

PARKWEST - CONROE, TX



Greater Houston Area

- **Introduction:** This unique investment opportunity, consisting of 27 new construction duplexes is located within Conroe's premium retail corridor. Parkwest will feature 54 of Value Builders' upgraded, Class-A rental units built on oversized lots - nestled within walking distance to all of Conroe's newest shopping and dining amenities.
- **Accessibility:** Parkwest is located less than 1 mile off of I-45 - the primary arterial for commuting into the Woodlands and Houston. Because of this, residents enjoy ease of access to all of Conroe and The Woodlands' new shopping and dining amenities, as well as the best of everything Houston has to offer.
 - .03 miles from all of Conroe's new retail and dining
 - 0.22 miles from Conroe High School
 - 0.6 miles off of Interstate 45
 - 0.82 miles from Giesinger Elementary School
 - 0.83 miles from Cryar Intermediate School
 - 7 miles to The Woodlands
 - 15 miles to ExxonMobile Houston Campus
 - 23 miles to Austin Bush Intercontinental Airport
 - 35 miles to downtown Houston
- **Investment Highlights:**
 - ✦ [Conroe Booming As America's Fastest Growing City](#)
 - ✦ [The Woodlands Poised As Next Medical Center Of The North.](#)
 - ✦ [ExxonMobile Plans To Begin Moving 1,600 to Houston Campus In 2018](#)
 - ✦ [Growth Is Bigger In Texas](#)
 - ✦ [Local Job Market Continues To Heat Up](#)

PRICE/COSTS:

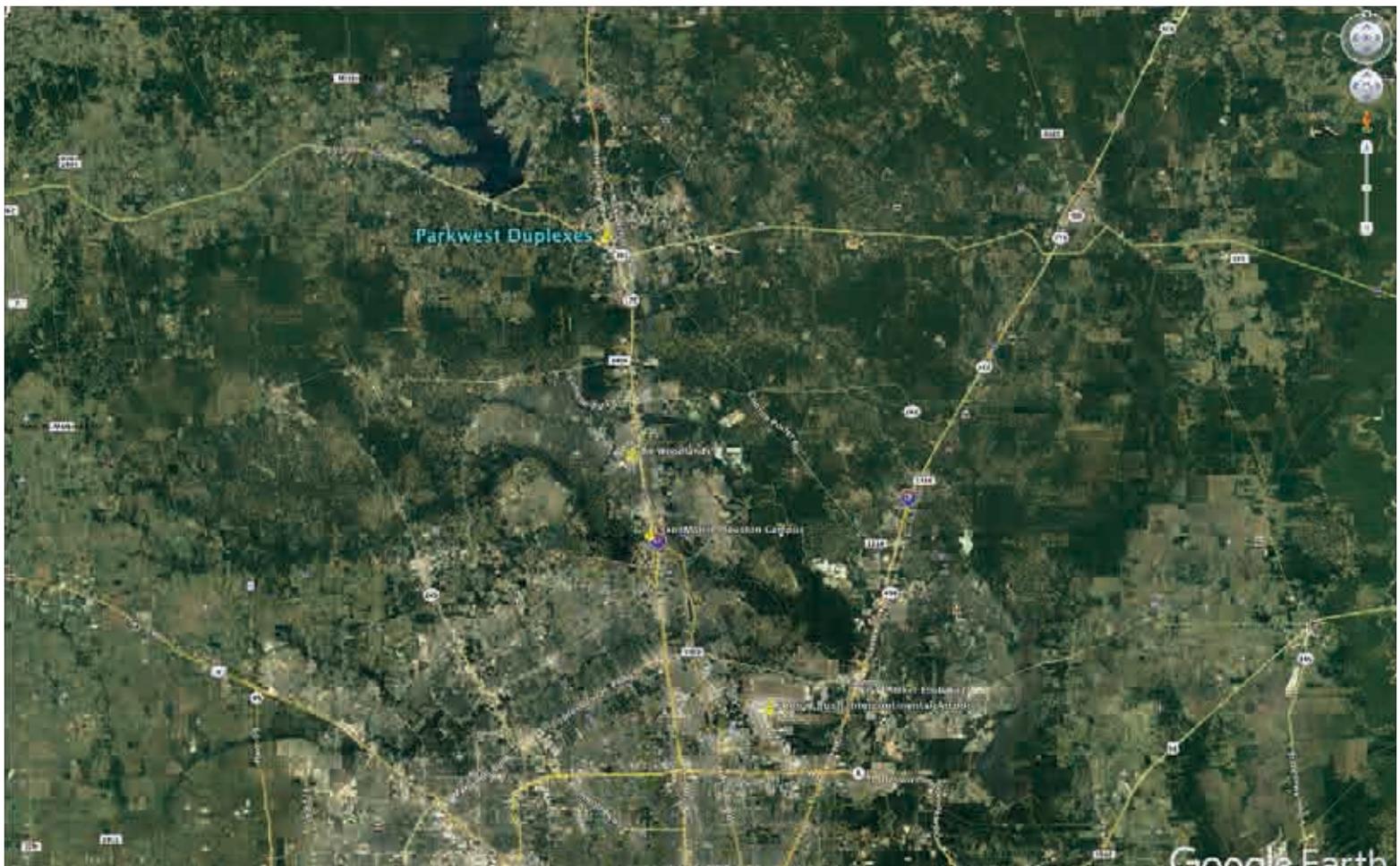
- **Sales Price:**
 - Plan 2573 = \$446,537 per duplex
 - Plan 2662 = \$455,533 per duplex
 - Plan 2930 = \$465,170 per duplex
 - Plan 3004 = \$472,238 per duplex
- **Rents:**
 - **Plan 2573:**
 - Side A = \$1,725 per door
 - Side B = \$1,750 per door
 - **Plan 2662:**
 - Side A = \$1,750 per door
 - Side B = \$1,795 per door
 - **Plan 2930:**
 - Side A = \$1,825 per door
 - Side B = \$1,795 per door
 - **Plan 3004:**
 - Side A = \$1,850 per door
 - Side B = \$1,825 per door
- **H.O.A.:** \$600* per duplex/annually
- **Tax Rate:** 2.34% (Montgomery Co.)
- **Leasing & Mgmt:** 65-100%** & 5%
- **Utilities:** Paid by Tenant
- **Demographics** (click link)
- **Location Map** (click link)

