

935 BYRNE

apartment homes

Nine Thirtly Five Byrne Street

THE OFFERING

935 BYRNE STREET HOUSTON, TX 77009

OVERVIEW

| | |
|-------------------|----------------|
| Units: | 30 |
| Avg Rent: | \$1,257 |
| Avg Size: | 700 |
| Date Built: | 1963 |
| Date Rehabbed: | 2015 |
| Rentable Sq. Ft.: | 19,950 |
| Acreage: | 0.57 |
| Occupancy: | 88% |
| Class: | B+ |

PRICING

| | |
|----------------|------------------|
| Terms: | All Cash |
| Asking Price | MARKET |
| Stabilized NOI | \$258,698 |

INVESTMENT HIGHLIGHTS

- ◆ All Cash or New Loan
- ◆ Excellent Location in the Greater Heights Submarket
 - ◆ The Heights is a Strong Submarket
- ◆ Ideal to tear down and build townhomes



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

TOM WILKINSON

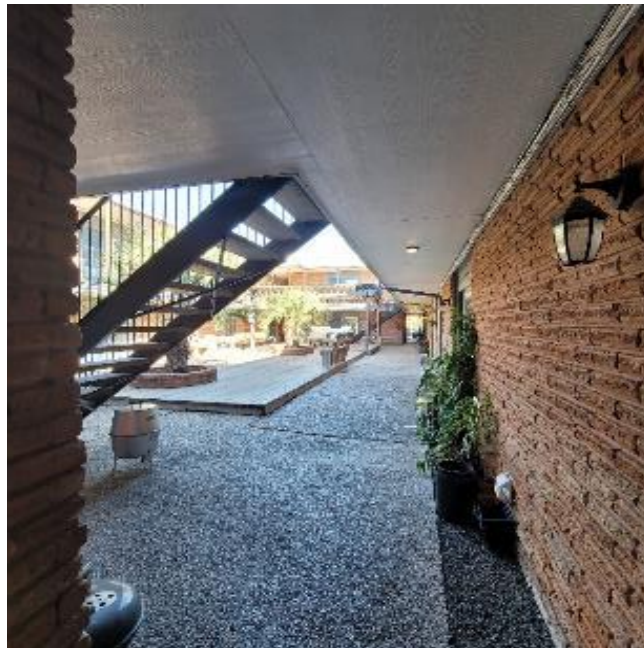
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KET ENTERPRISES INCORPORATED

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935 BYRNE

The 935 Byrne St Apartments, is a 30 unit, two-story, garden style asset nestled in the Greater Heights submarket of Houston, Texas. Per HCAD, the asset was built in 1963 and rehabbed in 2015. Property charges \$80/mo for water, gas, sewer, and pest. There are washer/dryer connections in 11 units and a \$50 charge for units with washer/dryers included. There is 1 boiler and the roofs reportedly are 1-2 years old (TPO).

Reportedly, there has been no flooding. The area, after all, is known as the Heights!

The property is in close proximity of Heights Blvd, a high traffic count, major east/west thoroughfare. The property also has close access to the Katy Freeway and Washington Ave. Rents are steadily rising in the area and the area is full of new construction.

Ideal covered land play. *Land alone appears to be worth \$2,700,000 (see land comps).*

The Greater Heights area of Houston comprises a large, mostly- residential neighborhood just minutes northwest of Downtown. The upscale homes and close proximity to the city center (plus easy access to three major interstate highways) make this a highly desirable location for commuters seeking the tranquility of the suburbs without sacrificing convenience.

Scores of historic houses date back to the area's heyday as a popular vacation getaway for Houston's elite in the 19th century, and today they contribute to the area's timeless atmosphere. The diverse local dining and entertainment scenes cater to the varied tastes of the residents, and the popular cafes and shops along 19th Street give the feel of a much smaller town than a community at the heart of the 4th biggest city in America.



