



OFFER MEMORANDUM

10+ Unit Multi-Family For Sale

5817 DOWNING STREET
LOTS 1-11, BLOCK 3, SMITH
HOUSTON, TX 77020



EXCLUSIVELY BROUGHT TO YOU BY: THE EVAN BALLEW GROUP

Contact Details



Office Address

18420 TX-105 .
Montgomery, TX 77356



Phone & Mobile

Direct/Text: 713-295-1994
Office: 936-290-0206



Email Address

Emily@EvanBallewGroup.com



Website

www.EvanBallewGroup.com



Emily Rollins
THE EVAN BALLEW GROUP
TOP GUNS REALTY



Property Summary

Offering Price:	\$875,000
Approx CAP:	+ 8 %
Occupancy Rate:	100%
Lot Size (acres):	0.61 acres
APN/Parcel ID:	0620450030001
Legal:	Lots 1-11, Block 3, Smith
County:	Harris
Units:	5 Duplexes (10 Units) Space to Build 4 More (8 Units)
Location Details:	Inside 5 th Ward Opportunity Zone Backs to Industrial & Railroad Corner Lot on Dead End Street Prime, Central Location



Investment Summary

Prime investment opportunity in Houston's 5th Ward. This income-producing property spans 11 total lots and features 5 duplexes (10 total units), individually metered and all currently leased, delivering immediate cash flow from day one. Positioned on a corner at the end of a dead-end street, the site offers limited through traffic while still providing access from two separate streets—an ideal setup for tenants and future development.

The property backs to industrial and rail, supporting steady rental demand in a strong working corridor. Located within an Opportunity Zone, this asset presents potential tax advantages and long-term upside.

In addition to the existing duplexes, there are two tear-down structures and room to build up to 4 additional duplexes (8 more units). At the current pricing, the property is operating at an 8%+ cap rate with all units leased—offering strong in-place returns with clear expansion potential in one of Houston's rapidly growing submarkets.

BENEFITS TO INVESTING IN AN OPPORTUNITY ZONE:

Temporary Deferral:

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.

Step-Up In Basis:

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

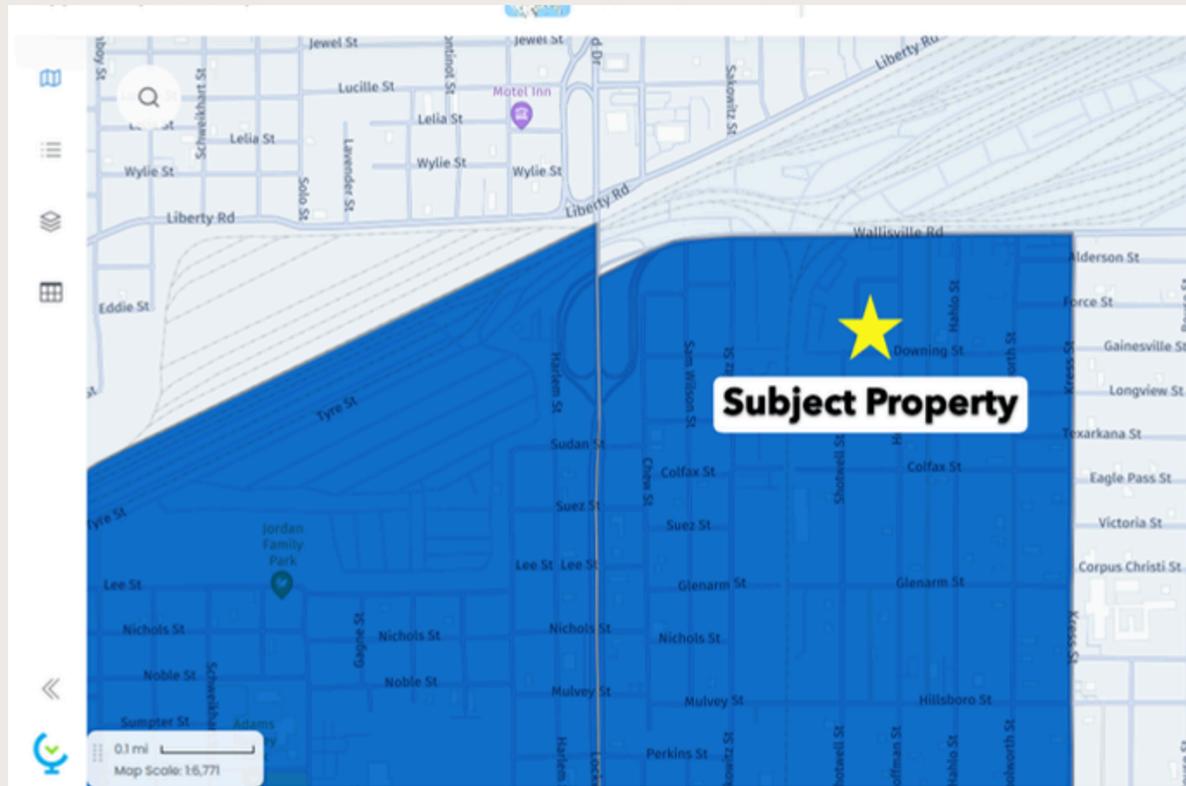
Permanent Exclusion:

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

Leveraging Qualified Opportunity Funds (QOFs) As Capital Source:

The QOF may benefit the developers and business industries by attracting the funds for capital projects to increase their capital stack, reduce the total project cost and create higher project return.

