



# 1810 & 1812 W ALABAMA

### **Market**

1810 & 1812 W Alabama St., Houston, TX 77098

Units: 9

Avg Size: 1022

Date Built: 1960

Rentable Sq. Ft.: 9,200

Acreage: 0.29

Occupancy: 100%

Class: B-

#### **INVESTMENT HIGHLIGHTS**

- Available on an Assumption Basis or New Loan
- Great Opportunity for the Smaller Investor
- Half The Units Have New Central A/C
- Excellent Location Near Downtown and the Texas
  Medical Center
- This is a Covered Land Play
- Ask Broker about potential financing
- Ideal Rehab Candidate
- Super strong Rental Upside
- Assumption Basis



#### FOR MORE INFORMATION PLEASE CONTACT:

### **Tom Wilkinson**

Broker/Vice President twilk4@ketent.com T 713.355.4646 | C 713.628.9408



### **Mark Kalil**

Mark Kalil & Associates, Inc. | President mark@markkalil.com T 713.799.8700 | C 713.829.3765





Physical Information		Financial Information		Existing Loan Parameters		Operating Information	
Number of Units	9	Asking Price	Market	Mortgage Balance	\$994,000	Est Mkt Rent (Dec-23)	\$11,855
Avg Unit Size	1022	Price Per Unit		Amortization	360	3 Mo Avg	\$12,308
Net Rentable Area	9,200	Price Per Sq. Ft.		Debt Service	\$77,035	Physical Occ (Dec-23)	100%
Land Area (Acres)	0.29	Stabilized NOI		Interest Payment	\$6,420	Est Ins per Unit per Yr	\$2,115
Units per Acre	31.363			Interest Rate	7.75%	Property Tax Informa	ation
Date Built	1960			Date Due	January 1 2024	2023 Tax Rate/\$100	2.01481
Water Meter	RUBS			Est Res for Repl/Unit/Yr	\$250	2023 Tax Assessment	\$1,753,740
Elec Meter	Indiv			Prepayment Penalty	Yes	2023 Est Taxes	\$35,335
Roof Style	Pitched			There is an existing blanket loan on	3 properties which may	Future Est Tax Assessment	\$1,090,000
HVAC System	<b>HVAC-Indiv</b>			be modified with a 25% prin		Future Est Taxes	\$21,961

**MODIFIED ACTUALS** PRO-FORMA **INCOME** 

**PRO-FORMA INCOME** Current Street Rent with a 10% Increase

Estimated Gross Scheduled Income Estimated Loss to Lease (2% of Total Street Rent) Estimated Vacancy (8% of Total Street Rent)

Estimated Concessions and Other Rental Losses (3% of Total Street Rent)

Estimated Utilities Income (After RUBS Implementation)

Estimated Other Income

Estimated Total Rental Income

<b>ESTIMATE</b>	ED TOTAL	PRO-FORMA	INCOME

156,486 \$13,041 / Mo 156,486 \$13,041 / Mo (3,130) 2% (12.519) 8% (4,695) 3% 42 \$5 / Unit / Yr 1.575 \$175 / Unit / Yr 137,760

137,760 \$11,480 / Mo

\$147,690 6 Mo Avg Income Annualized

EXPENSE	Dec '2	22 thru Nov '23 Expenses
Fixed Expenses		Fixed Expenses
Taxes	\$35,335	\$3,926 per Unit
Insurance	\$19,643	\$2,183 per Unit
Total Fixed Expense		

**Estimated Fixed Expenses** 2023 Tax Rate & 2023 Assessment \$21,961 \$2,440 per Unit 2023 Tax Rate & Future Assessment Dec '22 thru Nov '23 YTD Operating States \$19,035 \$2,115 per Unit 54,978 \$6,109 per Unit 40,996 \$4,555 per Unit

**Future Expenses** 

**Utilities** Utilities Electricity \$4,582 \$509 per Unit Water & Sewer \$4,237 \$471 per Unit Gas \$1.178 \$131 per Unit Trash \$0

**Estimated Utilities** \$9,164 \$1,018 per Unit \$4.237 \$471 per Unit \$1,178 \$131 per Unit \$ per Unit \$0 \$ per Unit 9,997 \$1,111 per Unit

Other Expenses General & Admin & Marketing Repairs & Maintenance **Labor Costs Contract Services** Management Fees **Total Other Expense** 

