

16 Units for Sale

Commonsway Apartments

101-104 S. Commonsway Dr., Portland, Texas



OFFERING SUMMARY

Listed Price:	\$1,600,000
Units:	16
Year Built:	1984
NRA:	16,128 sq. ft.
Price\Sq. Ft.:	\$99.21
Price\Unit:	\$100,000
Actual Cap Rate:	6.39%
Proforma:	7.22%

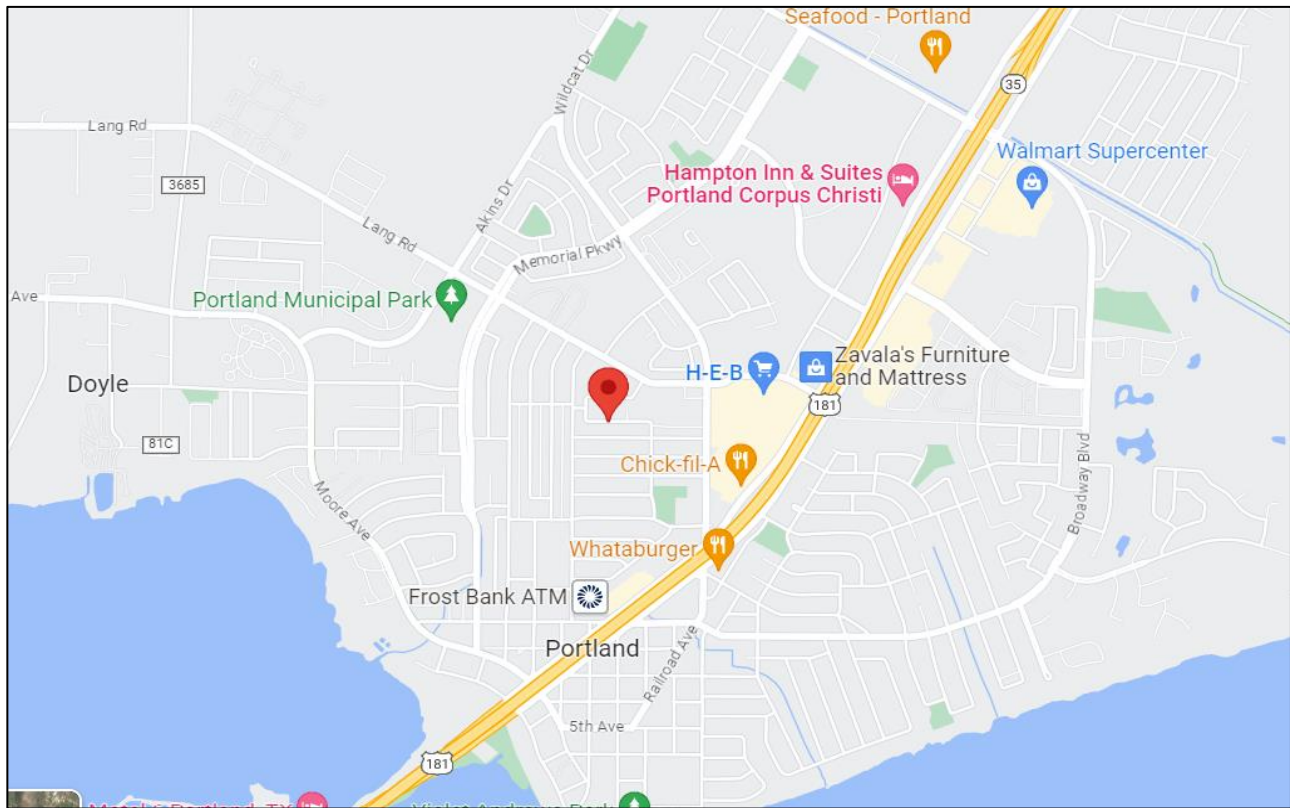
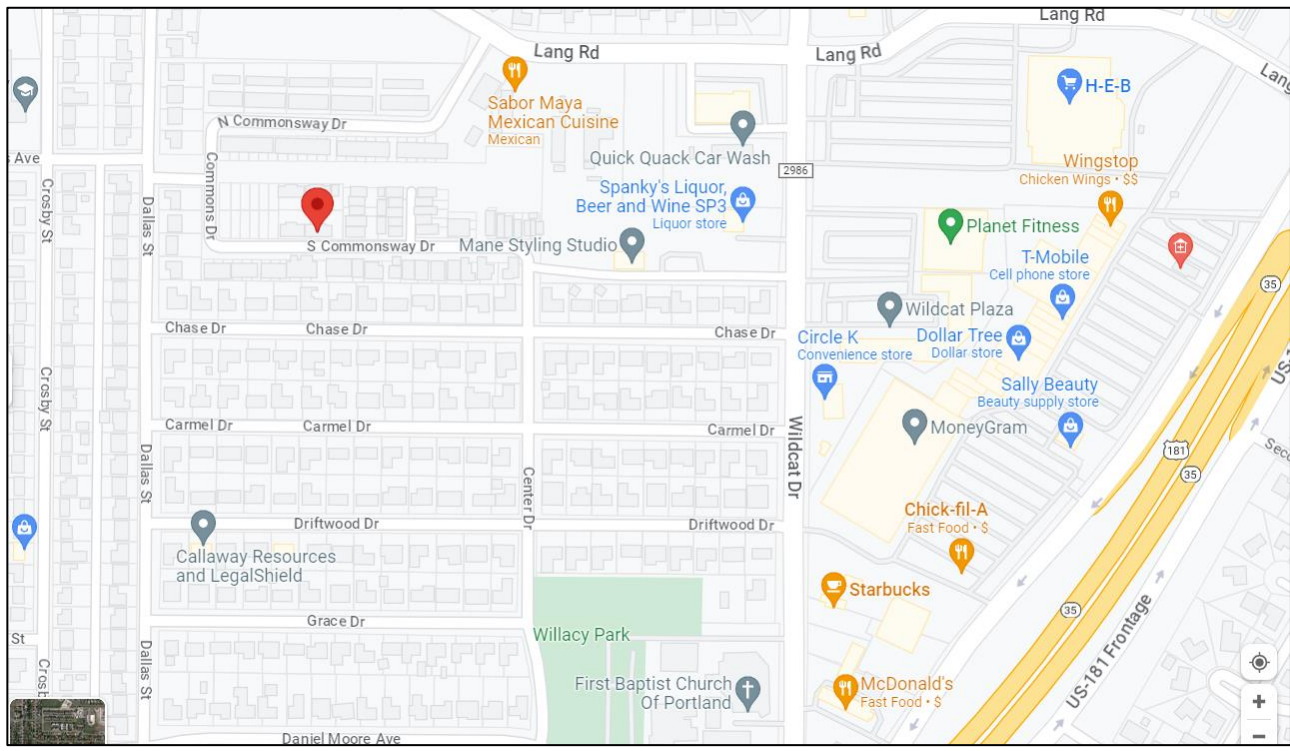
PROPERTY HIGHLIGHTS

