

# Information Package



**EBG**  
EUREKA BUSINESS GROUP



# FOR SALE

## NORTHEAST HOUSTON MULTIFAMILY

### Portfolio Sale

**Zach Weik**  
P: (713) 855-7375  
E: [Zach@ebgtexas.com](mailto:Zach@ebgtexas.com)

**33 Units**  
**Value Add**

# Executive Summary



## Property Profile

Type:	Multi-Family
Unit:	33
Year Built:	1949 / 1955 / 1990
Occupancy:	100%
Price per Unit:	\$63,636
Market:	N.E. Houston, TX

## Property Highlights

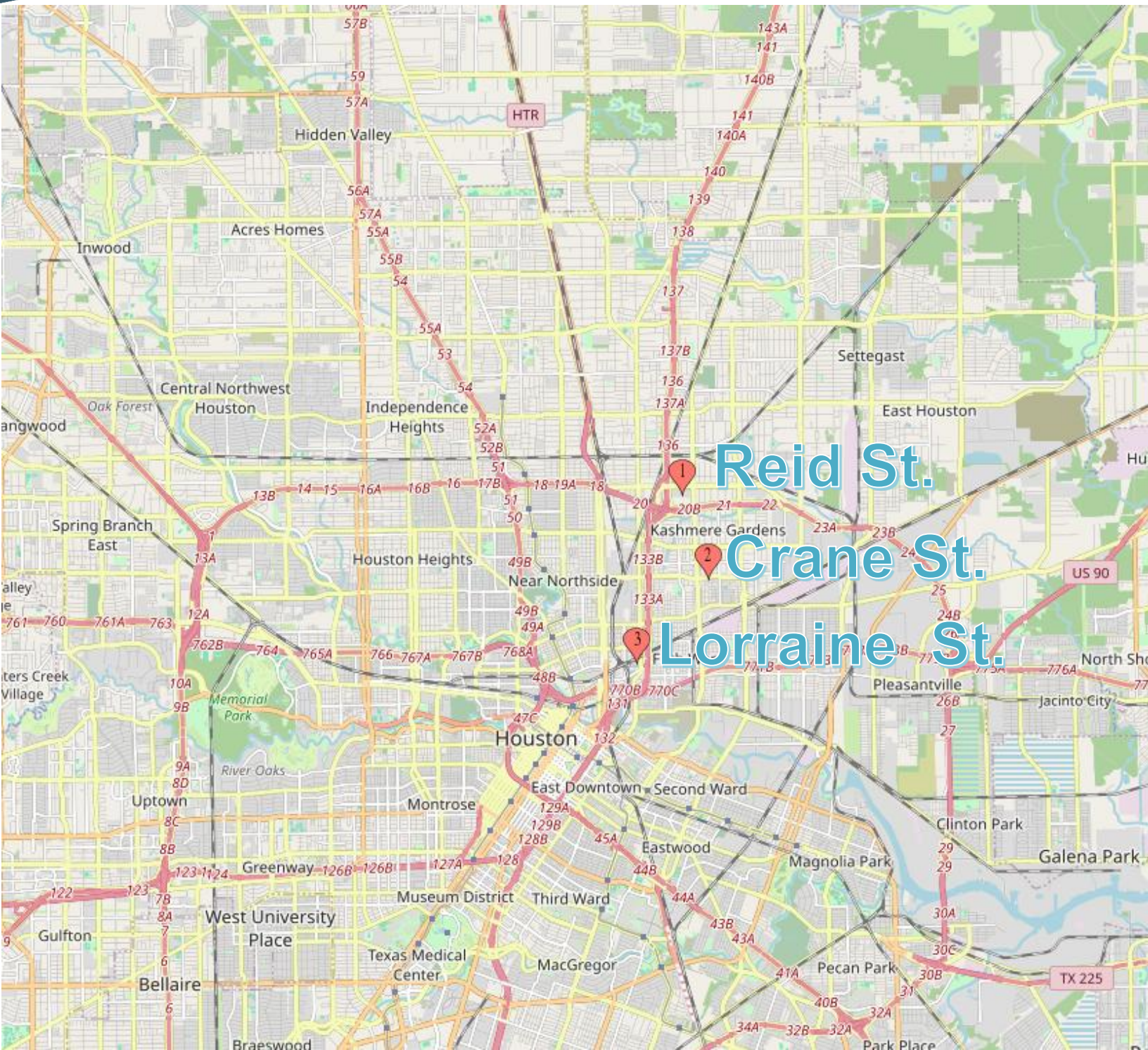
- Asking Price: \$1,950,000
- Proven rent growth potential
- Extra land to build more units
- **Over 9% caprate on ProForma!**



Call to Schedule a Tour  
(713) 855-7375



# N.E. Houston Portfolio



Reid St.

