

Tohme Properties

**Offering Memorandum
New Construction 8 Unit Apartment Building - Under Construction**

2805 Church Street, 77550, Galveston, Texas

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Property Description

Living in Galveston: Coastal Charm with a Historic Touch

Galveston is a thriving coastal city with a unique blend of historical charm, strong economic drivers, and a growing demand for rental housing, making it an excellent location for multifamily property investments. 45 minutes from Houston, Galveston's tourism industry attracts over 7 million visitors annually, supporting a robust short- and long-term rental market, while major employers like UTMB and the Port of Galveston ensure a steady influx of professionals and students seeking housing.

With limited land availability, a favorable climate for appreciation, and proximity to Houston, Galveston offers investors a rare opportunity to capitalize on high occupancy rates, consistent rental income, and long-term value growth.

2805 Church Street Apartments

This brand-new apartment complex effortlessly blends style and convenience, offering a modern living experience like no other. The sleek stainless-steel appliances in each kitchen elevate daily living, making cooking and entertaining a breeze. Open-concept floor plans maximize natural light, creating bright, airy, and inviting interiors, while expansive windows strengthen the connection to the surrounding neighborhood. Every apartment also features a private balcony, providing a personal outdoor retreat.

One of the property's most distinctive highlights is the expansive rooftop terrace spanning the entire roof surface. This exceptional amenity offers breathtaking panoramic views of the harbor, passing cruise ships, and downtown Galveston—an ideal setting for relaxing, entertaining, or enjoying coastal sunsets.

Nestled in a thriving Galveston community, residents are just steps away from the island's most desirable destinations. Enjoy exceptional restaurants, cafés, and boutique shopping along the iconic Strand and Church Street, or take a short walk to the historic seawall to experience stunning coastal views. Whether dining at waterfront bistros, enjoying vibrant nightlife, or spending time at the beach, everything Galveston has to offer is right outside your door.



Property Highlights



Tourism growth:

Galveston has experienced significant growth in its tourism sector over the past decade, solidifying its status as a premier destination on the Gulf Coast. Visitor numbers have risen from approximately 4.5 million in 2009 to over 8.1 million in 2022, marking an increase of more than 80%. This surge in tourism has led to a substantial economic impact, with visitor spending reaching \$1.2 billion in 2022, a 27% increase from the previous year.

UTMB growth:

Over the past decade, the University of Texas Medical Branch (UTMB) has experienced significant growth across various facets of its operations. UTMB has been in Galveston over 100 years and is one of the oldest medical school and hospital systems in Texas. In terms of student enrollment, UTMB's fall semester began with 3,200 students and nearly 900 faculty members, marking a 42% increase in enrollment since 2006. Financially, UTMB's endowment has also seen substantial growth.

Appreciation:

Over the past decade, Galveston has experienced significant growth in real estate values. Home appreciation rates have been among the highest in the nation, with properties appreciating by approximately 131.93%, averaging an annual increase of 8.78%. This robust appreciation places Galveston in the top 20% of U.S. cities for real estate value growth, highlighting its strong investment potential.

Resilient Market:

The healthcare sector is typically less affected by economic downturns, providing a stable source of rental income even during uncertain times. This, combined with the property's prime location and unique features, enhances its investment appeal.

Low Vacancy Rates:

With a target demographic that values quality housing and convenience, the property is likely to experience low vacancy rates. This minimizes the risk of income loss associated with prolonged vacancies.

Galveston Growth:

Port of Galveston Expansion: Construction has commenced on the port's fourth cruise terminal, a \$151 million project at Pier 16, featuring a 165,000-square-foot terminal and a \$55 million parking garage, slated to open in November 2025.

West Galveston Mixed-Use Development: A \$250 million mixed-use project is planned for the western end of the Seawall, aiming to enhance residential, commercial, and recreational spaces, further boosting the local economy.

Margaritaville: The \$250 million Galveston development will span 300,000 square feet and bring hundreds of jobs to the island.



Property Pictures



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Property Location



Investment Summary & P&L (projected)

Revenue Details	
Address	2805 Church Street
Units	8
Base rent total units	131k/year
Furniture	\$225/month
Revenue	134k/year
Expenses	
Utilities:	5k/year
Insurance:	10k/year
Taxes:	10k/year
Total Expenses	25k/year
NOI:	109k/year



P&L 2805 Chruch Street (projected)

	March	April	May	June	July	August	September	October	November	December	January	February	Total
Income	Projected	Yearly											
Rental Income	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$10,992.00	\$131,904.00
Furniture rental	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$2,700.00
Total	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$11,217.00	\$134,604.00
Expenses													
Utilities													
Water / Sewage	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00
Electric	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$840.00
Trash	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00
Fire Alarm Monitoring	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$588.00
Insurance													\$0.00
Flood	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$212.00	\$2,544.00
Windstorm	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$393.00	\$4,716.00
Fire / Liability	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$2,760.00
Taxes	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$833.00	\$9,996.00
Total Expenses	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$2,087.00	\$25,044.00
NOI	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$9,130.00	\$109,560.00



Rent Roll 2805 Church Street (projected)

Unit	Status	Unit Type	Rent	Furniture Income	Total Charges
A	Pre lease	1 Bed	\$1374.00	\$75.00	\$1449.00
B	Pre lease	1 Bed	\$1374.00	\$0.00	\$1374.00
C	Pre lease	1 Bed	\$1374.00	\$75.00	\$1449.00
D	Pre lease	1 Bed	\$1374.00	\$0.00	\$1374.00
E	Pre lease	1 Bed	\$1374.00	\$0.00	\$1374.00
F	Pre lease	1 Bed	\$1374.00	\$0.00	\$1374.00
G	Pre lease	1 Bed	\$1374.00	\$0.00	\$1374.00
H	Pre lease	1 Bed	\$1374.00	\$75.00	\$1449.00