- Excellent location in the booming city of Portland, Texas
- Located near \$45 billion in recent industrial expansions in the area, with more on the way.
- Priced below replacement cost.
- Units are in average to good condition with rehabilitation in the last 10 years.
- Good upside with better management, increasing rents to market and additional rehab.

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We obtained the information in this package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Buyer's broker must make first contact to receive a commission.

LOCATION MAPS



PROPERTY DETAILS & DEMOGRAPHICS

PROPERTY DETAILS:

Number of Units:	16
Net Rentable Area:	16,128 sq. ft.
Number of Stories:	2
Number of Buildings:	4
Unit Mix:	16 - 2\1.5 units @ 1,008 sq. ft. each
Land Area:	.61 acre
Year Built:	1984
Exterior:	Stucco
Roof:	Flat Built Up
HVAC:	Individual units
Electricity:	Separately metered
Gas:	None
Hot Water:	Individual units
Washer\Dryer:	Connections in each unit

Demographics >>

	1 mile	3 miles
Population	14,520	23,170
Households	5,250	8,274
Median Age	37.20	37.30
Median HH Income	\$80,509	\$83,789
Daytime Employees	3,984	5,299
Population Growth '23 - '28	▲ 6.68%	▲ 6.92%
Household Growth '23 - '28	▲ 6.78%	▲ 7.02%

FINANCIAL INFORMATION

PRICE:

\$1,600,000

PROPERTY INFORMATION:

Number of Units: 16
 Net Rentable Area: 16,128

RATIOS:

Price\Unit: \$100,000
 Price\S.F.: \$99.21
 Rent\Sq. Ft. \$1.19
 Proforma Expenses\Unit: \$6,279
 Expenses\Sq. Ft. \$6.23
 Gross Rent Multiplier: 7.17
 Pro-Forma Cap Rate 7.67%
 Actual Cap Rate 6.38%
 Current Occupancy: 100%

PROPOSED DEBT & RETURN ON EQUITY

Interest Rate 6.00%
 Amortization 360

Downpayment % 20%
 Downpayment \$320,000
 Loan Amount \$1,280,000

Monthly Payment (\$8,113)
 Annual Payment (\$97,360)
 NOI after Debt \$25,432

Return on Equity 7.95%

Proforma Income and Expenses:

Gross Rental Income \$230,400
 Less V & C: (5.00%) \$11,520
 Effective Gross Income \$218,880

 Other Income (2.00%) \$4,378
 Total Income \$223,258
 Less Expenses @ 45% \$ 100,466
 Net Operating Income \$122,792

Actual Income and Expenses

Gross Income \$183,332
 Less Expenses \$ 81,300

 Net Operating Income \$102,032

Assumptions

Proforma Rent \$1,200 per month based upon attached rent comparables
 Proforma Expenses 45% based upon subject's actual expenses and other expense comparables in the area.
 Actual Gross Income Annualized from the 8 months of current ownership
 Actual Expenses Annualized from the 8 months of current ownership
 Loan Terms: Quoted by a mortgage lender

Operating statements available with a signed confidentiality agreement.