30
units



1963
year built



2015
rehabbed



88%
occupancy



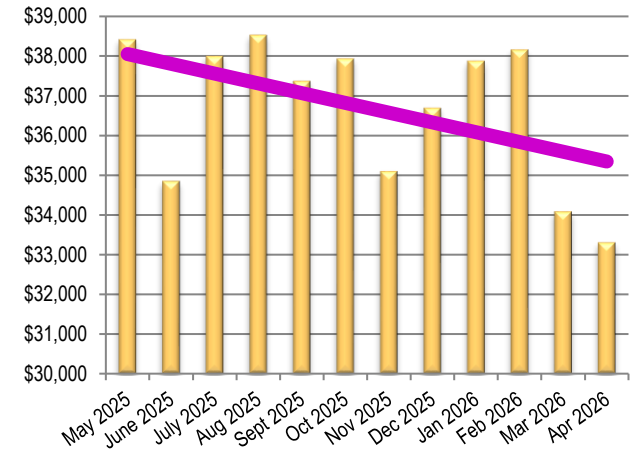
| PROPERTY INFORMATION | | | | EXISTING MORTGAGE | | TAXING AUTHORITY - HARRIS COUNTY | |
|--|-----------------------|-----------------------|----------------------------|-------------------|--------------|----------------------------------|--------------------|
| Age: | 1963 | # of Stories: | 2 | Mortgage Balance | | ACCT NO: 040048000022 | |
| Rehabbed: | 2015 | Buildings: | 1 | Amortization | | Houston ISD | \$0.878300 |
| | | Units/Acre | 52 | P & I | | Harris County | \$0.380960 |
| Elec Meter: | Indiv | Open Parking: | Yes - 15 spaces | Type | | Harris County Flood Control | \$0.049660 |
| A/C Type: | Indiv | Covered Parking: | No | Assumable | | Port of Houston Authority | \$0.005900 |
| Water: | RUBS | Garage Parking: | No | Monthly Escrow | | Harris County Hospital District | \$0.187610 |
| Gas: | N/A | | | Origination Date | | Harris County Education Dept | \$0.004798 |
| EWG: | EW | Construction Quality: | C | Due Date | | Houston Community College | \$0.098802 |
| Plumbing: | copper/galvanized/pvc | Submarket: | Heights/ Washington Ave | Interest Rate | | City of Houston | \$0.519190 |
| Wiring: | Copper | | | Yield Maintenance | | | |
| Roof: | Pitched | Concessions: | ? | Transfer Fee | 1%+app+legal | 2025 Tax Rate/\$100 | \$2.125220 |
| Materials: | Brick/Wood | | | | | 2025 Tax Assessment | \$3,900,000 |
| Paving: | Asphalt | | | | | HCAD Improvement Sq.Ft. | 24,050 |
| Resident pays for E(Elec); W(Water);G(Gas) | | | | | | | |

COLLECTIONS

Total \$440,376

| | |
|-----------|----------|
| May 2025 | \$38,427 |
| June 2025 | \$34,855 |
| July 2025 | \$38,006 |
| Aug 2025 | \$38,535 |
| Sept 2025 | \$37,379 |
| Oct 2025 | \$37,941 |
| Nov 2025 | \$35,101 |
| Dec 2025 | \$36,700 |
| Jan 2026 | \$37,881 |
| Feb 2026 | \$38,166 |
| Mar 2026 | \$34,085 |
| Apr 2026 | \$33,300 |

| | |
|------------------|-----------------|
| 12 Mo Avg | \$36,698 |
| 9 Mo Avg | \$36,565 |
| 6 Mo Avg | \$35,872 |
| 3 Mo Avg | \$35,184 |



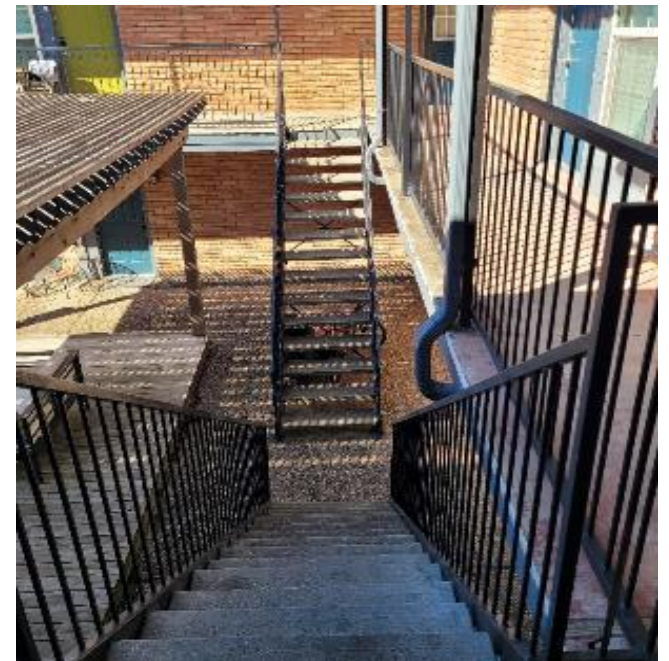
FINANCIAL HIGHLIGHTS

Owner appears to have installed new a/c units, new roof, thermal pane glass, black appliances, faux wood flooring, nice landscaping, updated parking. The property shows very well. Per owner, no delinquencies