**Total Utilities** 

Other Expenses \$5,175 \$575 per Unit \$7,155 \$795 per Unit Extremely higher than normal \$0 \$ per Unit \$ per Unit \$0 \$5,975 4.05% \$664 per Unit

**Estimated Other Expenses** \$12,621 \$1,402 per Unit \$4.500 \$500 per Unit \$0 \$ per Unit \$0 \$ per Unit \$11,200 8.13% \$1,244 per Unit

**Total Operating Expense** Reserve for Replacement **Total Expense** Net Operating Income (Actual Underwriting)

83,279 \$9,253 per Unit 7,200 \$800 per Unit 90,479 \$10,053 per Unit

18,305 \$2,034 per Unit

57,211

83,896 \$9,322 per Unit 2,700 \$300 per Unit 86,596 \$9,622 per Unit

14,579 \$1,620 per Unit

28,321 \$3,147 per Unit

Market

51,163 Market

**Asking Price:** Cap Rate

**Proposed Debt** Equity

**Estimated Debt Service** 

**Cash Flow** 

Cash on Cash

NOTES: ACTUALS: Income and Expenses are based on owner's Dec '22 thru Nov '23 YTD Operating Statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2023 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 8.13% of Gross Income, Other expenses are Estimated for the Pro Forma

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guaranty, warranty or representation about it. It is your resonsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES. The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period.

12/7/2023 1810-1812WAlabama

1810 & 1812 W Alabama St., Houston, TX 77098					Pro	perty Overview		
PROPERTY INFORMATION		CURRENT MO	CURRENT MORTGAGE			TAXING AUTHORITY Harris County		
Age:	1960	Mortgage Balance	Mortgage Balance \$5,016,733		ACCT# 0542290000025;6			
Renovated:	2005	Servicer	Keystone		HOUSTON ISD	\$0.868300		
Elec Meter:	Indiv	Amortization	360		HARRIS COUNTY	\$0.350070		
A/C Type:	HVAC-Indiv	Interest Payment	\$32,352.29		HARRIS CO FLOOD CNTRL	\$0.031050		
Water:	RUBS	Туре			PORT OF HOUSTON AUTHY	\$0.005740		
Wiring:	Copper?	Assumable	Yes		HARRIS CO HOSP DIST	\$0.143430		
Roof:	Pitched	Monthly Escrow	Yes		HARRIS CO EDUC DEPT	\$0.004800		
Paving:	Concrete	Origination Date	July 1 2022		HOU COMMUNITY COLLEGE	\$0.092231		
Materials:	Brick/Wood	Due Date	January 1 2024		CITY OF HOUSTON	\$0.519190		
# of Stories:	2	Interest Rate	7.75%		TIRZ 27 - MONTROSE ZN (061)	\$0.000000		
Buildings:	2	Prepayment Penalty	Yes					
Units/Acre:	31.36	Transfer Fee	1%+app+legal					
Covered Parking:		Extended Maturity Date	January 1 2025		2023 Tax Rate/\$100	\$2.01481		
Open Parking		D	204.5		2023 Tax Assessment	\$1,753,740		
Quality:	В	Blanket Loan includes 2 3618 Gar			HCAD Improvement SqFt	8,816		
		50,70 50.						



#### PLEASE DO NOT VISIT THE SITE WITHOUT AN APPOINTMENT MADE THROUGH THE BROKER.

#### PROPERTY HIGHLIGHTS

1810 & 1812 W Alabama Apartments is a 9 unit apartment building located in the Montrose submarket of Houston, TX. The asset was built in 1960 and per HCAD was rehabbed in 2021.

The tenant profile is predominately young professionals with income above the average Houston Metro income level. Residents enjoy close proximity to the University of St. Thomas, the Museum of Fine Arts, the Houston Museum of Natural Science, Rothko Chapel, the Houston Zoo, the Texas Medical Center and Downtown Houston.

Keystone is willing to provide 2-3 yrs of fixed rate debt provided the above loan amount (blanket for all 3 assets) is paid down 25%. Ask the Broker for details!

"Subject to additional underwriting, we'd look to propose something like the following:

Loan Amount: the lesser of +/- \$3,500,000 -\$4,000,000, 72% LTV/LTPP at close. Additional dollars to go towards the renovation of the project would be available, subject to

UW.
Term: 12-24 months + ext. options

18-Mo Pricing: Interest Only, 8.35% fixed, 100 bps origination, 100 bps exit
24-Mo Pricing: Interest Only, 8.75% fixed, 100 bps origination, 100 bps exit

Pre-Pay: N/A – No Prepay penalty

Recourse: Non-recourse subject to standard bad-boy carveouts
Deposit: \$20k deposit to go towards direct underwriting costs.

