$19,773.63	
		Trash- \$6,835.00	
		Property Management-\$14,400	
		Total Expenses- \$90,443.16	
Total Gross Revenue	\$277,800.00		\$174,457.00

Locations & Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3908 Woolworth St, Houston, TX 77026

CITY, STATE

Houston, TX

POPULATION

147,375

AVG. HHSIZE

3.06

MEDIAN HH INCOME

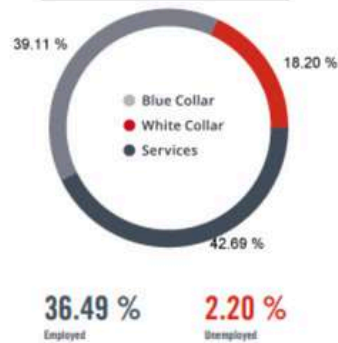
\$32,410

HOME OWNERSHIP

Renters: **22,196**

Owners: **22,240**

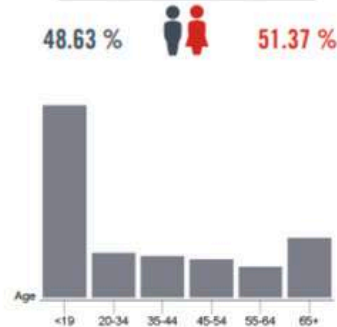
EMPLOYMENT



EDUCATION

High School Grad: **23.55 %**
Some College: **14.48 %**
Associates: **2.87 %**
Bachelors: **8.61 %**

GENDER & AGE

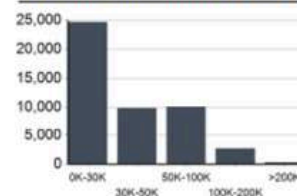


RACE & ETHNICITY

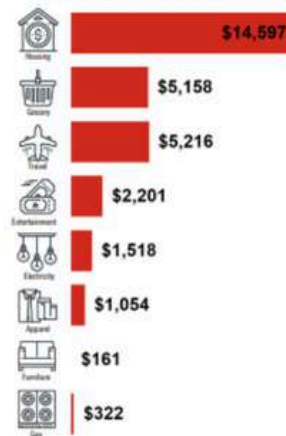
White: **13.33 %**
Asian: **0.06 %**
Native American: **0.13 %**
Pacific Islanders: **0.00 %**
African-American: **45.26 %**
Hispanic: **29.09 %**
Two or More Races: **12.13 %**

Catylst Research

INCOME BY HOUSEHOLD



HH SPENDING



3908 Woolworth St

KW COMMERCIAL



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Referral By/Referral Received From	Referral Received From	Referral Received From	Referral Received From
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael S. Spector	508275	mspector@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger J. Judd	892211	regjudd@kw.com	(713) 461-9393
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Daisy Guzman	9766196	daisy@tx-realtor.net	(832) 560-6227
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

Confidentiality & Disclaimer

Daisy Guzman

Daisy@tx-realtor.net

832-560-6227

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