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A1

\$1,200

1 bd | 1 ba

600 sq ft



A1R

\$1,200

1 bd | 1 ba

600 sq ft



B1

\$1,350

2 bd | 1 ba

750 sq ft



B1R

\$1,400

2 bd | 1 ba

750 sq ft



FEATURES & AMENITIES

Breakfast Bar

Light Ceramic Tile Floors

Stainless Steel Appliances*

Vanity

Walk-in Closets

Washer and Dryer in Home*

Community Social Area

Limited Access Gates

Off-street Parking

Online Maintenance Portal

Online Rent Payments

Parking Lot

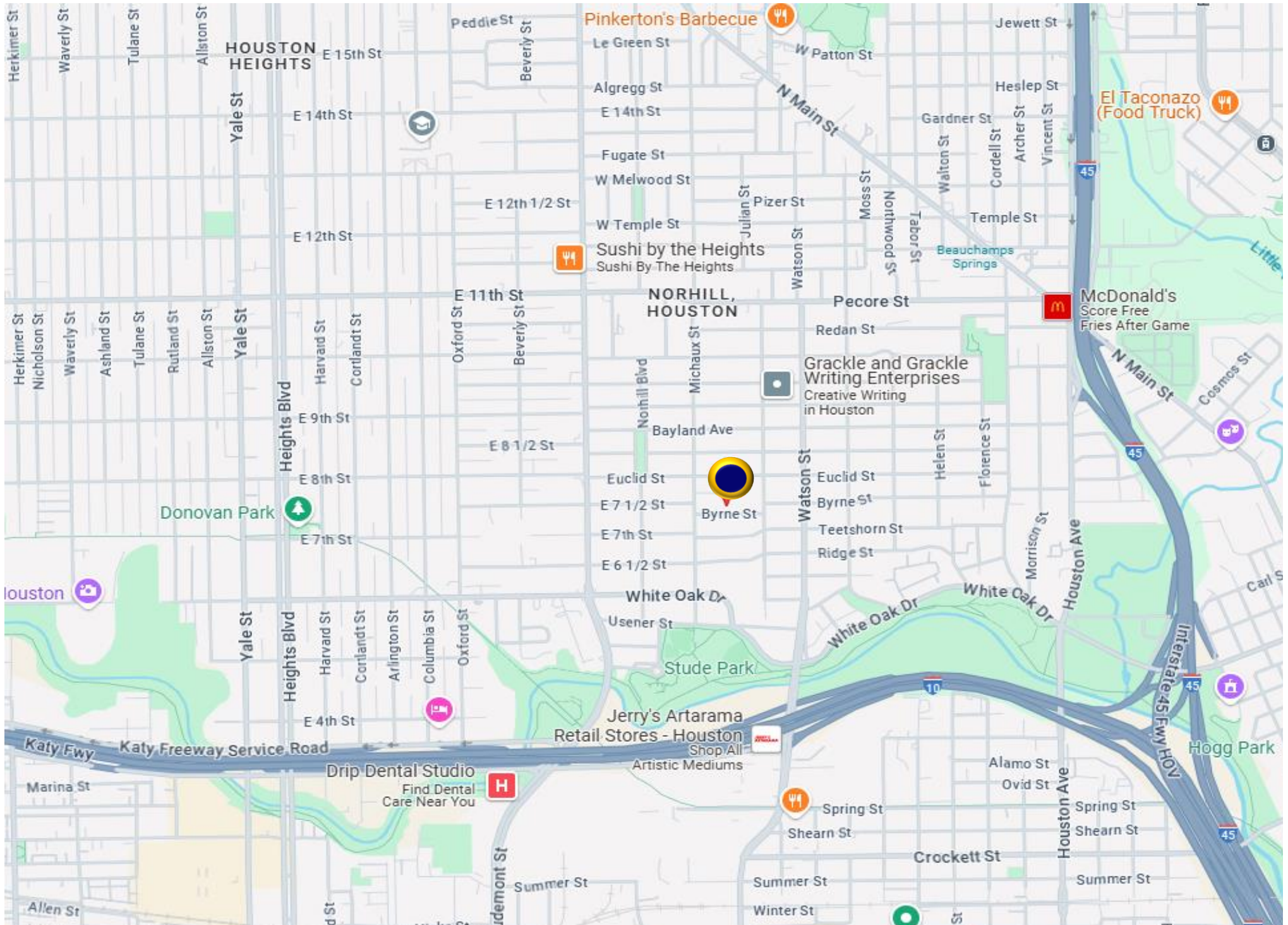
Pergola with Decking and Built-in Benches