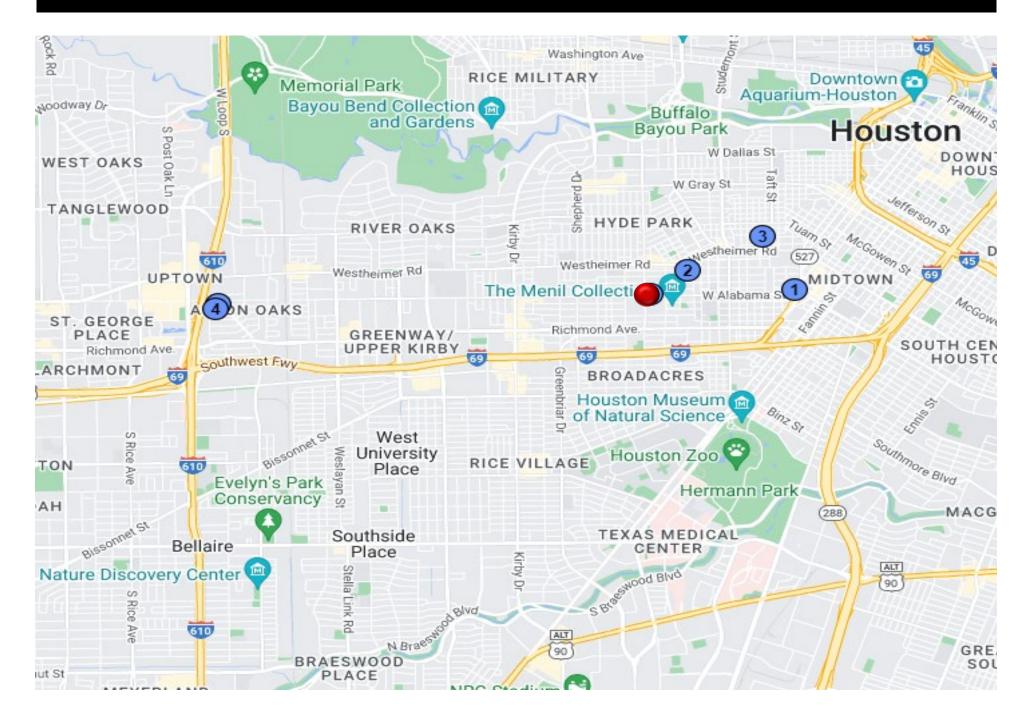
Costs: Low closing cost structure. No rate caps, No UW fees, No servicing fees, junk fees, etc. Legal fees are typically between \$10,000 - \$12,500, depending on complexity Keep in mind, we'd need to underwrite a new buyer. The good news is that we can move extremely fast and we're motivated to find a solution here."

**Disclaimer:** The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent roll, etc. provided by the Owner. Notwithstanding, KET Enterprises Incorporated does not make any warranties about the information contained in this marketing package. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offer is "As-Is. Where-Is". Answers to specific inquiries will have to be supplied by the Owner and are available upon request. Rates of return vary daily. No representations are made concerning environmental

## 2023 KET RENT COMPARABLE TAX ANALYSIS

	Property	Address	Yr Built	Units	Impr Sq.Ft.	Impr Value	Impr Value/Unit	Impr Value/Sq.Ft.
1	220 West Alabama	220 West Alabama	1960	131	119,234	\$21,976,468	\$167,759	\$184.31
2	Hawthorne	1419 Hawthorne	1963	29	20,000	\$3,454,129	\$119,108	\$172.71
3	Dawson At Stratford	419 Stratford	1959	61	49,715	\$12,059,360	\$197,694	\$242.57
4	Afton Gardens	4727 W Alabama St	1966	27	19,360	\$4,585,547	\$169,835	\$236.86
	D	4700 144 14 04	4000	24	47.000	44.007.000	<b>A</b> 400 000	40-50-54
5	Phoenician Garden	4723 W Alabama St	1966	24	17,068	\$4,327,388	\$180,308	\$253.54
	1810-1812 W Alabama	1810-1812 W Alabama	1960	9	8,816	\$1,753,740	\$194,860	\$198.93
	1010-1012 W Alaballia	1010-1012 VV Alabalila	1300	J	0,010	φ1,133,140	<b>\$154,000</b>	ψ130.33
	Averages		1962	47	20 022	¢8 026 105	\$171 50 <i>4</i>	¢244.92
	Averages		1902	41	39,032	\$8,026,105	\$171,594	\$214.82