Crane St.

Lorraine St.



# Lorraine St.

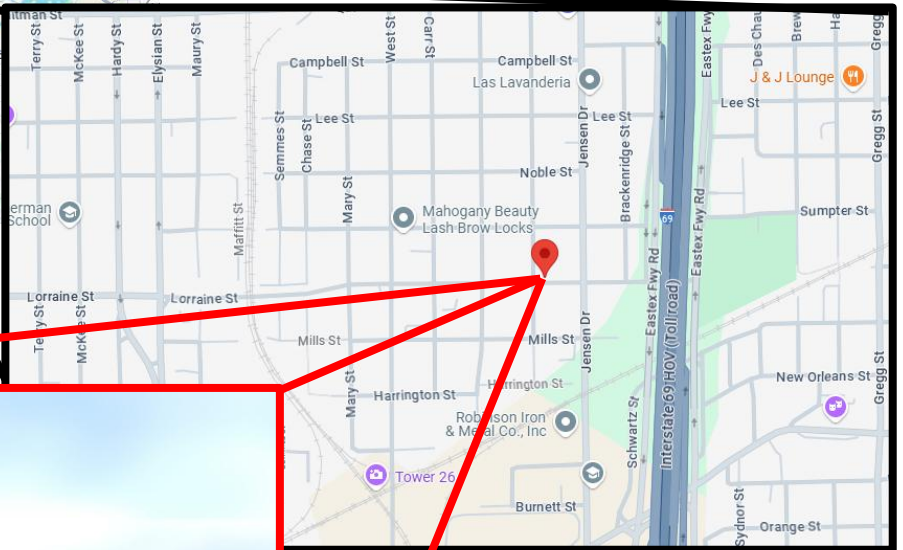
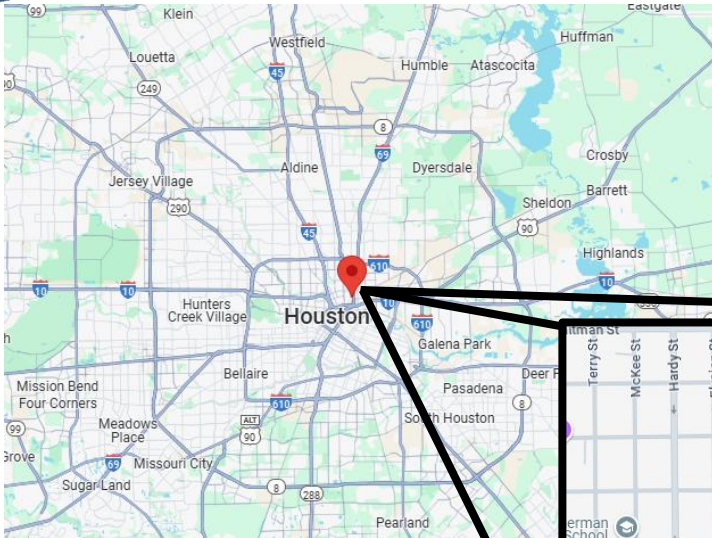
- **Street Address:** 2705 Lorraine St, Houston, TX 77026
- **Lot Size:** 4,792
- **Building Size:** 8,500
- **Units:** 16
- **Year Built:** 1955
- **Heat/Air:** Individual HVAC
- **Roofs:** Pitched
- **Parking:** Ample parking spaces available
- **Laundry:** W/D connections
- **Utilities:** ALL Paid by Owner