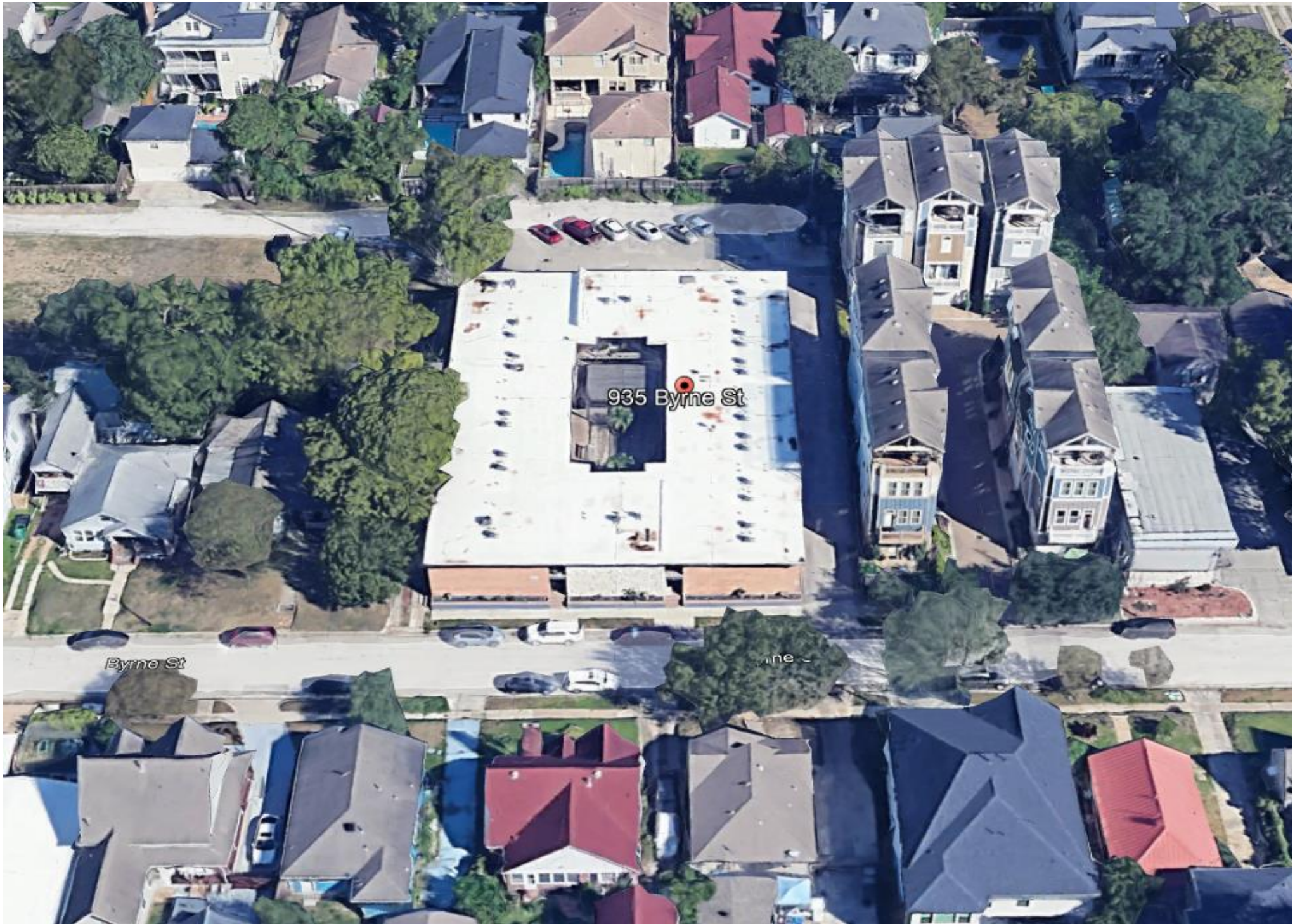
Picnic Area with Barbecue

Laundry Room






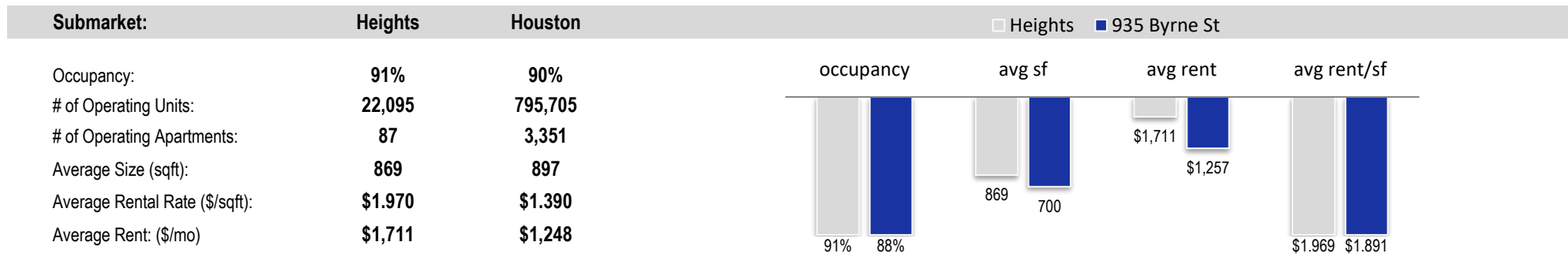






RENT COMPARABLES (2026 MRI Apartment Data)

| Property Name | Yr Blt | Rehabbed | Occ | #Units | Avg SF | Avg Rent | EWG | P/SF |
|---|-------------|-------------|------------|-----------|------------|----------------|-----------|----------------|
| 1 Colonial 900 N Durham | 1961 | N/A | 99% | 156 | 700 | \$1,295 | E | 1.850 |
| 2 Yale Street Lofts 848 Yale St | 1997 | N/A | 95% | 21 | 933 | \$1,586 | E | 1.700 |
| 3 Lauren In The Heights 800 Heights | 1962 | 2023 | 98% | 60 | 785 | \$1,586 | EW | 2.020 |
| 4 Twin Pines 1109 W 25th | 1958 | 2016 | 99% | 40 | 692 | \$1,253 | EWG | 1.810 |
| 5 Timbergrove Heights 1600 W T C Jester Blvd | 1962 | 2016 | 92% | 96 | 674 | \$1,240 | EW | 1.840 |
| *Resident Pays E(Electric), W(Water), G(Gas) | | | | | | | | |
| Totals/Averages Comps | 1968 | | 97% | 75 | 757 | \$1,396 | | \$1.844 |
|  935 Byrne St 935 Byrne St | 1963 | 2015 | 88% | 30 | 700 | \$1,257 | EW | \$1.891 |