### 2023 KET RENT COMPARABLE TAX ANALYSIS





181	10 & 181	2 W Alabama S	St., Houston, T	X 77098				<b>Unit Mix</b>		
	UNIT MIX									
		Туре	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	Rent/SF		
		1 Bed/1 Bath	1	1,100	1,100	\$1,295	\$1,295	\$1.18		
		1 Bed/1 Bath	1	1,100	1,100	\$1,295	\$1,295	\$1.18		
		1 Bed/1 Bath	1	1,100	1,100	\$1,595	\$1,595	\$1.45		
		1 Bed/1 Bath	1	1,100	1,100	\$1,295	\$1,295	\$1.18		
		Studio	1	400	400	\$895	\$895	\$2.24		
		1 Bed/1 Bath	1	1,100	1,100	\$1,295	\$1,295	\$1.18		
		1 Bed/1 Bath	1	1,100	1,100	\$1,295	\$1,295	\$1.18		
		1 Bed/1 Bath	1	1,100	1,100	\$1,595	\$1,595	\$1.45		
		1 Bed/1 Bath	1	1,100	1,100	\$1,295	\$1,295	\$1.18		
Sour	ce: 12/1/23 Rei	nt Roll	9	1022	9,200	\$1,317	\$11,855	\$1.29		
TOTALS AND AVERAGES			Total Units	Average Sq.	Total Sq. Feet	Average Rent/Unit	Total Rent	Average Rent/ SF		

### **APARTMENT FEATURES**

Ft.

Air Conditioning

### & COMMUNITY AMENITIES

Rent/Unit

Rent/ SF

Heating

Dishwasher

**Pantry** 

Range

Refrigerator

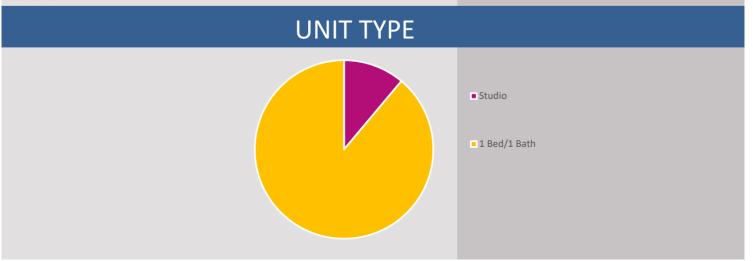
Freezer

Courtyard

**Gated Entry** 

\* Select Units

**AVERAGES** 



#### 1812 W Alabama St., Houston, TX 77098 Brentwood Dr. Dallies & NUDIE ountry Club Panera Bread Cooking Girl - Taste means everyting Peden St oodhead St Bomar St Barnaby's Cafe Spec's Wines, Spirits Welch St & Finer Foods Stanmore Dr W Drew St W. Drew St. San Felipe St Vermont St Cuchara HYDE PARK Indiana St Jackson Blvd Fairview St Hyde Park Blvd The Hot Bagel Shop Avalon Pl Mayland Aladdin Ella Lee Ln Mediterranean cuisine Best restaurant Mala Sichuan Bistro Fairview St houston Sichuan om Culinary Journey Goodwill Houston (A) Common Bond Bistro Locke Ln Brennan's of Houston Select Stores V & Bakery - Montrose MONTROSE Hawthorne St Target 🗳 Emerson St Harold St Harold St 7 Harold St WESTMORELAND Kipling St 4 Kipling St Marshall St 527) e Foods Market Kipling St Trader Joe's Marshall St Steel St Siphon Coffee The Breakfast Klub W Alabama St W Alabama St Rothko Chapel The Menil Collection Sul Ross St Branard St. Branard St. Branard St W Main St W Main St. Color Factory W Main St The Toasted Coconut Colquitt St Trill Burgers Richmond Ave. Hobbit Cafe Portsmouth St R Academy Sports Ervan Chew + Outdoors Castle Ct US-59 HOV Lane Lexington St Houston Museum of Autrey St \_\_\_\_ Chelsea & African American Culture Vassar St Vassar St Banks St Banks St Banks St Milford St. Milford St