*This fee includes the mowing of front yards.

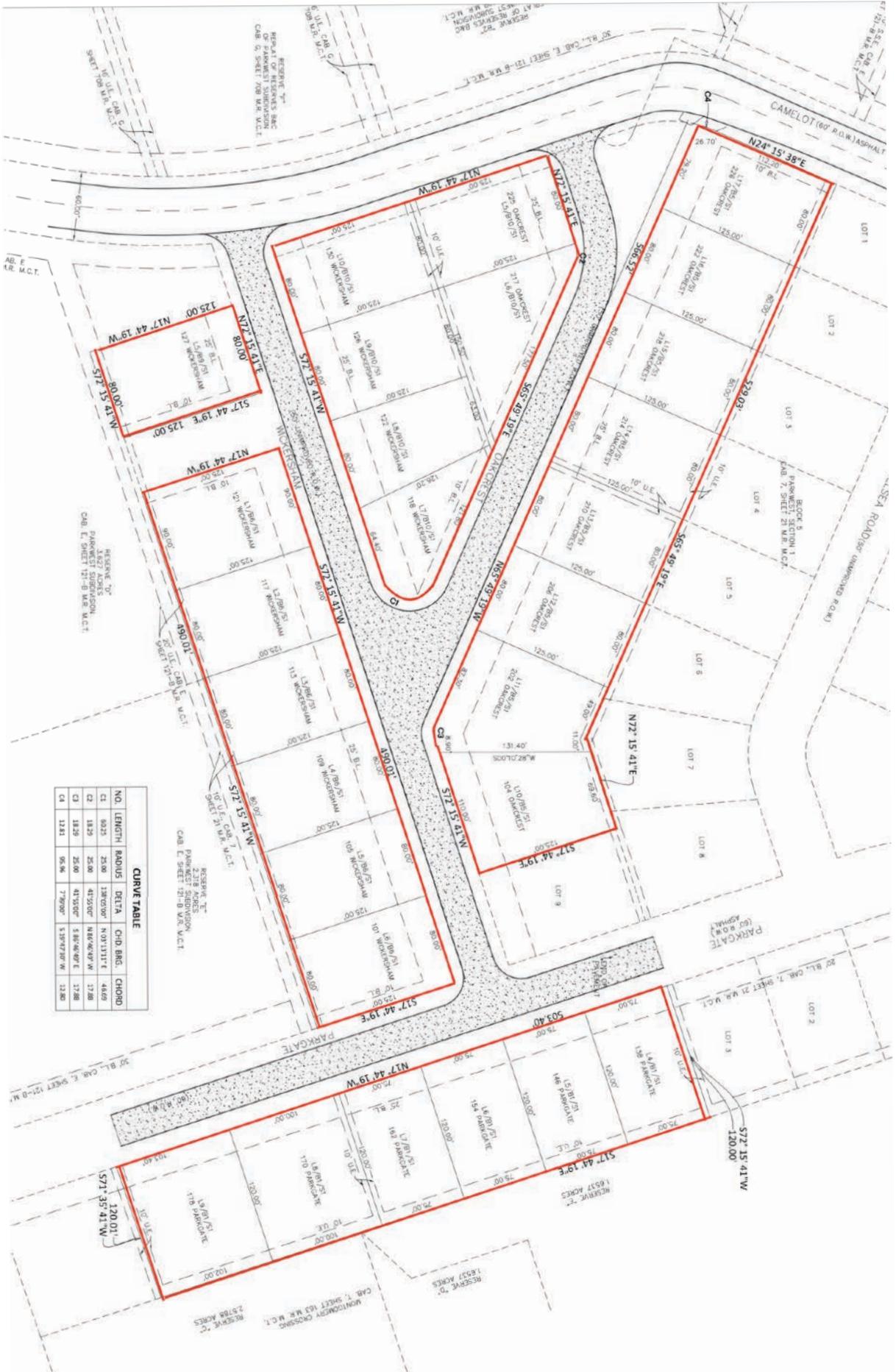
**65% if leased "in house", and 100% if the lease is represented by an outside agent.

--NO LEASING FEE WITH INITIAL LEASE UP --

LOCATION MAPS



SUBDIVISION PLAT



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	60.25	25.00	138°05'00"	N 0°11'11" E	4.669
C2	18.29	25.00	41°52'00"	N 88°46'49" W	17.88
C3	18.29	25.00	41°52'00"	S 88°46'49" E	17.88
C4	12.81	25.00	17°28'00"	S 57°47'27" W	12.80

FLOOR PLANS & ELEVATIONS

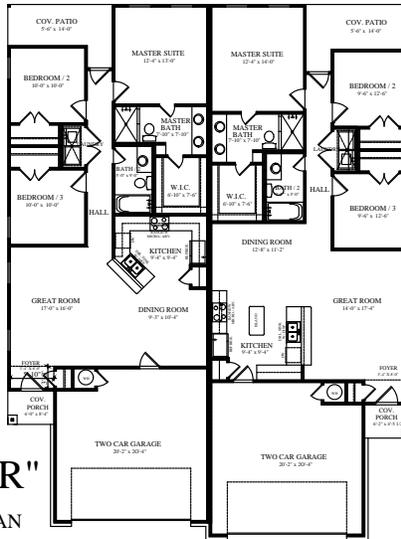
2573 Plan

Value Builders, Inc.



ELEVATION "D"

RIGHT SIDE PROJECTED



"HANOVER"
FLOOR PLAN



PLAN NUMBER : 2573
 A/C FOOTAGE : 2573 Sq.Ft.
 COVERED PORCH / PATO : 242 Sq.Ft.
 GARAGE / WORKSHOP : 876 Sq.Ft.
 TOTAL SQ. FT. : 3691 Sq.Ft.
 WIDTH / DEPTH : 54'-0" X 71'-9 1/2"