Colonial



Yale Street Lofts



Lauren In The Heights

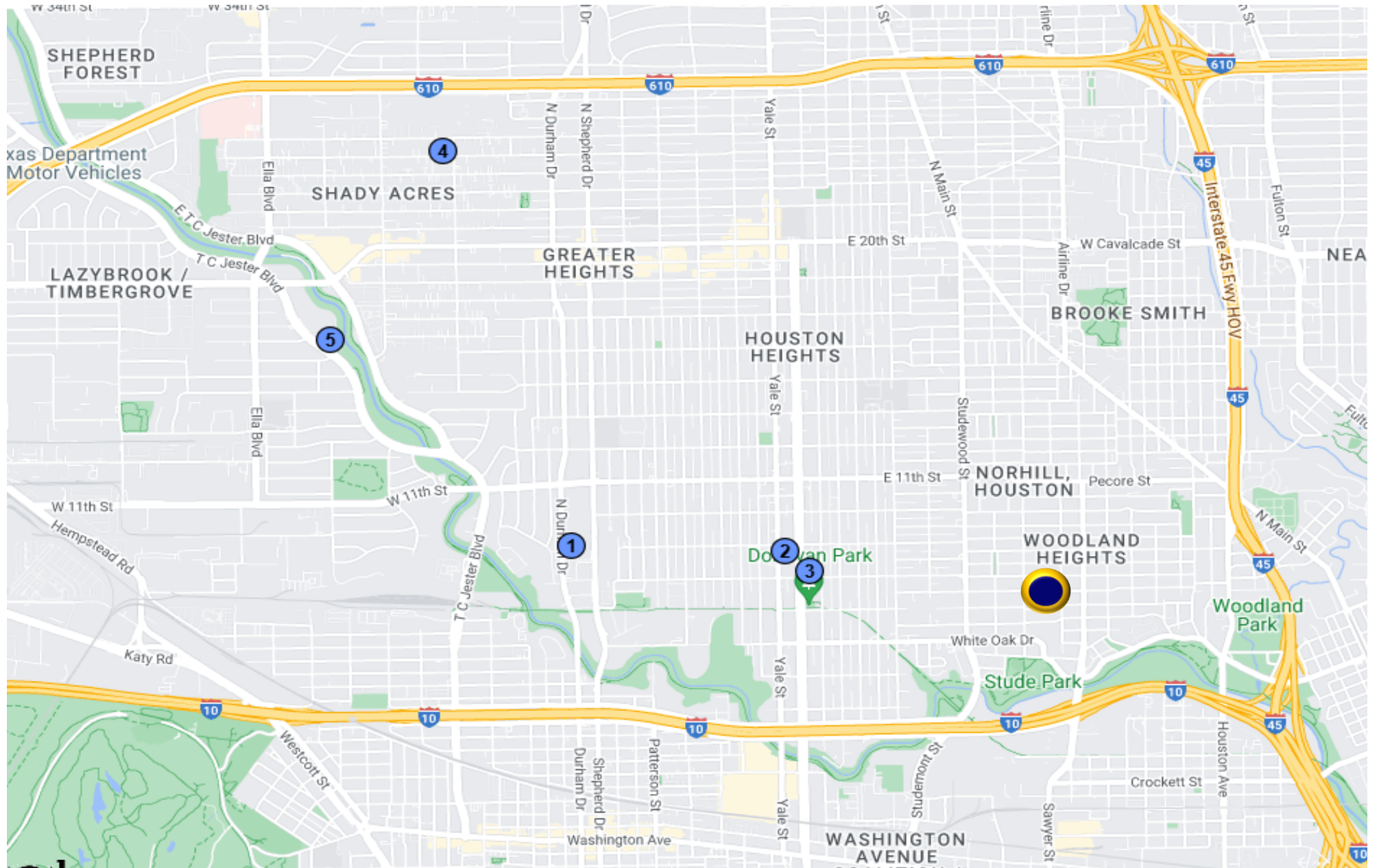


Twin Pines



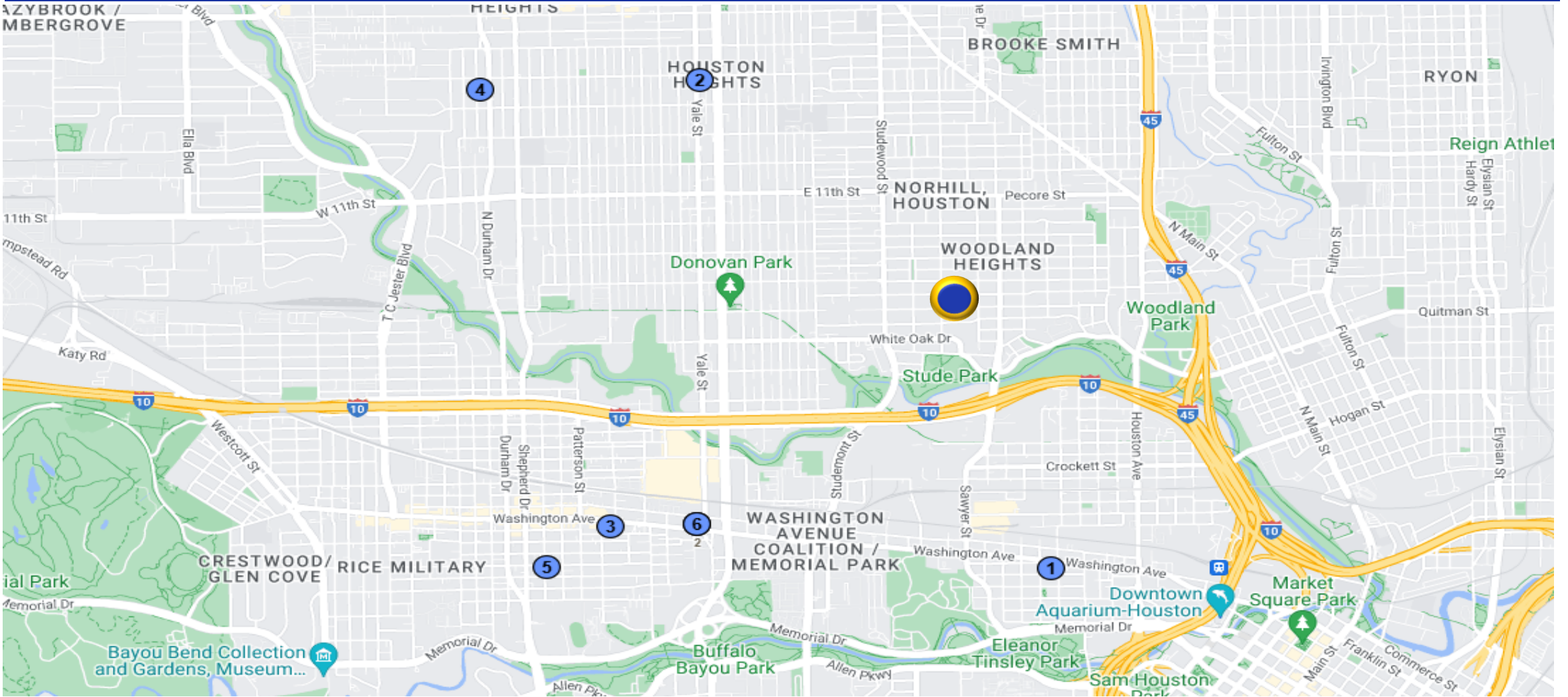
Timbergrove Heights

935 BYRNE STREET HOUSTON, TX 77009



LAND SALES COMPARABLES

| | Address | Date Sold | Price | Sq. Ft. | Acreage | Price/Acre | Price/SF | Comments |
|---|------------------------|---------------------|--------------------|---------------|--------------|--------------------|-----------------|----------------------------|
| 1 | 1909 Washington Avenue | 8/24 | \$2,100,000 | 17,350 | 0.398 | \$5,272,408 | \$121.04 | Mixed Use Land; Corner Lot |
| 2 | 1444-1446 Yale St | 10/23 | \$917,500 | 9,583 | 0.220 | \$4,170,455 | \$95.74 | Mixed Use Land; Corner Lot |