## Top Value Add Opportunities:

- Implement RUBS
- Bring rents to market



# Location



**2705 Lorraine St,  
Houston, TX 77026**



# Crane St.

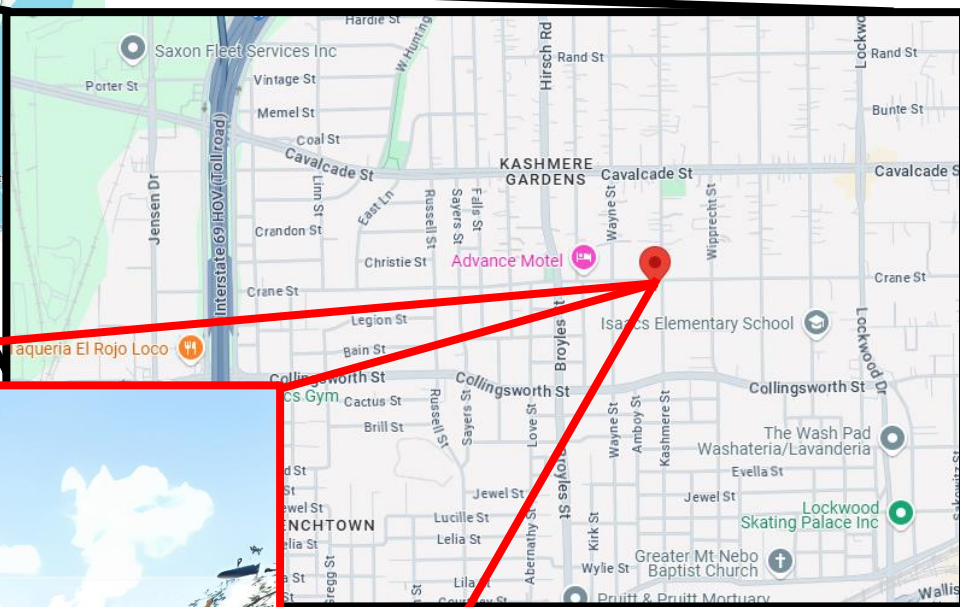
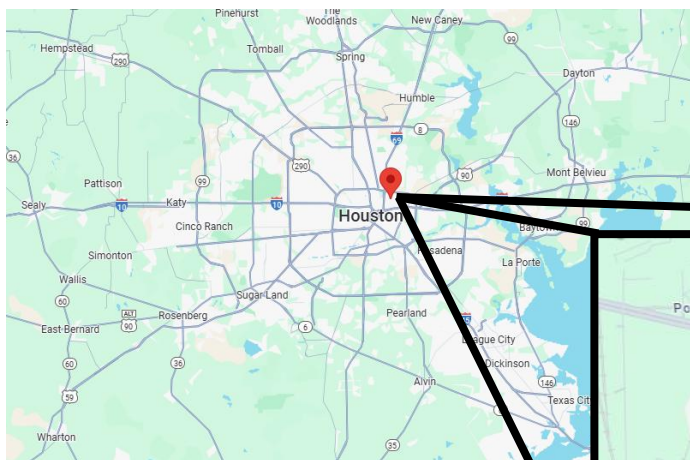
- **Street Address:** 4514 Crane Street, Houston, TX 77026
- **Lot Size:** 14,170
- **Building Size:** 3,437 SF
- **Units:** 5
- **Year Built:** 1949
- **Heat/Air:** Individual HVAC
- **Roofs:** Pitched
- **Parking:** Ample parking spaces available
- **Laundry:** W/D connections
- **Utilities:**
  - Electric:** Paid by Tenants
  - Water, Sewer, Trash:** Paid by owner - *Not charged back!*

## Top Value Add Opportunities:

- Implement RUBS
- Bring rents to market



# Location



**4514 Crane Street,  
Houston, TX 77026**



# Reid St.

- **Street Address:** 4010,4003,4005,4006 Reid St, Houston, TX 77026
- **Lot Size:** 26,249 SF
- **Building Size:** 10,098 SF
- **Units:** 12 + 0.8AC lot
- **Year Built:** 1990
- **Heat/Air:** Individual HVAC
- **Roofs:** Pitched
- **Parking:** Ample parking spaces available
- **Laundry:** W/D connections
- **Utilities:**
  - Electric:** Paid by Tenants
  - Water, Sewer, Trash:** Paid by owner - *Not charged back!*