BROADACRES



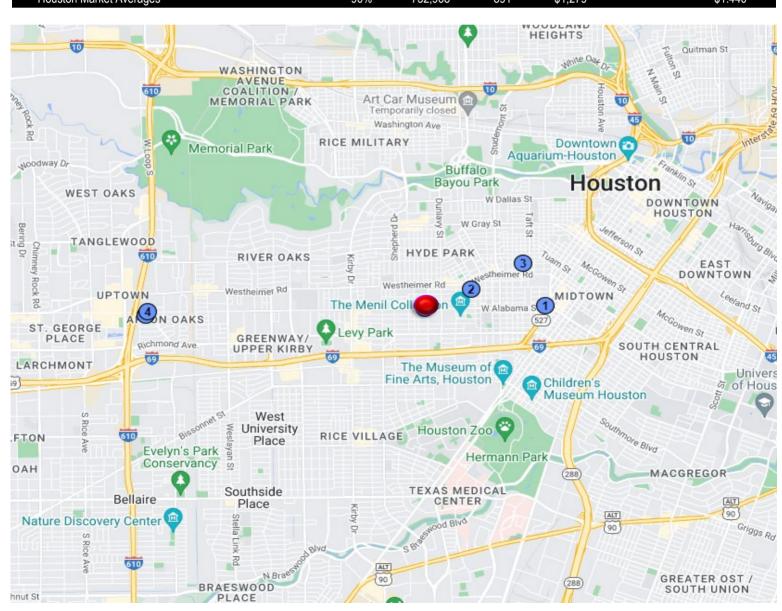






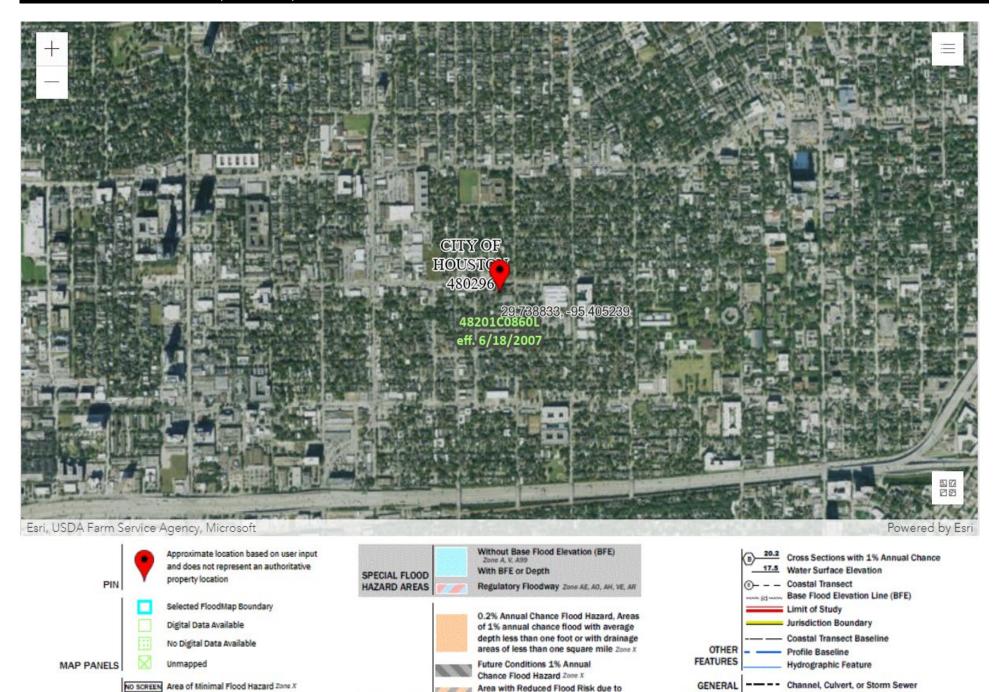


	Rent Comparables (MRI Apartment Data 2023)								
	Property Name	Year Built	Year Renovated	Осс	#Units	Avg SF	Avg Rent	EWG	P/SF
1	220 West Alabama 220 West Alabama	1960	2018	94%	131	368	\$1,016	EW	2.760
2	Hawthorne 1419 Hawthorne	1963	2015	97%	29	404	\$820	EWG	2.030
3	Dawson At Stratford 419 Stratford	1959	2022	90%	61	823	\$1,605	EWG	1.950
	Afton Gardens 4727 W Alabama St	1966	2016	81%	27	650	\$1,866	Е	2.870
	Phoenician Garden 4723 W Alabama St	1966	2017	99%	24	600	\$1,596	N/A	2.660
	Totals/Averages Comps	1963		92%	54	569	\$1,396		\$2.45
	1810-1812 W Alabama 1810-1812 W Alabama	1960		100%	9	1,022	\$1,317		\$1.29
	Sub-Market Averages (Upper Kirby Houston Market Averages	7)		93% 90%	19,168 732,968	979 891	\$1,999 \$1,279		\$2.040 \$1.440



Effective LOMRs

Area of Undetermined Flood Hazard Zone D



Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

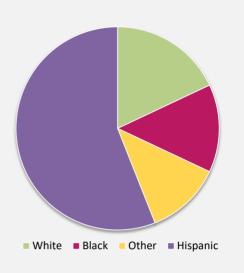
OTHER AREAS OF FLOOD HAZARD STRUCTURES IIIIII Levee, Dike, or Floodwall

#### SUMMARY PROFILE

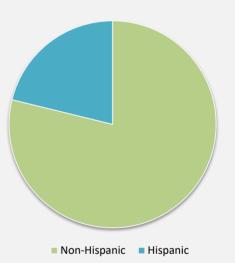
2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

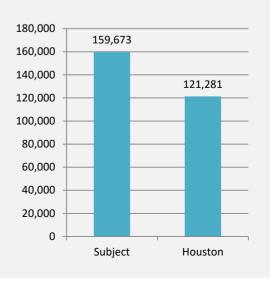
1 Mile 2 Mile 3 Mile Radius Radius Radius

1810 & 1812 W Alabama St., Houston, TX 77098			
Population			
2021 Estimated Population	25,480	89,657	197,927
2026 Projected Population	26,321	93,333	210,066
2010 Census Population	25,941	89,064	197,683
2000 Census Population	23,542	76,991	163,545
Projected Annual Growth 2021 to 2026	0.7%	0.8%	1.2%
Historical Annual Growth 2000 to 2021	0.7%	1.5%	1.9%
2021 Median Age	36.4	36.9	36.2
Households			
2021 Estimated Households	14,241	49,308	107,833
2026 Projected Households	14,965	52,618	117,360