| 3 | 4315 Washington Ave | 11/23 | \$865,000 | 9,637 | 0.221 | \$3,909,781 | \$89.76 | Residential; Corner Lot |
| 4 | 1432 Nashua St | 4/24 | \$499,000 | 5,000 | 0.115 | \$4,346,690 | \$99.80 | Residential |
| 5 | 1020 Yale St | 4/24 | \$1,600,000 | 17,556 | 0.156 | \$10,243,278 | \$91.14 | Multifamily; Corner Lot |
| 6 | 4619 Blossom St | 9/24 | \$499,950 | 5,000 | 0.115 | \$4,354,965 | \$99.99 | Residential; Corner Lot |
| 7 | 3800 Washington Ave | 7/22 | \$7,170,000 | 59,902 | 1.375 | \$5,213,939 | \$119.70 | Retail Land |
| 8 | 730 W 19th Street | 6/22 | \$1,325,000 | 13,112 | 0.301 | \$4,401,847 | \$101.05 | Commercial Land |
| Totals/Averages Comps | | land value only! | \$1,872,056 | 17,143 | 0.363 | \$5,161,606 | \$109.21 | |
|  | 935 Byrne St | est value for land: | \$2,730,030 | 24,999 | 0.574 | \$4,756,994 | \$109.21 | |

