

BK VERDE

apartment homes



Apartments for Sale

BK Verde, 218 Plaza Verde Dr., Houston, TX 77038

OVERVIEW

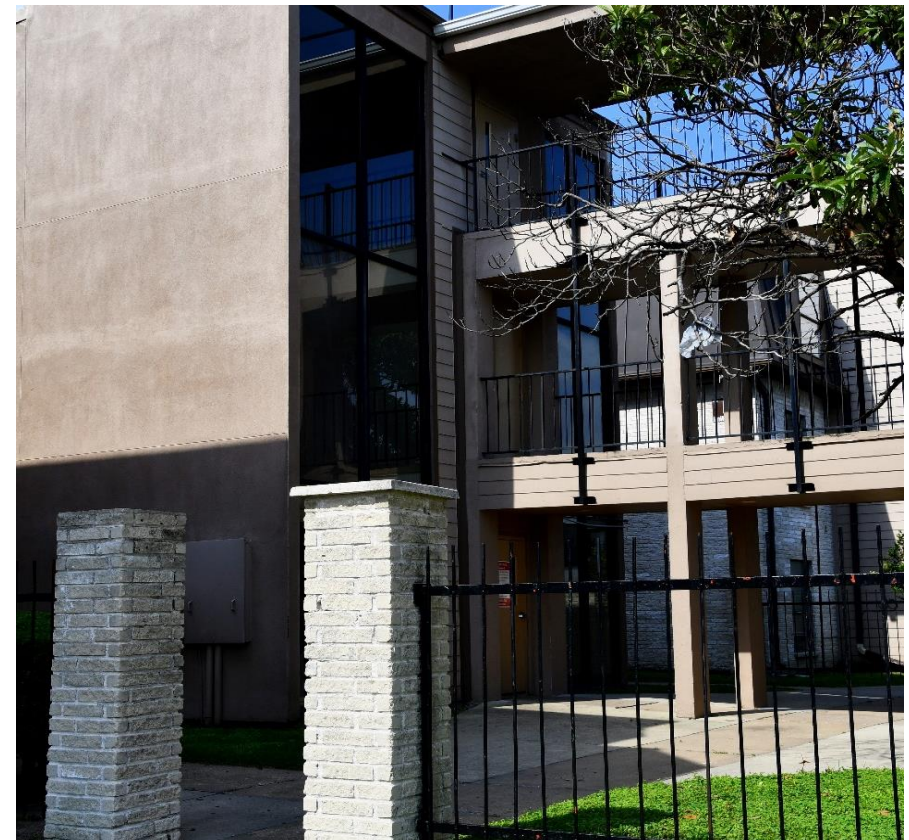
Units: **80**
Avg Rent: **\$990**
Avg Size: **927**
Date Built: **1983**
Date Rehabbed: **2025**
Rentable Sq. Ft.: **74,141**
Approx Acreage: **4.00**
Occupancy: **89%**
Class: **C**

PRICING

Terms **All Cash**
Asking Price **MARKET**
Price Per Unit
Stabilized NOI **\$212,367**
Possible owner financing
(subject to bank approval)

INVESTMENT HIGHLIGHTS

- ◆ Available on an All Cash or New Loan Basis
 - ◆ Seller Financing is Available
 - ◆ \$73K or \$75K per unit
- ◆ Approximately 4 Acres of Vacant Land of which 53% Owned by Seller
 - ◆ Approximately 4 Acres of Vacant Land for Future Development
 - ◆ Available Fire Units Have Been Rehabbed
 - ◆ Approximately \$1,862,985 Has been Expended for Renovations
 - ◆ Per Owner the Roofs Were Repaired/Replaced in 2023
 - ◆ Minutes From the 1000 acre Pinto Business Park
- ◆ Excellent Employment Base in the North Houston Business District
- ◆ One of the units is used as an Office and is non revenue producing
 - ◆ BK Verde has 55% of 182 units in the NVG HOA complex
 - ◆ BK Verde owns 108 units and 80 units are for sale
 - ◆ 35 fire damaged units will go on sale upon completion



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

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Financial Information			Proposed Loan Parameters		Operating Information	
Asking Price	MARKET		New Loan @ 65% of Value		Est Mkt Rent (Jun-26)	\$79,204
Price Per Unit			Amortization (months)	360	12 Mo Avg	\$70,714
Price Per Sq. Ft.			Debt Service		Physical Occ (Aug-16)	89%
Stabilized NOI	\$212,367		Monthly P & I		Est Ins per Unit per Yr	\$126
			Interest Rate	6.50%	Property Tax Information	
			Date Due	10 yrs	2025 Tax Rate/\$100	2.455538
			Est Res for Repl/Unit/Yr	\$300	2025 Tax Assessment	\$6,180,123
			Yield Maintenance	Pre-Payment Penalty	Est 2025 Taxes	\$151,755
			Transfer Fee	1%+app+legal	Est Future Tax Assessment	\$5,562,111
					Est Future Taxes	\$136,580
			Proposed loan is a bank loan, as Agency lenders won't do condos. Rates vary daily.		Insurance is for interiors only, HOA insures the buildings	

Current Street Rent with a 6% Increase	1,007,473	\$83,956 / Mo			
Estimated Gross Scheduled Income	1,007,473	\$83,956 / Mo	Number of Units	80	
Estimated Loss to Lease (2% of Total Street Rent)	(20,149)	2%	Avg Unit Size	927	
Estimated Vacancy (7% of Total Street Rent)	(70,523)	7%			
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(20,149)	2%	Net Rentable Area	74,141	Broker assumes Owner can get a tax valuation reduction.
Estimated Utilities Income	66,934	\$837 / Unit / Yr	Land Area (Acres)	4.00	
Estimated Other Income	53,950	\$674 / Unit / Yr	Units per Acre	20.000	
Estimated Total Rental Income	1,017,534				
ESTIMATED TOTAL PRO-FORMA INCOME	1,017,534	\$84,795 / Mo			

