



GOLFCREST VILLA APARTMENT HOMES

3046 Golfcrest Boulevard

Houston, TX 77087

Investor Presentation

Offered at: \$2,712,000



PRESENTED BY
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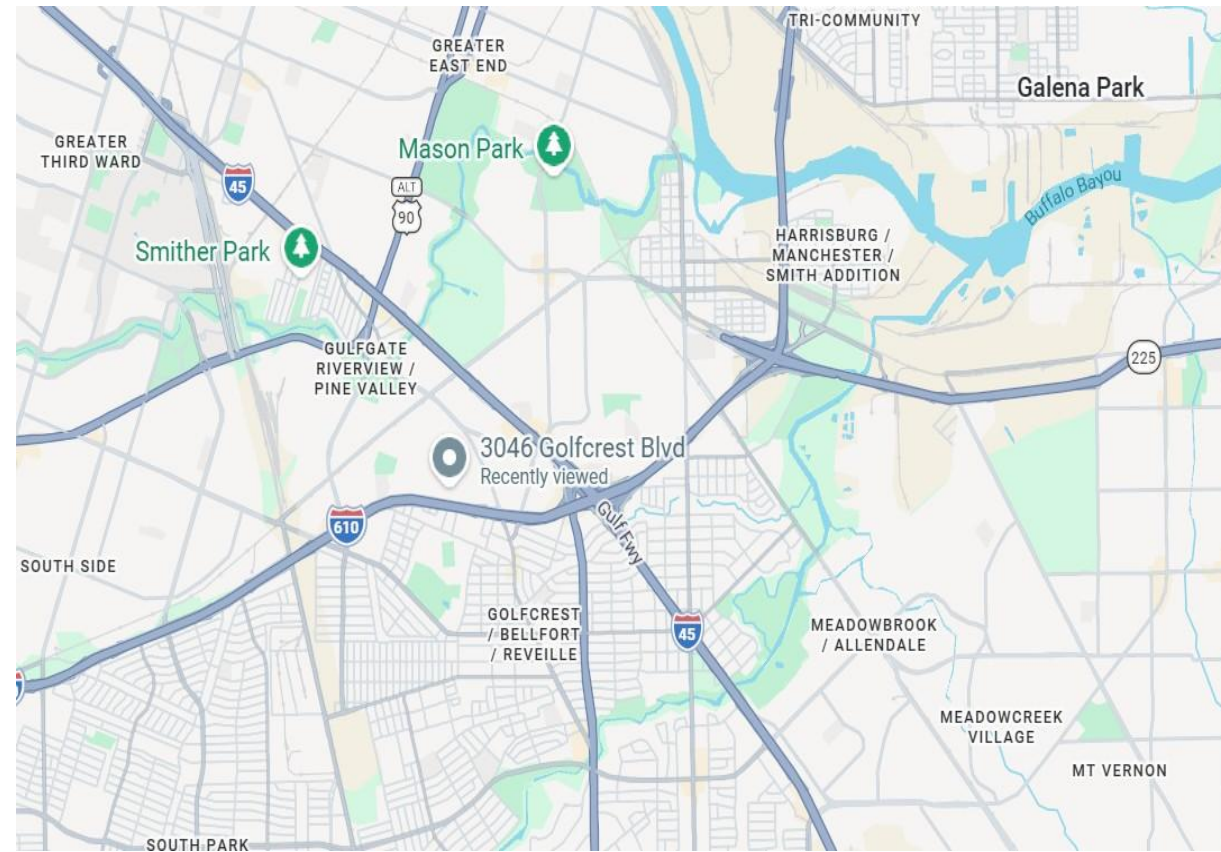
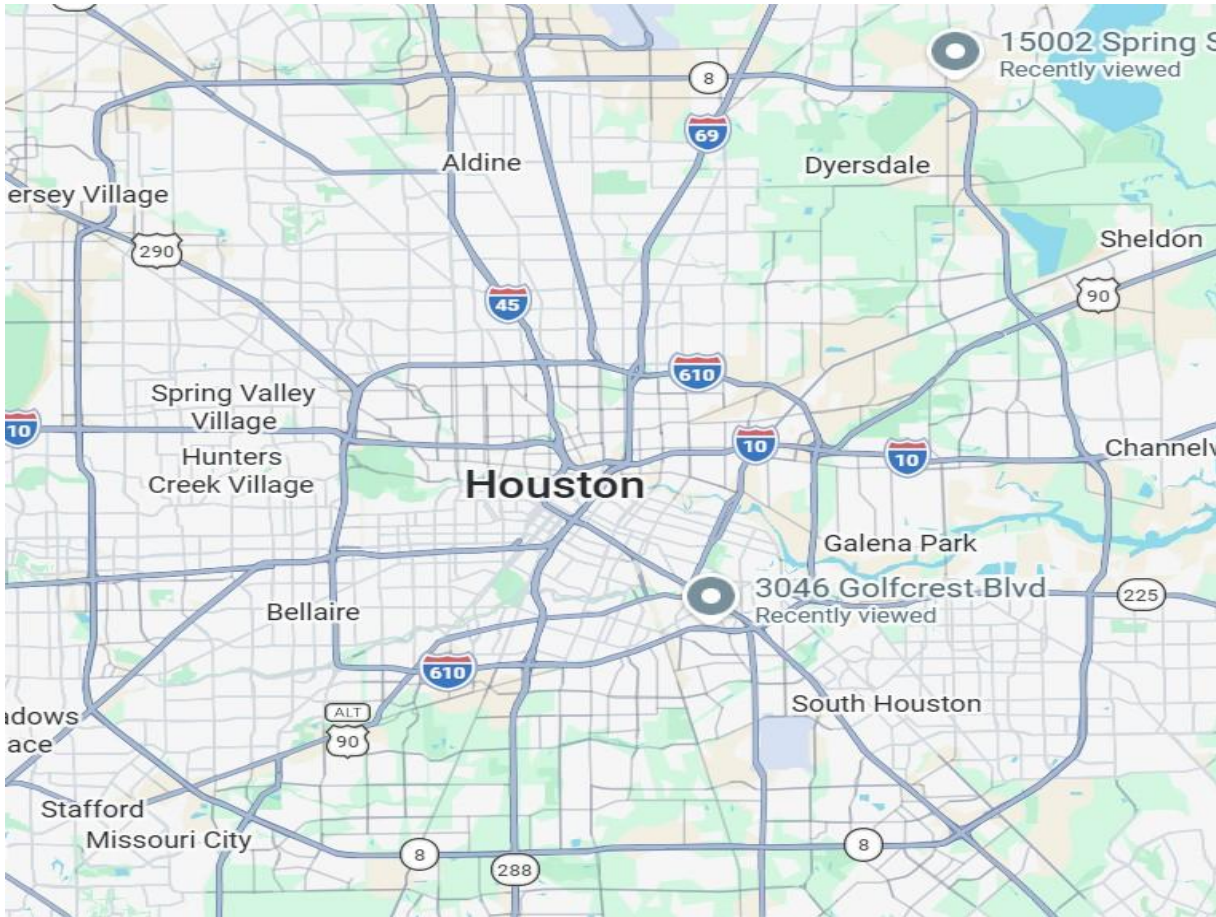
3046 Golfcrest Boulevard