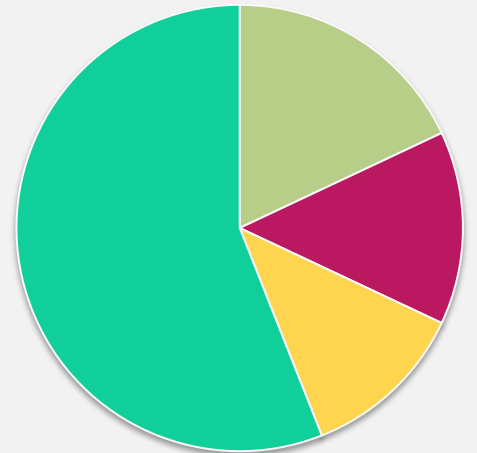


SUMMARY PROFILE

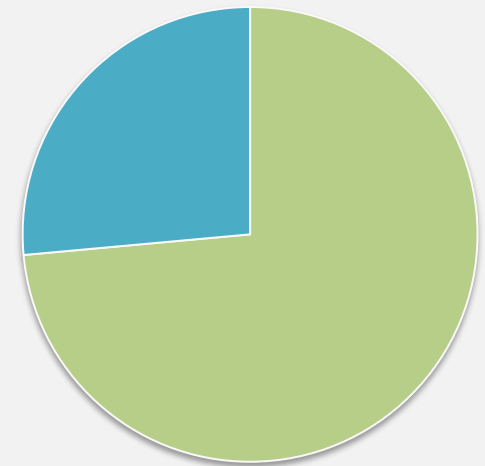
2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

| | 1 Mile Radius | 2 Mile Radius | 3 Mile Radius |
|---|---------------|---------------|---------------|
| 935 BYRNE STREET HOUSTON, TX 77009 | | | |
| Population | | | |
| 2023 Estimated Population | 20,104 | 85,885 | 157,009 |
| 2028 Projected Population | 24,118 | 93,520 | 170,361 |
| 2020 Census Population | 18,800 | 83,441 | 152,725 |
| 2010 Census Population | 15,110 | 65,151 | 125,213 |
| Projected Annual Growth 2023 to 2028 | 4.0% | 1.8% | 1.7% |
| Historical Annual Growth 2010 to 2023 | 2.5% | 2.4% | 2.0% |
| 2023 Median Age | 36.5 | 36.1 | 36.5 |
| Households | | | |
| 2023 Estimated Households | 9,482 | 43,640 | 77,491 |
| 2028 Projected Households | 11,307 | 47,338 | 84,267 |
| 2020 Census Households | 9,076 | 42,462 | 75,013 |
| 2010 Census Households | 7,183 | 32,262 | 58,890 |
| Projected Annual Growth 2023 to 2028 | 3.8% | 1.7% | 1.7% |
| Historical Annual Growth 2010 to 2023 | 2.5% | 2.7% | 2.4% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 64.9% | 63.3% | 57.7% |
| 2023 Estimated Black or African American | 6.5% | 7.2% | 10.1% |
| 2023 Estimated Asian or Pacific Islander | 7.7% | 8.4% | 7.4% |
| 2023 Estimated American Indian or Native Alaskan | 0.6% | 0.6% | 0.7% |
| 2023 Estimated Other Races | 20.3% | 20.5% | 24.2% |
| 2023 Estimated Hispanic | 26.4% | 25.9% | 31.0% |
| Income | | | |
| 2023 Estimated Average Household Income | \$220,343 | \$212,740 | \$187,660 |
| 2023 Estimated Median Household Income | \$149,291 | \$157,040 | \$135,545 |
| 2023 Estimated Per Capita Income | \$103,943 | \$108,125 | \$92,665 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 3.8% | 4.1% | 5.9% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.8% | 2.4% | 3.3% |
| 2023 Estimated High School Graduate | 7.5% | 8.3% | 11.5% |
| 2023 Estimated Some College | 9.4% | 9.7% | 10.9% |
| 2023 Estimated Associates Degree Only | 2.9% | 3.6% | 4.2% |
| 2023 Estimated Bachelors Degree Only | 42.6% | 40.1% | 36.0% |
| 2023 Estimated Graduate Degree | 31.0% | 31.9% | 28.2% |
| Business | | | |
| 2023 Estimated Total Businesses | 1,745 | 6,742 | 14,022 |
| 2023 Estimated Total Employees | 8,925 | 42,684 | 120,479 |
| 2023 Estimated Employee Population per Business | 5.1 | 6.3 | 8.6 |
| 2023 Estimated Residential Population per Business | 11.5 | 12.7 | 11.2 |