	MODIFIED ACTUALS Jul '25 thru Jun '26 Expenses			PRO-FORMA		
Jul '25 thru Jun '26 Income	\$848,565			\$1,017,534		
EXPENSE	FIXED EXPENSES			FIXED EXPENSES		
Fixed Expenses	Fixed Expenses			Fixed Expenses		
Taxes	\$138,833	\$1,735 per Unit		\$136,580	\$1,707 per Unit	2025 Tax Rate & Future Assessment
Insurance	\$10,803	\$135 per Unit	Liability only, HOA pays Property Insurance	\$10,080	\$126 per Unit	Liability only, HOA pays Property Insurance
Total Fixed Expense		\$149,637			\$146,660	
		\$1,870 per Unit			\$1,833 per Unit	
Utilities	Utilities			Utilities		
Electricity	\$4,601	\$58 per Unit		\$4,601	\$58 per Unit	
Water & Sewer	\$77,701	\$971 per Unit		\$77,701	\$971 per Unit	
Gas	\$0	\$ per Unit		\$0	\$ per Unit	
Telephone/Internet	\$1,114	\$14 per Unit		\$1,114	\$14 per Unit	
Total Utilities		\$83,416			\$83,416	
		\$1,043 per Unit			\$1,043 per Unit	
Other Expenses	Other Expenses			Other Expenses		
General & Admin & Marketing	\$20,217	\$253 per Unit		\$20,217	\$253 per Unit	
Repairs & Maintenance	\$7,161	\$90 per Unit	Lower Than Normal	\$32,000	\$400 per Unit	
Labor Costs	\$40,292	\$504 per Unit	Lower Than Normal	\$76,000	\$950 per Unit	
Contract Services	\$0	\$ per Unit		\$0	\$ per Unit	
HOA & Management Fees	\$324,152	38.20%	\$4,052 per Unit	\$422,875	41.56%	\$5,286 per Unit
Total Other Expense		\$391,822			\$551,092	
		\$4,898 per Unit			\$6,889 per Unit	
Total Operating Expense		\$624,874	\$7,811 per Unit		\$781,167	\$6,889 per Unit
Reserve for Replacement		\$24,000	\$300 per Unit		\$24,000	\$300 per Unit
Total Expense		\$648,874	\$8,111 per Unit		\$805,167	\$10,065 per Unit
Net Operating Income (Actual Underwriting)		\$199,691			\$212,367	
Asking Price		MARKET			MARKET	

NOTES: ACTUALS: Income and Expenses are calculated using owners June 2026 operating statement. Taxes are from owner's . PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2025 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 41.6% of Gross Income, Other expenses are Estimated for the Pro Forma.

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 issues, if any.

BK VERDE

BK Verde is an 80 unit, 2-story, garden style apartment community located in the Greenspoint submarket of Northwest Houston. Note that one unit is used as an office currently. It is possible to rent this unit but it is non revenue now (see Unit Mix). The apartments are located in a quiet, residential neighborhood with surrounding wooded areas that are an appealing feature of the asset. Constructed in 1983, the property offers efficiencies and 1 and 2 bedroom units. The property is conveniently located at I-45 and Beltway 8 and has convenient access to the Houston Intercontinental Airport, Downtown and the Galleria. There are several fine dining and entertainment establishments located in the area.

There are 28 other units in the complex owned by this owner that will be available at a later time. These have been fire damaged and are under construction which should be completed within the next 12 months per the builder. BK Verde has 55% of 182 units in the NVG HOA complex. BK Verde has close to 53% board control which is based on square footage and not on unit count. The total number of units BK Verde owns is 108 and 80 are for sale. 28 fire damaged units will go on sale upon completion. BK Verde owns 55% of the vacant land which will be sold in proportion of the square footage of units purchased. A builder may use the available to build upon HOA approval. Please (see aerial).

- Close to key distribution centers like Amazon, Dr Pepper, Coca Cola, Cisco, Reynolds, & HD Supply
- Access to major highways
- Walking distance to bus stops
- Gated community
- Washer/dryer connections
- \$73K or \$75K per unit
- Seller financing available
- Available fire units have been rehabbed



80
units



1983
year built



2025
rehabbed



89%
occupancy

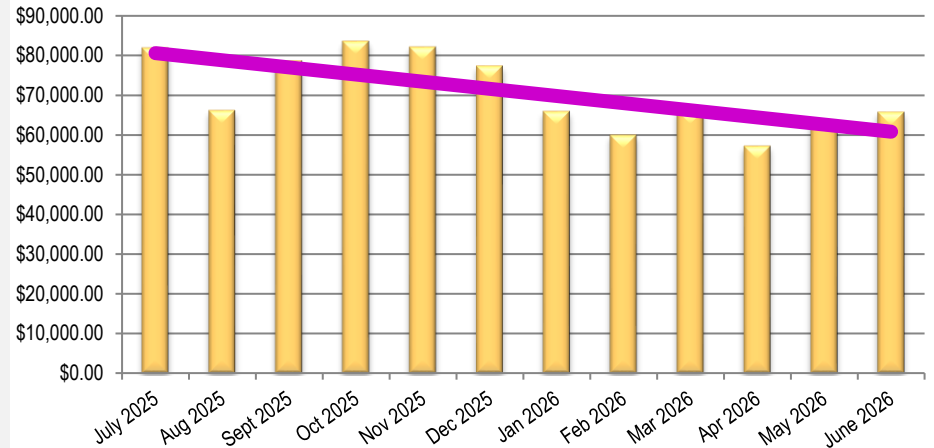


PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY	
Age:	1983	# of Stories:	2	Mortgage Balance		ACCOUNT #: Indiv	
Rehabbed:	2025	Buildings:	7	Amortization		Aldine ISD	\$1.034000
		Units/Acre		P & I		Harris County	\$0.380960
Elec Meter:	Indiv	Open Parking:	Yes	Type		Harris County Flood Control	\$0.049660
A/C Type:	HVAC	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		Lone Star College	\$0.106000
Plumbing:	?	Submarket:	Greenspoint/Aldine	Interest Rate		City of Houston	\$0.519190
Wiring:	Copper?					North Houston District	\$0.167420
Roof:	Pitched	Concessions:		Yield Maintenance			
Materials:	Brick/Wood			Transfer Fee		2025 Tax Rate/\$100	\$2.455538
Paving:	Concrete					2025 Tax Assessment	\$6,180,123
* please verify the wiring						HCAD Improvement Sq.Ft.	74,141
COLLECTIONS							