Highlights

- 24-apartment units
- Central HVAC
- Easy access to 610 Loop, I-45, Downtown, and Hobby Airport
- 92% Occupied



Ideally Located



Executive Summary Investment Opportunity

Golfcrest Villa Apartments presents investors with the opportunity to acquire a **24-unit multifamily community** located in the established Golfcrest neighborhood of Southeast Houston.

The property consists of:

- 24 Apartment Homes
- Two-story construction
- Covered parking
- Landscaped courtyards
- On-site laundry facility
- Strong in-place occupancy
- Opportunity to increase rental income through strategic improvements
- Current scheduled rental income reflects consistent cash flow with additional upside available through continued renovation and market rent adjustments. The rent roll reflects current scheduled monthly rental income of **\$16,800** across occupied units.

Investment Highlights

Property Highlights

- ✓ 24 Multifamily Units
- ✓ Houston, Texas
- ✓ Covered Parking
- ✓ Brick Construction
- ✓ Landscaped Courtyards
- ✓ Laundry Facility
- ✓ Value-Add Opportunity
- ✓ Excellent Access to IH-45 & 610
- ✓ Minutes from Downtown Houston
- ✓ Nearby University of Houston
- ✓ Medical Center Access
- ✓ Strong Rental Demand

Financial Highlights

Asking Price

- **\$2,712,000**

Price Per Unit

- **\$113,000**

Occupied Units

- 22

Vacant Units

- 2

Occupancy

- 91.7%

Current Annual Scheduled Income

- \$201,600

Current NOI

- \$117,942

Current Cap Rate

- 4.35%

Financial Snapshot

Income

- Annual Gross Scheduled Income
\$201,600

Annual Expenses

- Taxes
\$20,258
- Insurance
\$19,000
- Water
\$30,000
- Trash
\$7,200
- Common Area Electric
\$3,000
- Gas
\$4,200

Total Operating Expenses: \$83,658

Net Operating Income: \$117,942

Current Cap Rate: 4.35%

Property Overview

Golfcrest Villa

Apartments

- Property Type: Multifamily
- Number of Units: 24
- Unit Mix:
 - 20 - One Bedroom / One Bathroom
 - 4 - Two Bedroom / One Bathroom
- Building Size: 16,126 sf
- Lot Size: 32,460 lot sf
- Seller Financing: No
- Parking: Covered Parking
- On Site Laundry Facility

Unit Mix

Twenty - One-Bedroom Units

- Designed for affordability while maximizing rental demand in one of Houston's established workforce housing corridors.