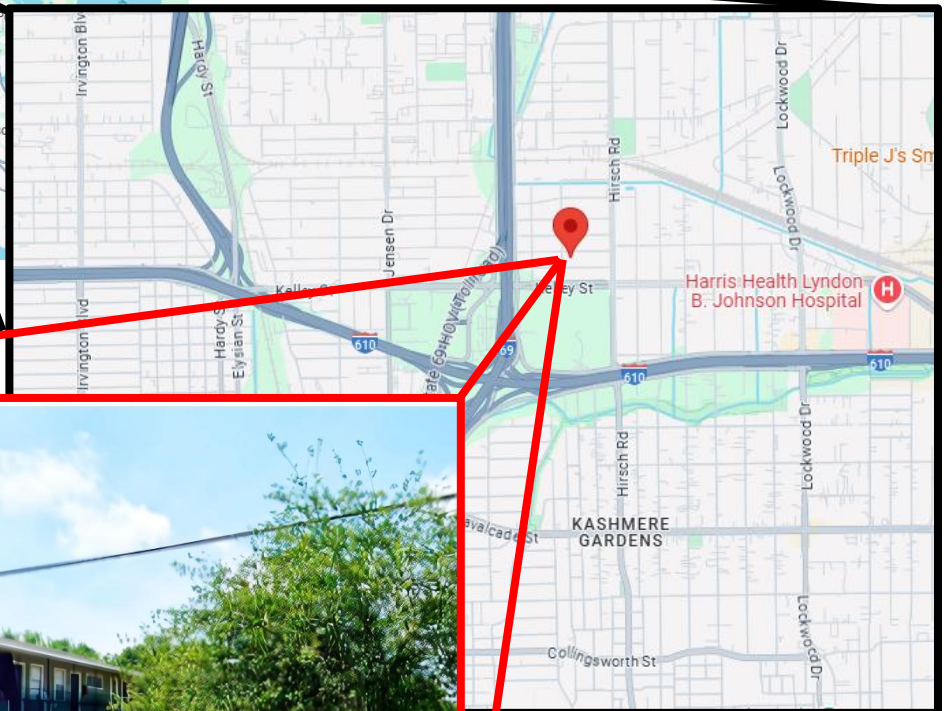
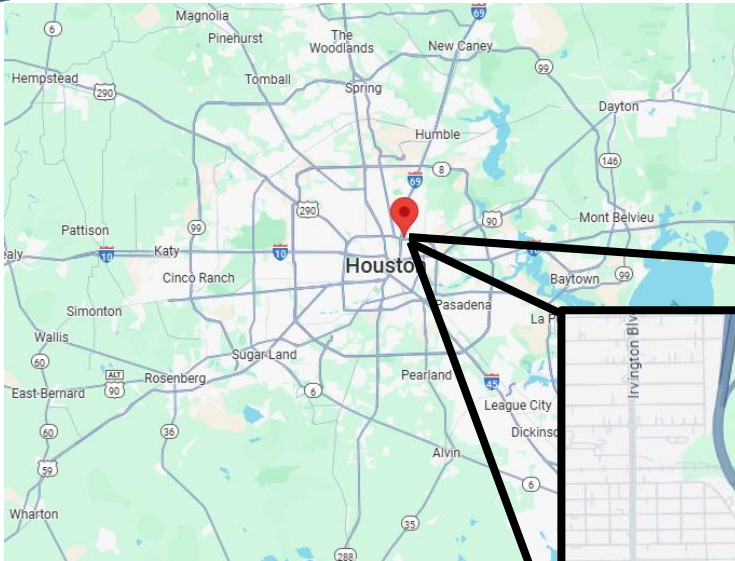
## Top Value Add Opportunities:

- Implement RUBS
- Bring rents to market
- Build additional units on 0.8AC lot





# Location



**4010 / 4003 / 4005 / 4006**  
**Reid St, Houston, TX 77026**

# Property Pictures

## Lorraine



## Crane



## Reid

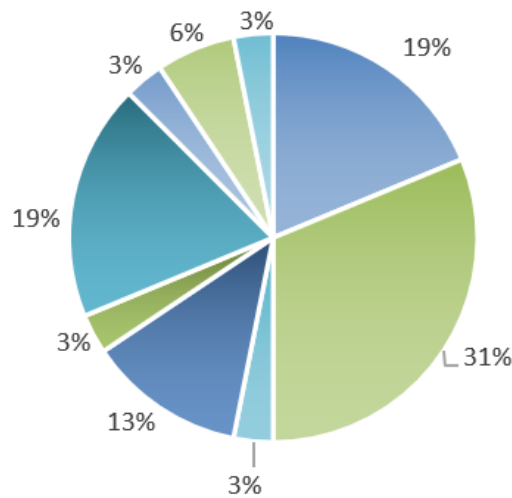


# Portfolio

## Unit Mix

Layout	Units	Size/SF	%
Lorraine Efficiency ABP	6	400	18%
Lorraine 1/1 ABP	10	625	30%
4003 Reid Street 2/1	1	800	3%
4005 Reid Street 1/1	4	557	12%
4005 Reid Street 2/1	1	900	3%
4010 Reid Street 1/1	6	557	18%
Crane 3BD	1	1,350	3%
Crane 2/1	2	900	6%
Crane Efficiency	1	250	3%

Unit Mix



- Lorraine Efficiency ABP
- Lorraine 1/1 ABP
- 4003 Reid Street 2/1
- 4005 Reid Street 1/1
- 4005 Reid Street 2/1
- 4010 Reid Street 1/1
- Crane 3BD
- Crane 2/1
- Crane Efficiency