Total \$848,565.48

July 2025	\$81,897.26
Aug 2025	\$66,173.29
Sept 2025	\$78,675.53
Oct 2025	\$83,564.09
Nov 2025	\$82,125.83
Dec 2025	\$77,351.61
Jan 2026	\$65,966.29
Feb 2026	\$59,994.59
Mar 2026	\$66,096.24
Apr 2026	\$57,196.94
May 2026	\$63,777.30
June 2026	\$65,746.51

12 Mo Avg	\$70,714
9 Mo Avg	\$69,091
6 Mo Avg	\$63,130
3 Mo Avg	\$62,240



FINANCIAL HIGHLIGHTS

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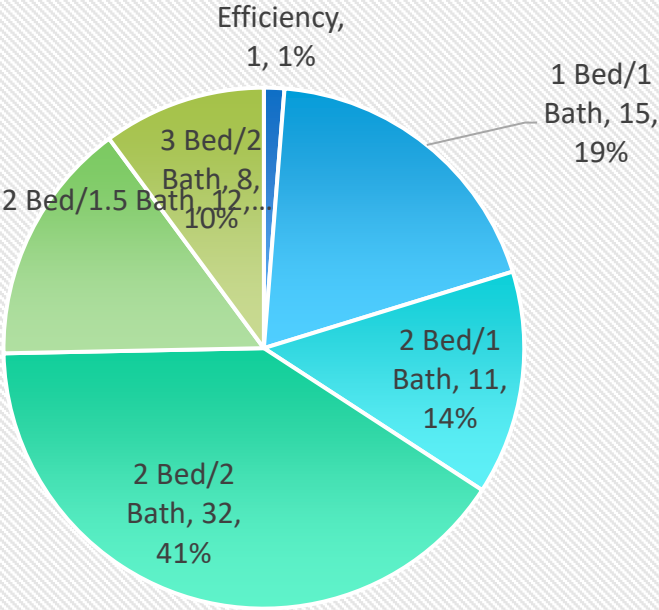
UNIT MIX								
Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
Office	Efficiency	1	516	516	\$0	\$0	+EW	\$0.00
	1 Bed/1 Bath	1	600	600	\$900	\$900	+EW	\$1.50
	1 Bed/1 Bath	7	660	4,620	\$853	\$5,970	+EW	\$1.29
	1 Bed/1 Bath	8	728	5,824	\$886	\$7,085	+EW	\$1.22
	2 Bed/1 Bath	11	881	9,691	\$945	\$10,390	+EW	\$1.07
	2 Bed/2 Bath	2	960	1,920	\$1,062	\$2,124	+EW	\$1.11
	2 Bed/1.5 Bath	10	975	9,750	\$955	\$9,549	+EW	\$0.98
	2 Bed/1.5 Bath	1	981	981	\$900	\$900	+EW	\$0.92
	2 Bed/2 Bath	30	1,000	30,000	\$1,012	\$30,346	+EW	\$1.01
	2 Bed/1.5 Bath	1	1,025	1,025	\$975	\$975	+EW	\$0.95
	3 Bed/2 Bath	1	1,150	1,150	\$1,375	\$1,375	+EW	\$1.20
	3 Bed/2 Bath	7	1,152	8,064	\$1,370	\$9,590	+EW	\$1.19
	* the office is a unit and could be rented.							

Source: Owner's 6/06/26 Rent Roll	80	927	74,141	\$990	\$79,204	EW	\$1.07
TOTALS AND AVERAGES	Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF

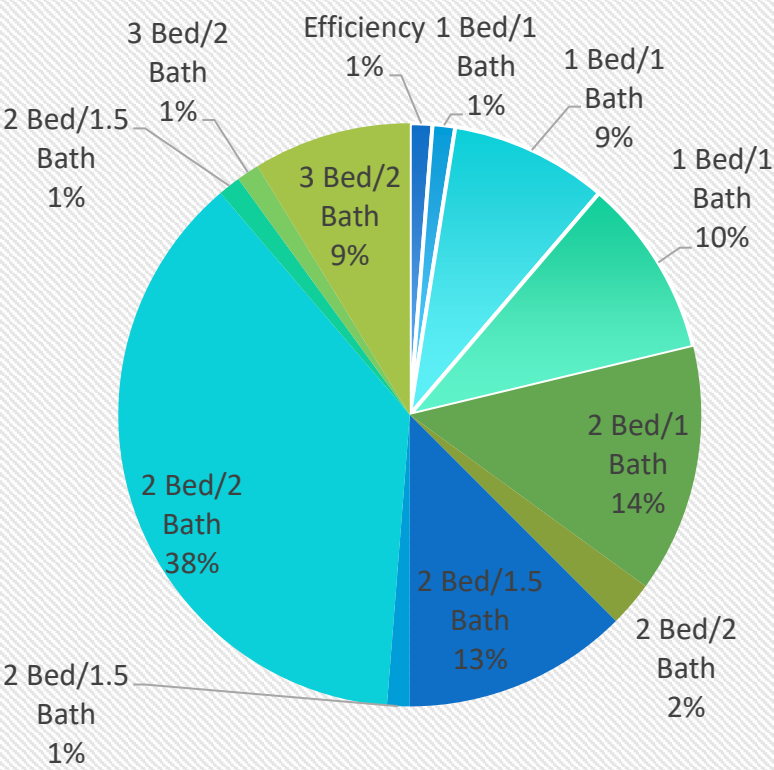
AMENITIES

- Swimming Pool
 - Air Conditioning
 - Laundry Facilities
 - Frost-Free Refrigerators
 - Dishwasher/Disposal
 - Washer/Dryer Connections
- Ceiling Fans
 - Patios/Balconies
 - School Bus Pick-up
 - Kitchen Pantries
 - Smoke Free
 - Gated Community
 - Walking Distance to Bus Stops