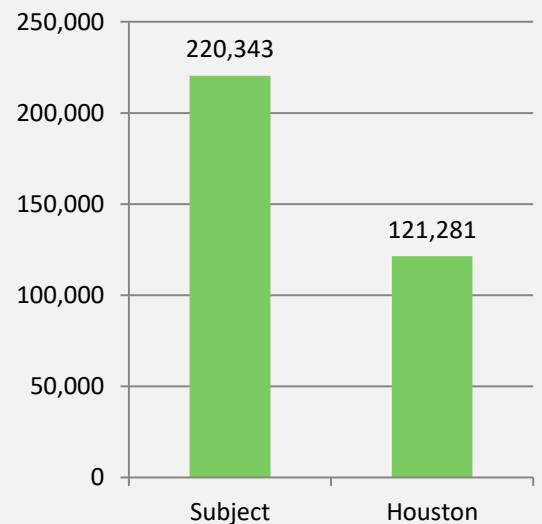
1 Mile Radius

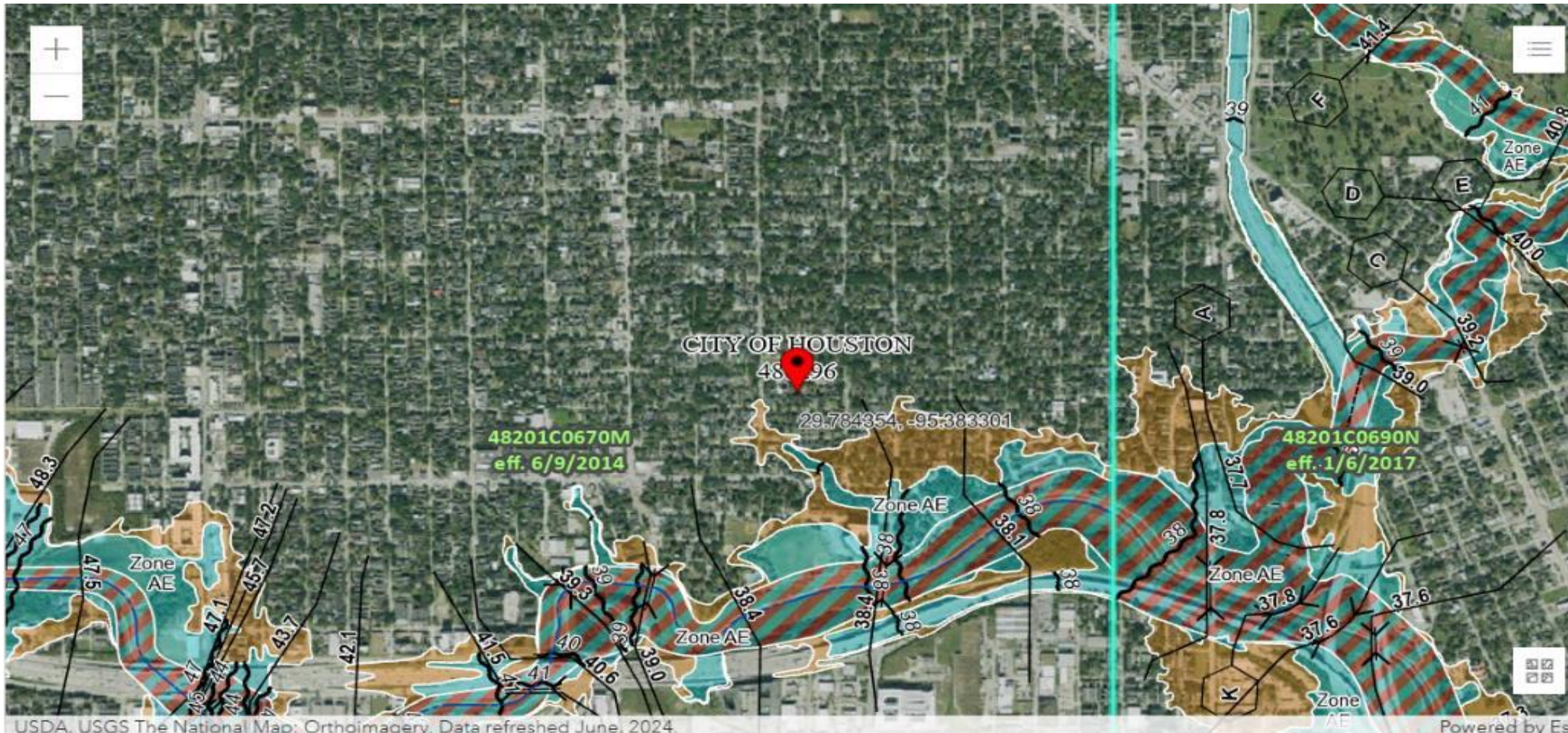


White Black Other Hispanic



Non-Hispanic Hispanic





| | | |
|--|---|---|
| <p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area | <p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AD, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D | <p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
|--|---|---|



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| | | | |
|--|-------------|-------------------|--------------|
| 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/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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