# Portfolio Financials

	Proforma T12	Per SF	Per Unit
<b>REVENUES</b>			
Gross Potential Rent	\$387,200	\$19.68	\$11,733
Vacancy Allowance (5.0%)	\$19,360	\$0.98	\$587
Loss to lease (4.0%)	\$15,488	\$0.79	\$469
<b>TOTAL RENTAL INCOME</b>	<b>\$352,300</b>	<b>\$17.91</b>	<b>\$10,676</b>
Other Income	\$7,700	\$0.39	\$233
<b>EFFECTIVE GROSS INCOME</b>	<b>\$360,000</b>	<b>\$18.30</b>	<b>\$10,909</b>
<b>OPERATING EXPENSES</b>			
Prop. Management Fee (6.0%)	\$21,600	\$1.10	\$655
Payroll	\$0	\$0.00	\$0
Utilities	\$39,200	\$1.99	\$1,188
Insurance	\$31,500	\$1.60	\$955
Maintenance, Repairs & Contracted Services	\$28,100	\$1.43	\$852
Property Taxes	\$36,700	\$1.87	\$1,112
<b>TOTAL OPERATING EXPENSES</b>	<b>\$159,900</b>	<b>\$8.13</b>	<b>\$4,845</b>
Capital Reserves (\$300/unit)	\$10,200	\$0.52	\$309
<b>TOTAL EXPENSES</b>	<b>(\$170,100)</b>	<b>(\$8.65)</b>	<b>(\$5,155)</b>
<b>NET OPERATING INCOME</b>	<b>\$189,900</b>	<b>\$10</b>	<b>\$5,755</b>

## Proforma Assumptions:

- **Vacancy:** 5%
- **Loss to Lease:** 4%
- **Capital Reserves:** \$230/unit
- Insurance \$900/unit
- **Other income:** assumes implementation of RUBs where possible.
- Proforma numbers are stabilized year 2 of ownership
- Tax adjusted

**Proforma NOI:  
\$189,900**



Proforma based upon market assumptions and industry benchmarks.  
Buyers are advised to consult their counsel in regard to property tax.

# Comps - Lease



**Address:** 6223 Lavender St  
**Layout:** 2BD/1BH  
**Rent:** \$980



**Address:** 3009 Ralston St  
**Layout:** 2BD/1BH  
**Rent:** \$1,080



**Address:** 5718 Pickfair St  
**Layout:** 2BD/1BH  
**Rent:** \$1,199



**Address:** 3031 West St  
**Layout:** 2BD/1BH  
**Rent:** \$1,050



**Address:** 4626 Shreveport Blvd  
**Layout:** 3BD/2BH  
**Rent:** \$1,550



**Address:** 3031 Sumpter St  
**Layout:** 1BD/1BH  
**Rent:** \$850



**Address:** 4145 Conroy St  
**Layout:** 3BD/1BH  
**Rent:** \$1,345



**Address:** 5101 Crane St  
**Layout:** 1BD/1BH  
**Rent:** \$900



**Address:** 3613 Crane St  
**Layout:** 1BD/1BH  
**Rent:** \$900



**Address:** 2531 Stevens St  
**Layout:** 1BD/1BH  
**Rent:** \$1,150



# Demographics

## DEMOGRAPHIC RADIUS RINGS



## DEMOGRAPHIC SUMMARY

Population	2 Mile	3 Mile	5 Mile
2024 Population	68,673	136,205	387,037
2029 Population	71,793	143,166	405,839
Pop Growth 2024-2029	4.5%	5.1%	4.9%
2024 Average Age	38	38	37
<b>Households</b>			
2024 Households	22,402	50,440	158,063
2029 Households	23,586	53,423	166,508
Household Growth 2024-2029	5.3%	5.9%	5.3%
Median Household Income	\$34,814	\$48,670	\$60,080
Average Household Size	2.6	2.4	2.3
Average HH Vehicles	2	2	2
<b>Housing</b>			
Median Home Value	\$160,897	\$226,886	\$307,837
Median Year Built	1962	1964	1980

# Contact



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





**NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®**

**EXHIBIT "C"**

11-2-2015



**INFORMATION ABOUT BROKERAGE SERVICES**

*Texas law requires all real estate licensee 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:
  - 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.

**Eureka Business Group**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Margarita Gozlan-Derjavetz</b>	<b>0579999</b>	<b>Contact@ebgtexas.com</b>	<b>(469)443-6336</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joseph Gozlan</b>	<b>0593483</b>	<b>Joseph@ebgtexas.com</b>	<b>(903)600-0616</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Zach Weik</b>	<b>0735610</b>	<b>Zach@ebgtexas.com</b>	<b>(713)855-7375</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
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Date

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