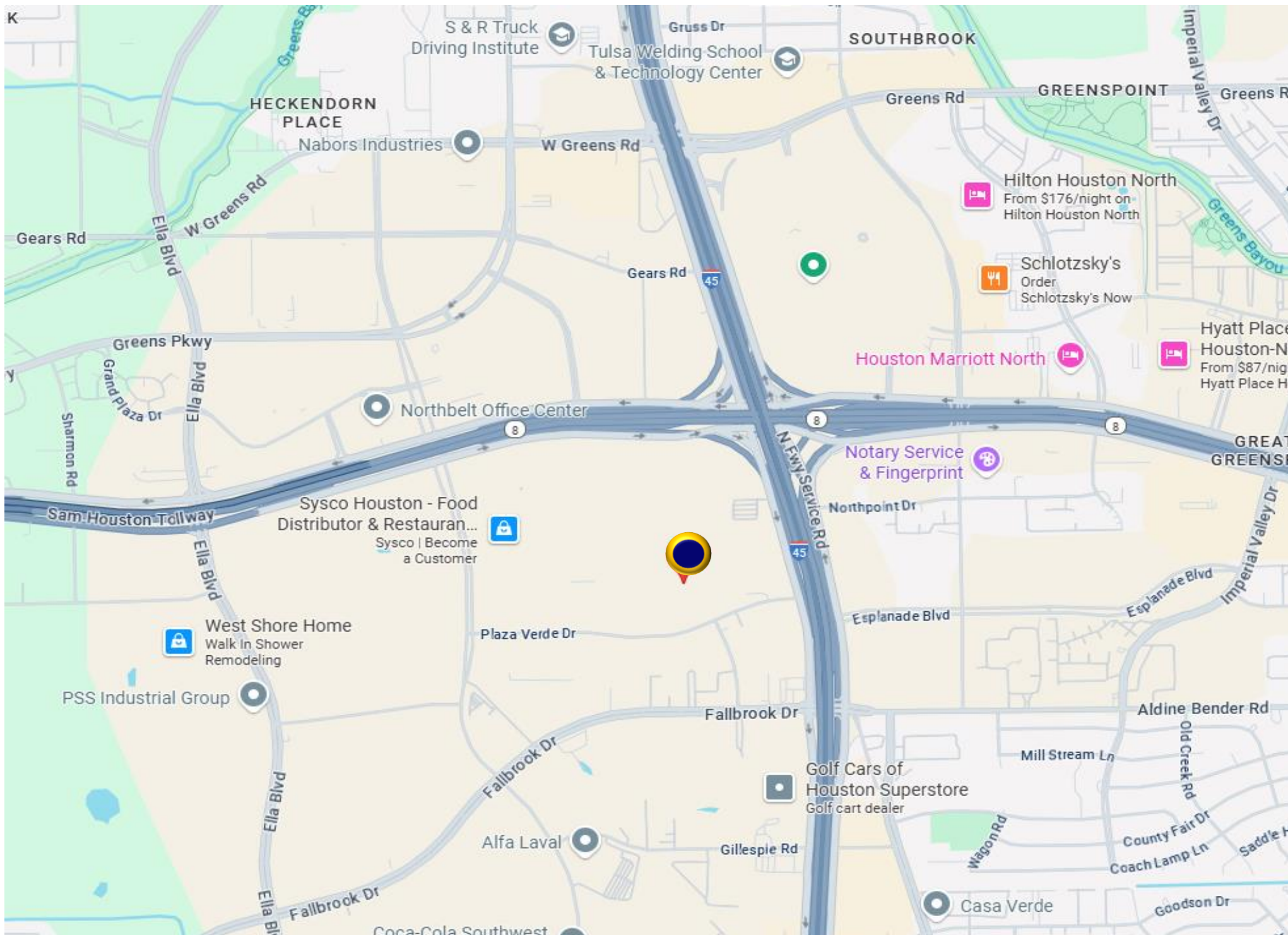
Units by Type



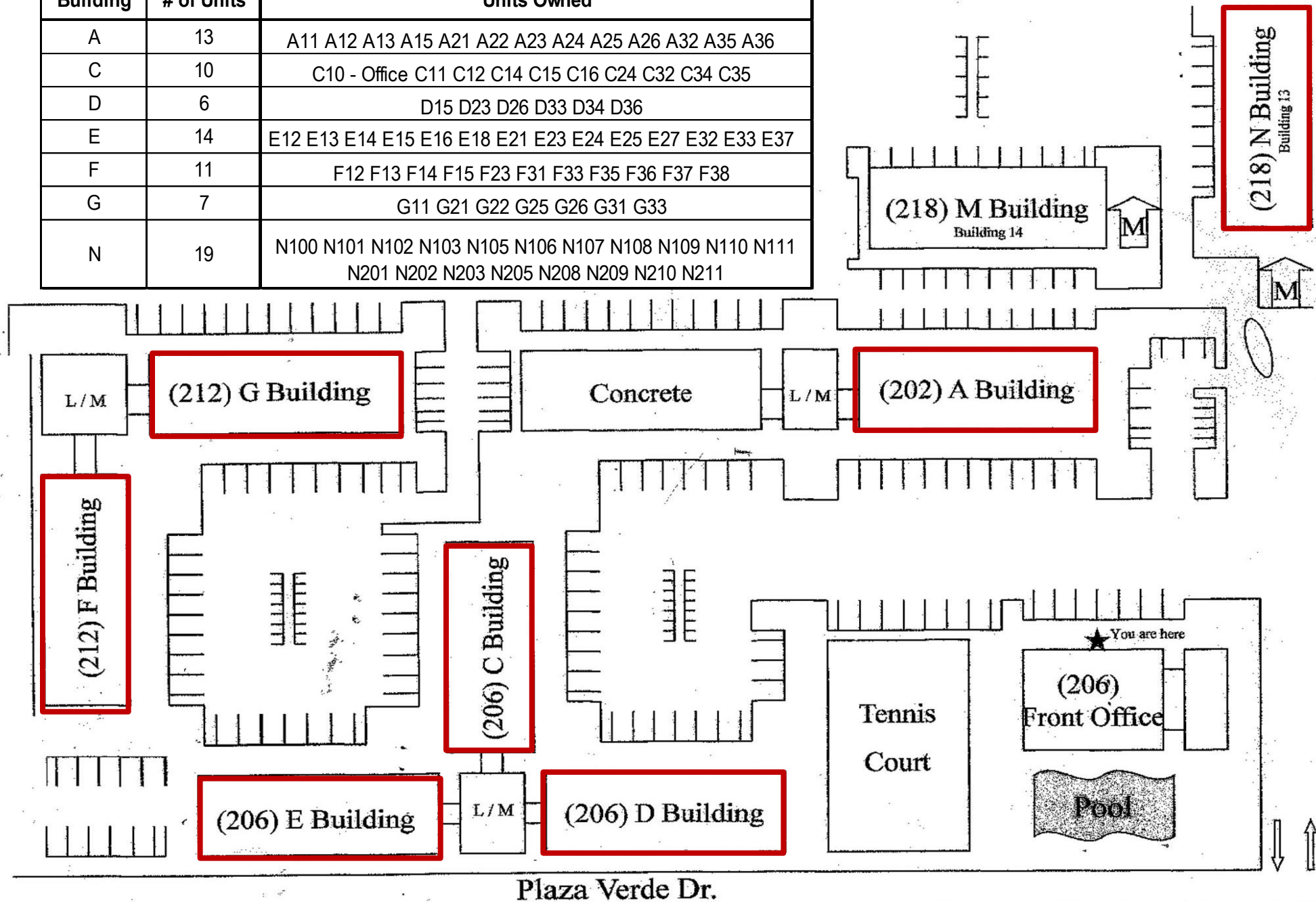
Units by Size



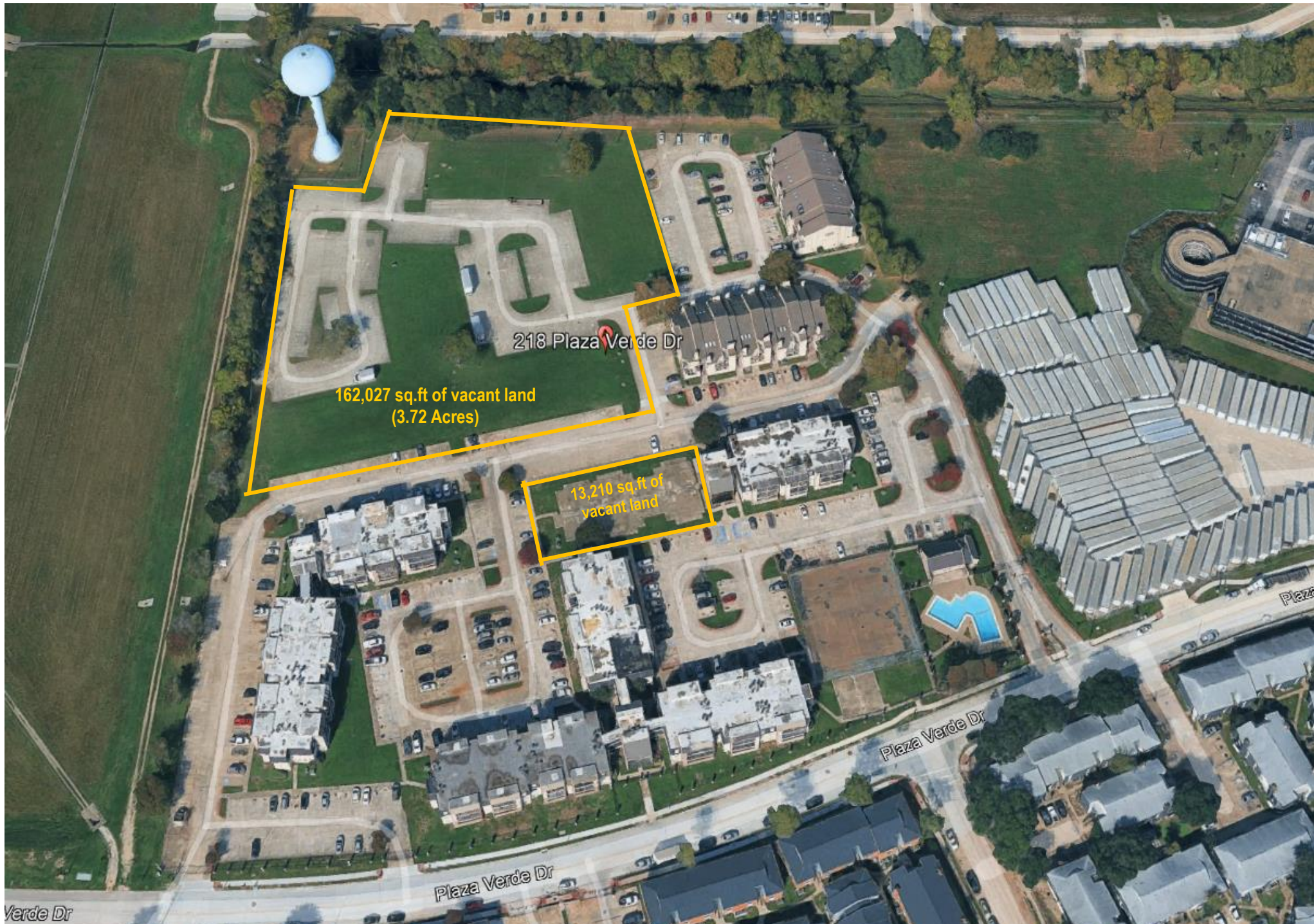
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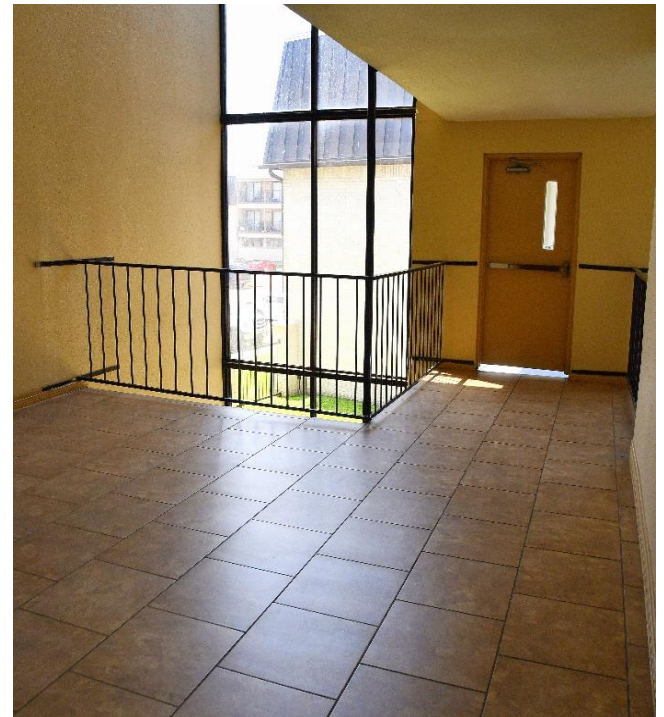
Building	# of Units	Units Owned
A	13	A11 A12 A13 A15 A21 A22 A23 A24 A25 A26 A32 A35 A36
C	10	C10 - Office C11 C12 C14 C15 C16 C24 C32 C34 C35
D	6	D15 D23 D26 D33 D34 D36
E	14	E12 E13 E14 E15 E16 E18 E21 E23 E24 E25 E27 E32 E33 E37
F	11	F12 F13 F14 F15 F23 F31 F33 F35 F36 F37 F38
G	7	G11 G21 G22 G25 G26 G31 G33
N	19	N100 N101 N102 N103 N105 N106 N107 N108 N109 N110 N111 N201 N202 N203 N205 N208 N209 N210 N211