Four - Two-Bedroom Units

- Larger floor plans provide additional rental income opportunities while appealing to families and roommates.

Investment Potential

The existing unit mix provides investors the opportunity to:

- Increase rental income through renovations
- Improve occupancy
- Increase property value through operational efficiencies
- Capitalize on continued demand for workforce housing in Southeast Houston

Market Overview

Major Employers

The property is within a short drive of several of Houston's largest employment hubs, including:

- **Texas Medical Center** – The world's largest medical complex with more than 100,000 employees.
- **Port of Houston** – One of the nation's busiest ports and a major employer in logistics, manufacturing, and international trade.
- **Downtown Houston** – Home to numerous Fortune 500 companies, energy firms, financial institutions, and government offices.
- **University of Houston** – A major public university employing thousands of faculty and staff.
- **METRO (Metropolitan Transit Authority)** – Administrative and operations facilities nearby.
- **Houston ISD** – One of the largest school districts in Texas.
- Manufacturing, distribution, and industrial employers along the I-45 and Loop 610 corridors.

Market Overview Medical Centers

Residents enjoy convenient access to several healthcare providers, including:

- Texas Medical Center
- Memorial Hermann Southeast Hospital
- HCA Houston Healthcare Southeast
- Harris Health Ben Taub Hospital
- University of Texas MD Anderson Cancer Center

Market Overview

Nearby Schools

The property is located near several educational institutions, including:

- University of Houston
- Houston Community College – Southeast College
- Milby High School
- Deady Middle School
- Houston ISD elementary schools serving the surrounding neighborhood

Market Overview

Shopping & Dining

Residents benefit from a variety of nearby retail and dining options, including:

- Gulfgate Center
- Meyerland Plaza
- National retailers including Walmart, H-E-B, Lowe's, Ross, and Burlington
- Numerous local restaurants, grocery stores, pharmacies, and neighborhood services along Telephone Road, Bellfort Avenue, and Broadway Street

Market Overview

Freeway Access

The property's location provides outstanding regional accessibility via several major transportation corridors:

- **Interstate 45 (Gulf Freeway)** – Direct access to Downtown Houston and Galveston.
- **Interstate 610 (South Loop)** – Convenient east-west connectivity throughout Houston.
- **State Highway 288** – Access to the Texas Medical Center, Midtown, and Pearland.
- **State Highway 225** – Direct connection to Pasadena and major petrochemical employment centers.
- **William P. Hobby Airport** – Approximately 10–15 minutes away.
- **Downtown Houston** – Approximately 15 minutes.
- **Texas Medical Center** – Approximately 15–20 minutes.
- **Port of Houston** – Approximately 20 minutes.