ACTUAL UNIT MIX AND RENT SCHEDULES:

Unit Type	# Units	Unit Sq. Ft.	Total Sq. Ft.	Rent\ Month	Total Rent	Rent\ Sq. Ft.
2\1.5	16	1008	16128	\$1,050	\$16,800	\$1.04
Totals\Ave.	16	1008	16128		\$16,800	\$1.04

PROFORMA UNIT MIX AND RENT SCHEDULES:

Unit Type	# Units	Unit Sq. Ft.	Total Sq. Ft.	Rent\ Month	Total Rent	Rent\ Sq. Ft.
2\1.5	16	1008	16128	\$1,200	\$19,200	\$1.19
Totals\Ave.	16	1008	16128		\$19,200	\$1.19

Rent Comparable No. 1

1617 Cimmarron Street – Sun Valley Apartments

Number of Units: 120
 Age: 1968
 GBA: 104,000
 Vacancy: 6.2%
 Unit Mix:

Unit Type	Units	Ave. Sq. Ft.	Rent	Rent\Sq. Ft.
2br	72	850	\$1,027	\$1.21

Rent Comparable No. 2

1201 Moore Street - Lands End

Number of Units: 194
 Age: 1974
 GBA: 155,000
 Vacancy: 9.7%
 Unit Mix:

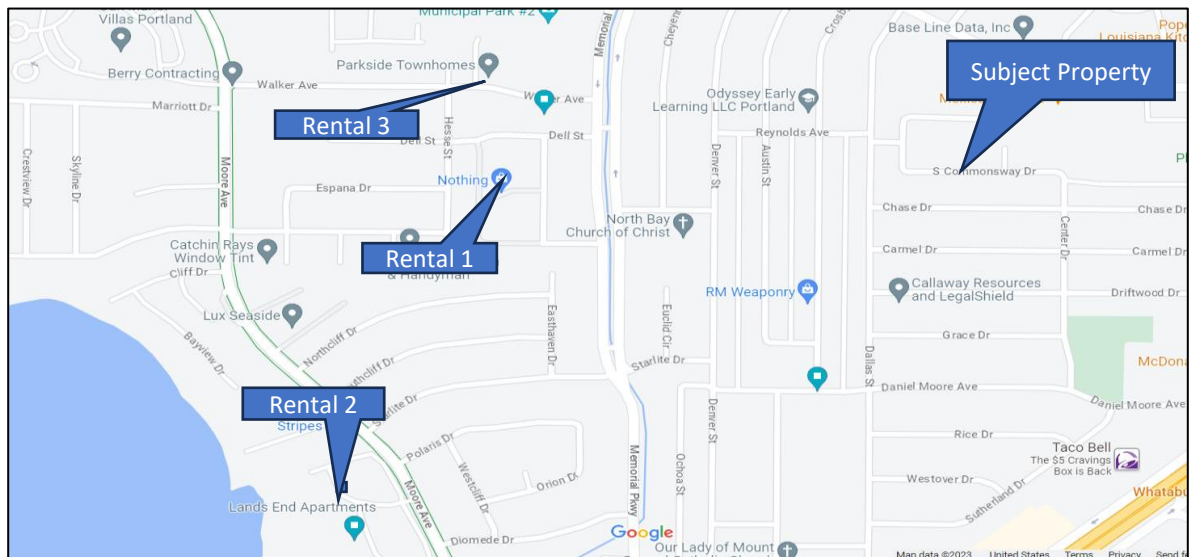
Unit Type	Units	Ave. Sq. Ft.	Rent	Rent\Sq. Ft.
2br	83	933	\$1,307	\$1.42

Rent Comparable No. 3

200-204 Walker Avenue – Parkside Townhomes

Number of Units: 39
 Age: 1983
 GBA: 61,884
 Vacancy: 5.4%
 Unit Mix:

Unit Type	Units	Ave. Sq. Ft.	Rent	Rent\Sq. Ft.
2br	31	1,199	\$1,247	\$1.04



AREA INDUSTRIAL DEVELOPMENTS & RETAILERS MAP



PHOTOGRAPHS





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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date