RENT COMPARABLES (2026 ADS)

	Property Name	Yr Blt	Reahbbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	Walnut Creek 11411 Green Plaza Dr	1981	2022	88%	280	683	\$1,018	E	1.490
2	Casa Verde 2 Goodson Drive	1973	2021	95%	384	908	\$1,171	EW	1.290
3	Chase View 201 Plaza Verde	1980	2018	92%	280	683	\$895	EW	1.310
4	Serena Grove II 17715 Wayforest	1983	2012	92%	148	796	\$923	EWG	1.160
5	North Park 90 Northpointe	1978	2014	92%	192	719	\$1,352	EW	1.880
*Resident Pays E(Electric), W(Water), G(Gas)									
Totals/Averages Comps		1979		92%	257	758	\$1,081		\$1.426
BK Verde 218 Plaza Verde		1983	2025	89%	80	927	\$990	EW	\$1.068

Submarket:

Greenspoint

Houston

□ Greenspoint

■ BK Verde

■ Houston

Occupancy:

87%

91%

of Operating Units:

17,715

801,804

of Operating Apartments:

71

3,381

Average Size (sqft):

805

897

Average Rental Rate (\$/sqft):

\$1.160

\$1.400

Average Rent: (\$/mo)

\$937

\$1,251

occupancy

avg sf

avg rent

avg rent/sf

87%

89%

91%

805

927

897

\$937

\$990

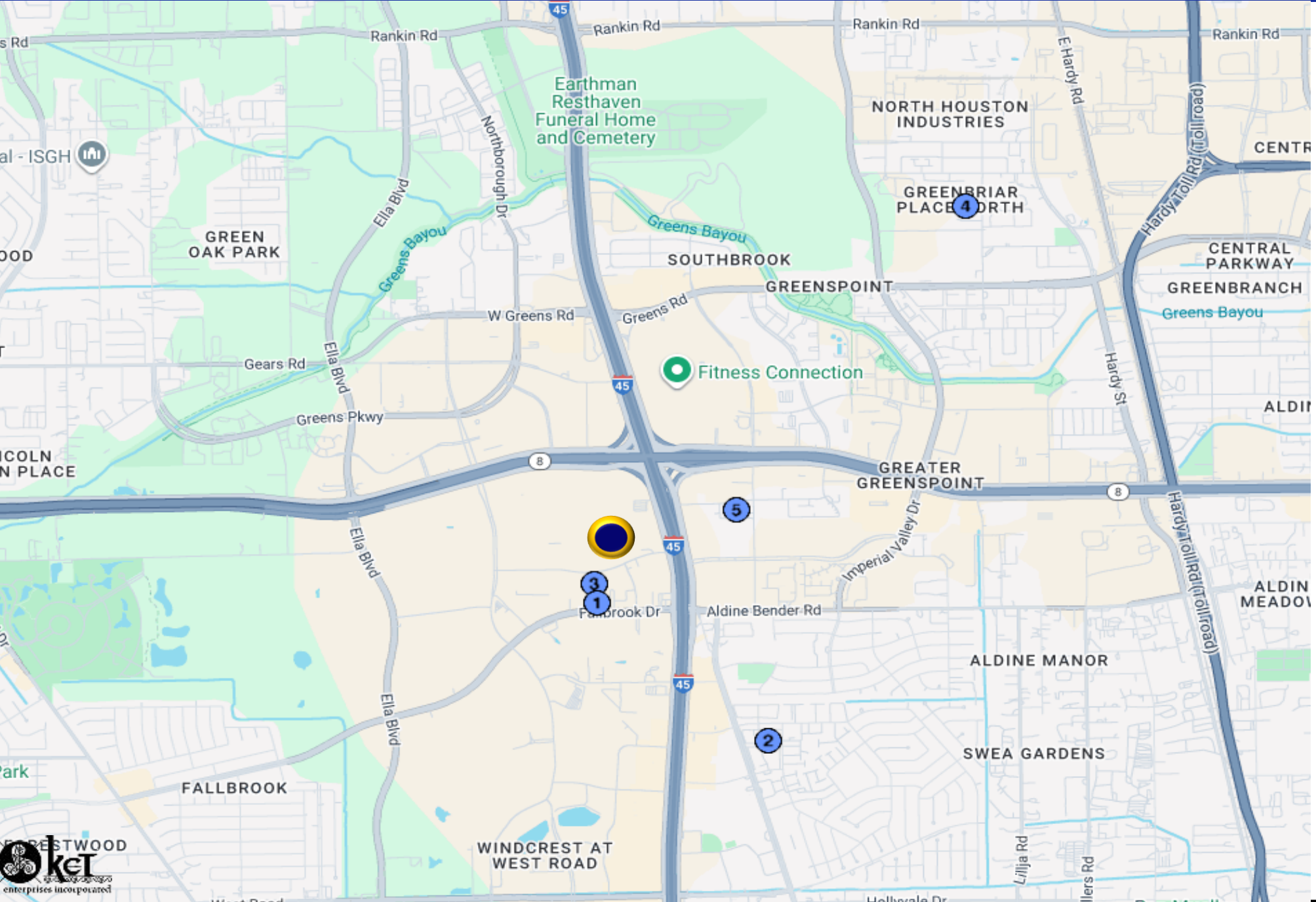
\$1,251

\$1.160

\$1.068

\$1.400

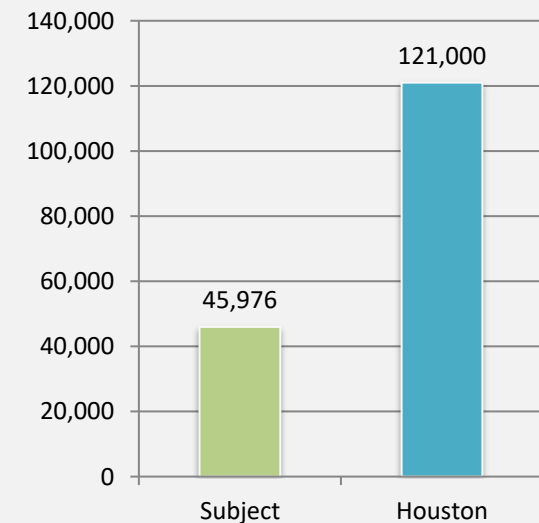
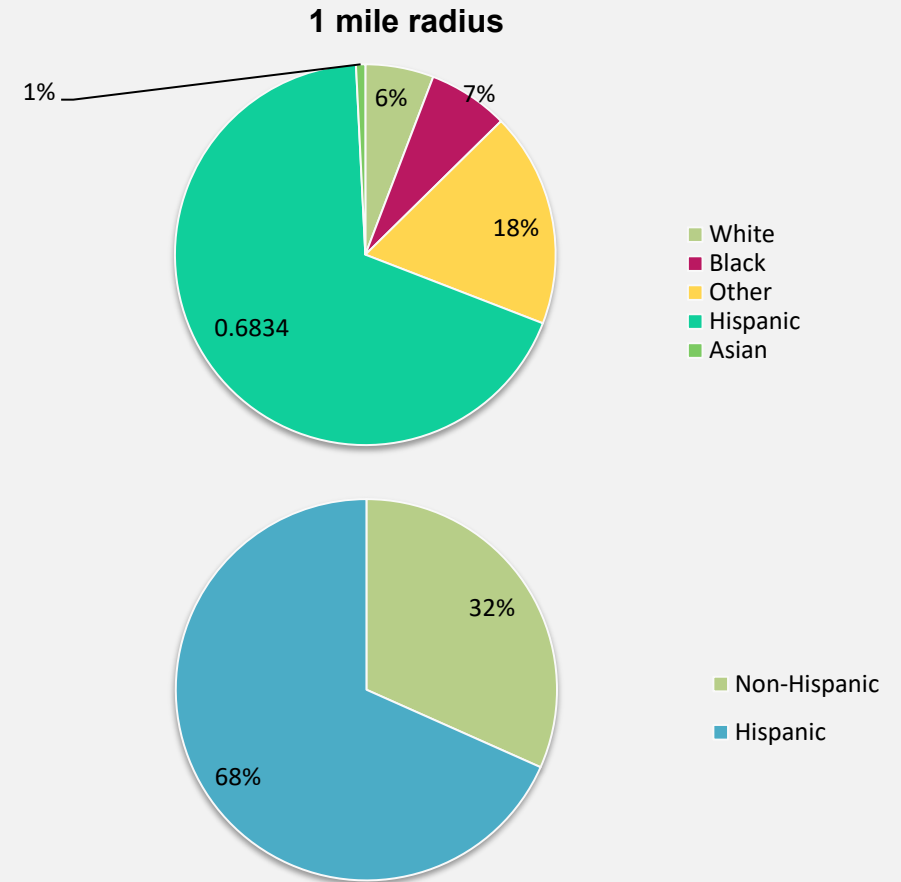