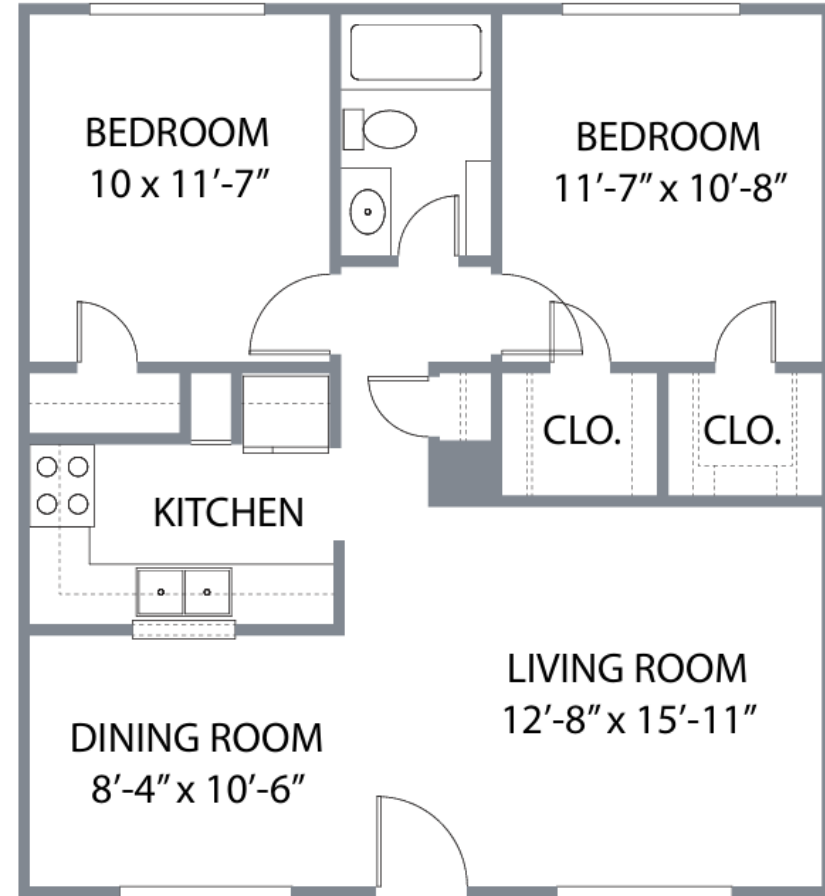
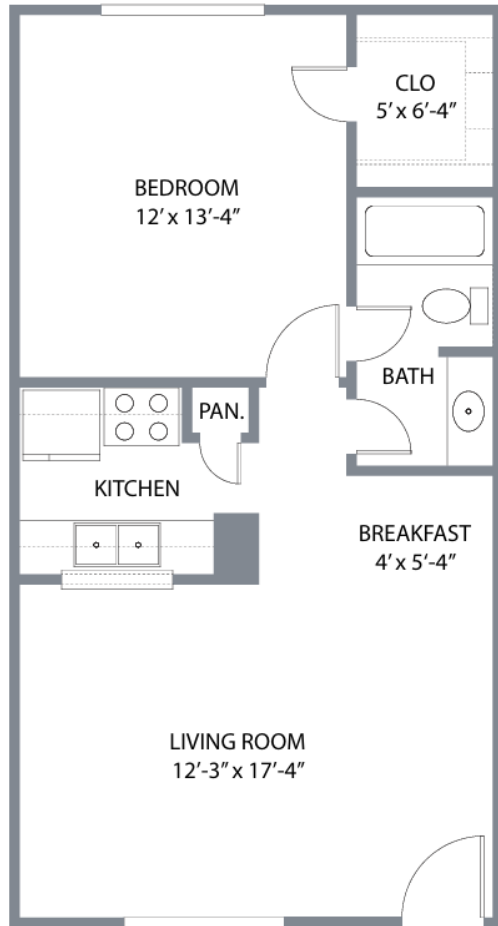
Investment Advantage

- Golfcrest Villa Apartments benefits from its central Southeast Houston location, placing residents near major employment hubs, healthcare institutions, educational facilities, shopping destinations, and Houston's primary transportation network. This accessibility supports strong rental demand and enhances the property's long term investment appeal.









3046 Golfcrest Boulevard - Commercial T-12

Property Summary		
List Price	\$2,712,000.00	
Units	24	
Occupied Units	22	
Occupancy	91.7%	
Monthly Rent	\$16,800.00	
Annual Rent	\$201,600.00	
Price/Unit	\$113,000.00	
Cap Rate	4.35%	
Income	Monthly	Annual
Gross Rental Income	\$16,800.00	\$201,600.00
Total Income	16800	201600
Operating Expenses	Monthly	Annual
Taxes	\$1,688.17	\$20,258.04
Insurance	\$1,583.33	\$18,999.96
Trash	\$600.00	\$7,200.00
Water	\$2,500.00	\$30,000.00
Electricity	\$250.00	\$3,000.00
Gas	\$350.00	\$4,200.00
Total Expenses	6971.5	83658
NOI	Annual	117942
Expense Ratio		0.414970238

Rent Roll for Golfcrest Villa Apartments					
1	\$300.00	Lease agrrement ends 7/1/2027			
2	\$750.00	Lease agrrement ends 7/1/2027			
3	\$750.00	Lease agrrement ends 7/1/2027			
4	\$800.00	Lease agrrement ends 7/1/2027			
5	\$800.00	Lease agrrement ends 7/1/2027			
6	\$850.00	Lease agrrement ends 7/1/2027			
7	\$750.00	Lease agrrement ends 7/1/2027			
8	\$800.00	Lease agrrement ends 7/1/2027			
9	\$750.00	Lease agrrement ends 7/1/2027			
10		VACANT			
11	\$850.00	Lease agrrement ends 7/1/2027			
12	\$750.00	Lease agrrement ends 7/1/2027			
13	\$750.00	Lease agrrement ends 7/1/2027			
14	\$750.00	Lease agrrement ends 7/1/2027			
15	\$750.00	Lease agrrement ends 7/1/2027			
16	\$750.00	Lease agrrement ends 7/1/2027			
17		VACANT			
18	\$1,100.00	Lease agrrement ends 7/1/2027			
19	\$750.00	Lease agrrement ends 7/1/2027			
20	\$750.00	Lease agrrement ends 7/1/2027			
21	\$750.00	Lease agrrement ends 7/1/2027			
22	\$800.00	Lease agrrement ends 7/1/2027			
23	\$750.00	Lease agrrement ends 7/1/2027			
24	\$750.00	Lease agrrement ends 7/1/2027			
Total	\$16,800.00				

Exclusively
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