Information obtained from www.houstontx.gov

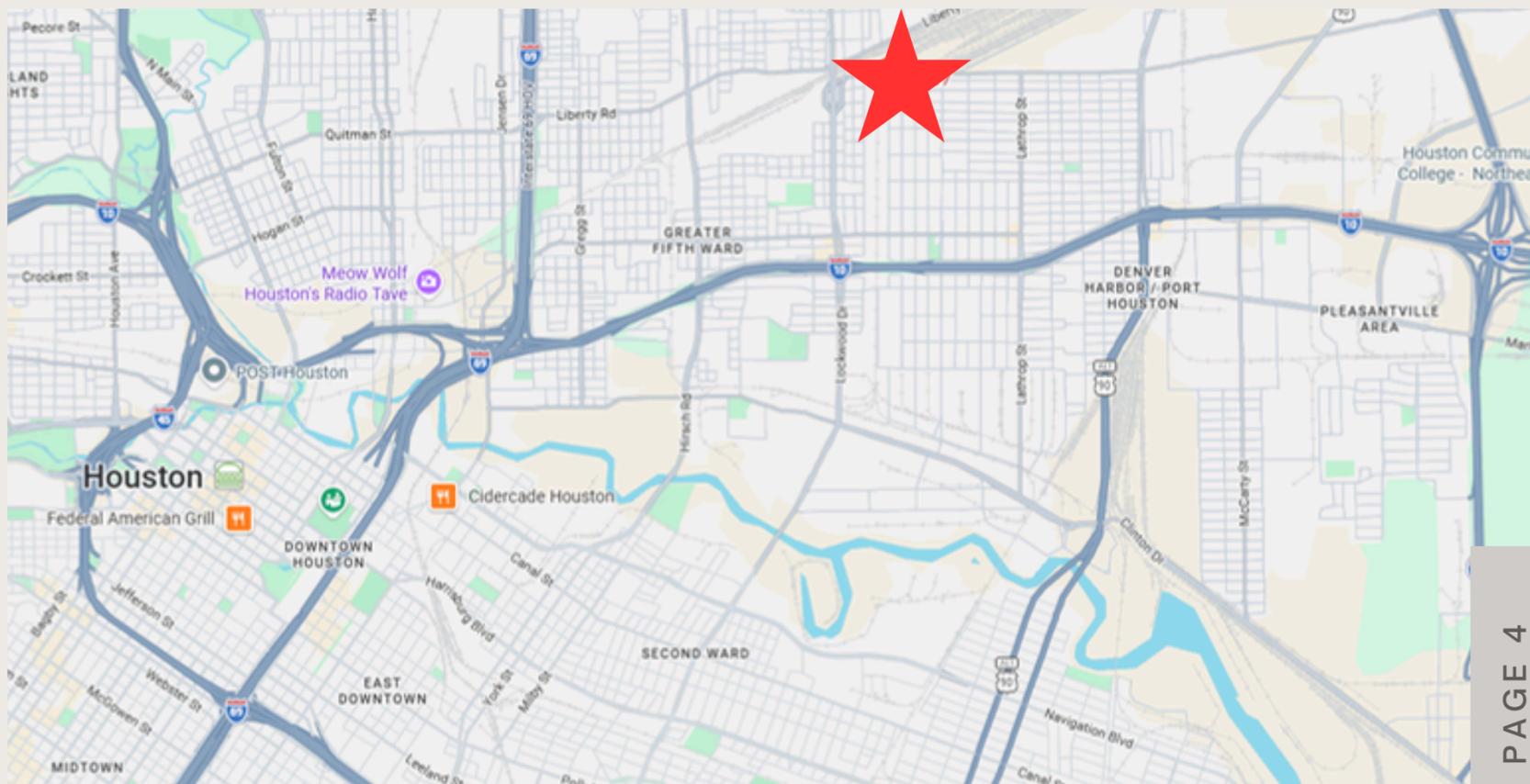


Map created by OpportunityZones.com

OPPORTUNITY ZONE MAP



LOCATION TO HOUSTON & MAJOR ROADWAYS





Information About Brokerage Services

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

11/2/2015

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.

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.

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.

Confidentiality Statement & IABS

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.

<u>TopGuns Land Company, Inc</u>	<u>0423517</u>	<u>krobertson@topguns.com</u>	<u>(936)582-1700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Keith Robertson</u>	<u>0210946</u>	<u>kroberston@topguns.com</u>	<u>(936)582-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Keith Robertson</u>	<u>0210946</u>	<u>krobertson@topguns.com</u>	<u>(936)582-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Evan Ballew</u>	<u>0659086</u>	<u>evan@evanballewgroup.com</u>	<u>(936)581-9959</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TopGuns Realty, Inc., 18420 Hwy 185 West Montgomery TX 77356
Evan Ballew

Phone: 9365821700
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: 9365824955
www.lwof.com

IABS 1-0 Date
Tewall Ball Texas

The information contained herein is not a substitute for a thorough due diligence investigation. TOP GUNS REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, TOP GUNS REALTY has not verified, and will not verify, any of the information contained herein, nor has TOP GUNS REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.