DEMOGRAPHIC SUMMARY PROFILE

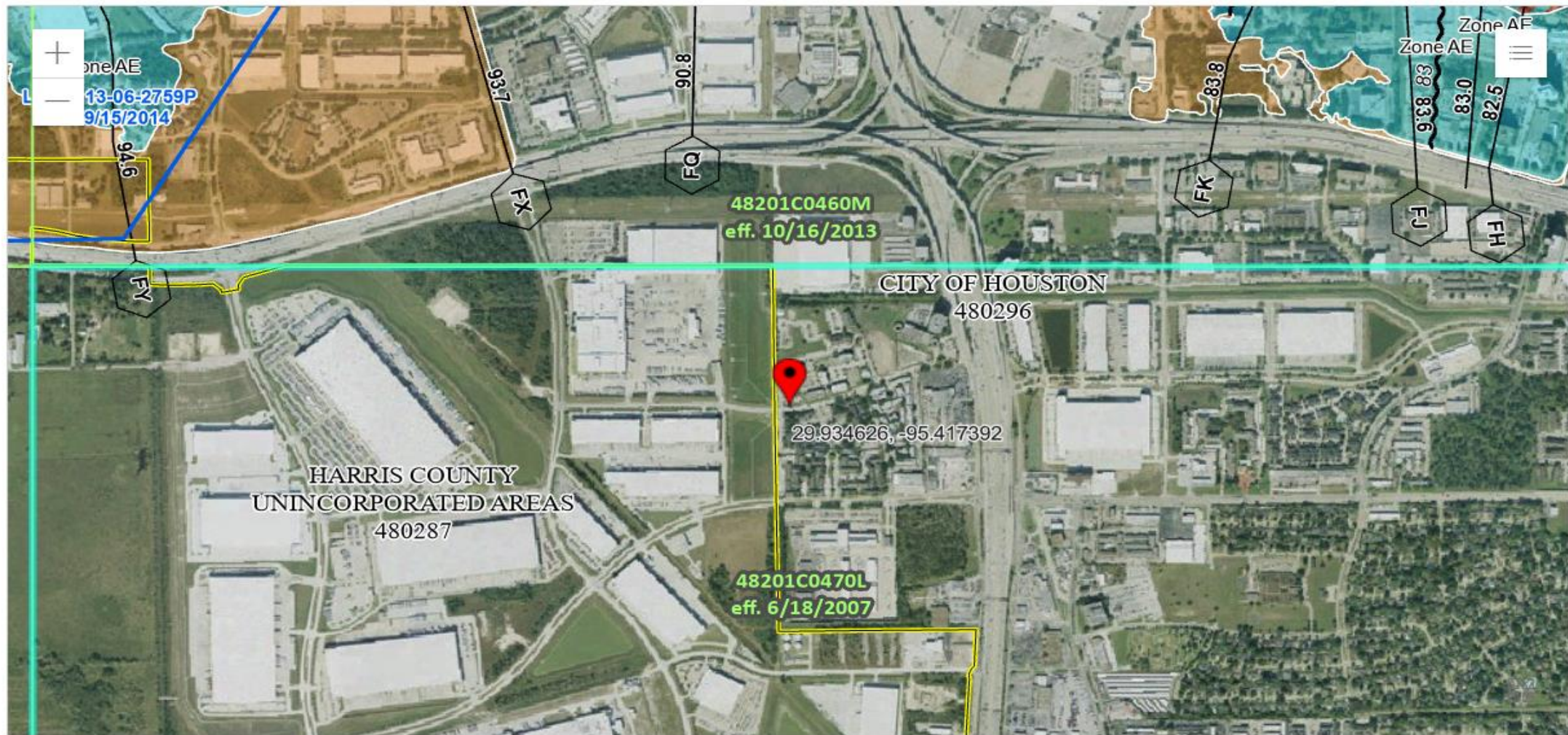
2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

	1 Mile	2 Miles	3 Miles
Population			
2025 Estimated Population	9,978	57,515	118,123
2030 Projected Population	9,651	56,771	117,006
2020 Census Population	9,511	55,087	116,386
2010 Census Population	8,641	53,790	108,778
Projected Annual Growth 2025 to 2030	-0.7%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	1.0%	0.5%	0.6%
2025 Median Age	28.1	28.4	29.5
Households			
2025 Estimated Households	3,578	20,469	39,011
2030 Projected Households	3,521	20,645	39,142
2020 Census Households	3,034	18,192	35,825
2010 Census Households	2,742	17,347	33,222
Projected Annual Growth 2025 to 2030	-0.3%	0.2%	-
Historical Annual Growth 2010 to 2025	2.0%	1.2%	1.2%
Race and Ethnicity			
2025 Estimated White	18.3%	18.4%	19.0%
2025 Estimated Black or African American	21.6%	25.6%	26.8%
2025 Estimated Asian or Pacific Islander	2.5%	2.8%	4.0%
2025 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.5%
2025 Estimated Other Races	56.0%	51.9%	48.7%
2025 Estimated Hispanic	68.3%	63.5%	60.7%
Income			
2025 Estimated Average Household Income	\$45,976	\$48,630	\$62,473
2025 Estimated Median Household Income	\$38,945	\$40,082	\$50,292
2025 Estimated Per Capita Income	\$16,501	\$17,316	\$20,645
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	27.6%	20.7%	18.7%
2025 Estimated Some High School (Grade Level 9 to 11)	18.9%	16.2%	14.8%
2025 Estimated High School Graduate	27.6%	30.9%	30.0%
2025 Estimated Some College	12.6%	16.3%	17.7%
2025 Estimated Associates Degree Only	3.2%	6.3%	6.7%
2025 Estimated Bachelors Degree Only	6.4%	6.9%	8.3%
2025 Estimated Graduate Degree	3.6%	2.7%	3.7%
Business			
2025 Estimated Total Businesses	916	3,537	5,400
2025 Estimated Total Employees	12,094	44,592	61,899
2025 Estimated Employee Population per Business	13.2	12.6	11.5
2025 Estimated Residential Population per Business	10.9	16.3	21.9



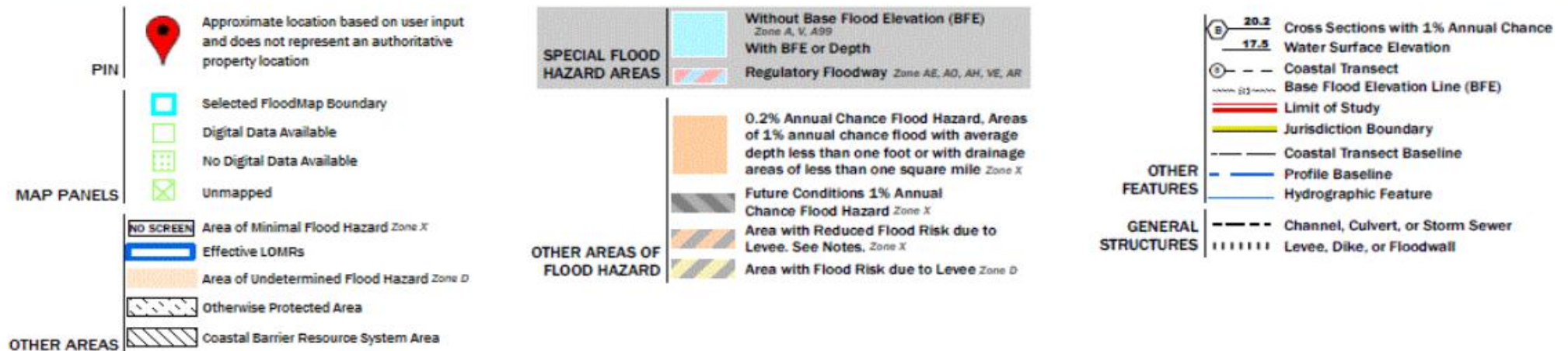






USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
TOM WILKINSON	0173897	twilk4@ketent.com	713-355-4646
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Broker/Vice President

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