2010 Census Households	14,210	48,245	107,043
2000 Census Households	12,760	40,423	84,531
Projected Annual Growth 2021 to 2026	1.0%	1.3%	1.8%
Historical Annual Growth 2000 to 2021	1.1%	2.0%	2.5%
Race and Ethnicity			
2021 Estimated White	61.2%	59.7%	53.3%
2021 Estimated Black or African American	6.0%	8.0%	13.8%
2021 Estimated Asian or Pacific Islander	13.9%	12.9%	12.7%
2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
2021 Estimated Other Races	18.4%	18.9%	19.7%
2021 Estimated Hispanic	21.2%	21.2%	21.8%
Income			
2021 Estimated Average Household Income	\$159,673	\$175,171	\$155,653
2021 Estimated Median Household Income	\$105,158	\$107,934	\$102,333
2021 Estimated Per Capita Income	\$89,473	\$96,675	\$85,044
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.6%	1.9%
2021 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.2%	1.7%
2021 Estimated High School Graduate	4.9%	5.4%	7.1%
2021 Estimated Some College	10.7%	10.5%	11.0%
2021 Estimated Associates Degree Only	4.2%	4.1%	4.4%
2021 Estimated Bachelors Degree Only	36.3%	37.6%	36.8%
2021 Estimated Graduate Degree	41.0%	39.6%	37.1%
Business			
2021 Estimated Total Businesses	3,179	11,969	21,750
2021 Estimated Total Employees	24,822	131,781	274,054
2021 Estimated Employee Population per Business	7.8	11.0	12.6
2021 Estimated Residential Population per Business	8.0	7.5	9.1



1 Mile Radius









Information About Brokerage Services

EQUAL HOUSING

11-2-2015

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
  - 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.

KET ENTERPRISES INCORPORATED	0406902	TWILK4@KETENT.COM	713-355-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TOM WILKINSON	0173897	TWILK4@KETENT.COM	713-355-4646
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	ant/Seller/Landlor	rd Initials Date	