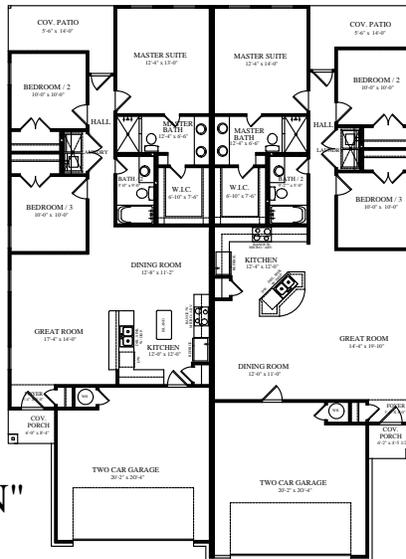
FLOOR PLANS & ELEVATIONS

2662 Plan



ELEVATION "C"

RIGHT SIDE PROJECTED



"FAIRHAVEN"
FLOOR PLAN



PLAN NUMBER : 2662
 A/C FOOTAGE : 2662 Sq.Ft.
 COVERED PORCH / PATO : 239 Sq.Ft.
 GARAGE / WORKSHOP : 876 Sq.Ft.
 TOTAL SQ. FT. : 3777 Sq.Ft.
 WIDTH / DEPTH : 54'-0" X 73'-9 1/2"

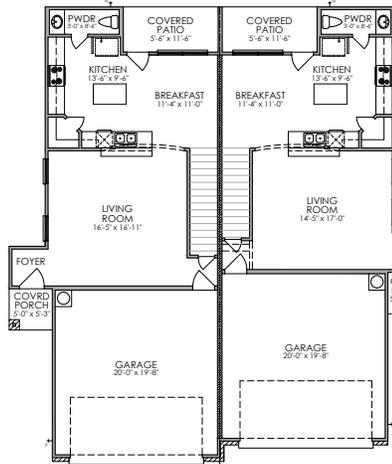


FLOOR PLANS & ELEVATIONS

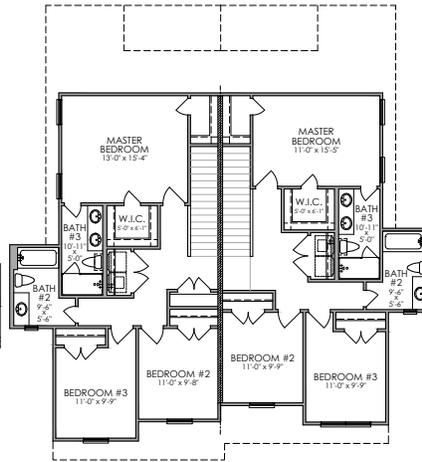
2930 Plan



FRONT ELEVATION L/M



FIRST FLOOR PLAN



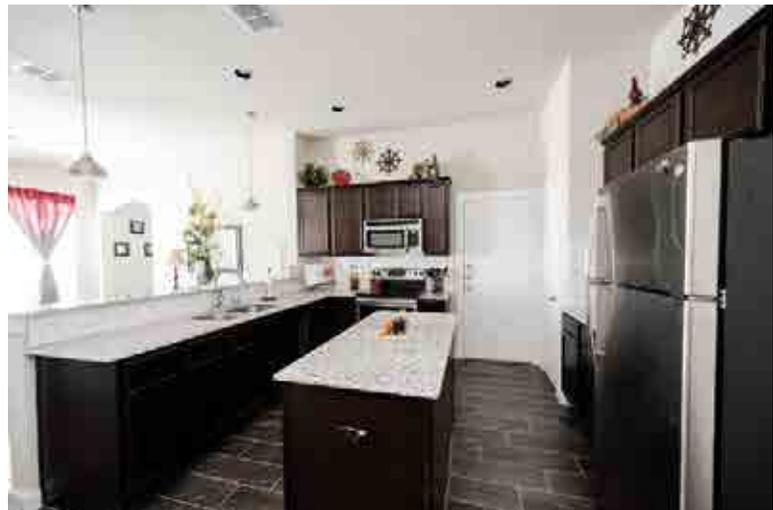
SECOND FLOOR PLAN

Plan Number: 2930

A/C Footage: 2,930 S.F.
 Covered Porch/Patio: 182 S.F.
 Garage and Storage: 853 S.F.
 Total Under Roof: 3,965 S.F.
 Width/Depth: 51'-2" X 55'-2"

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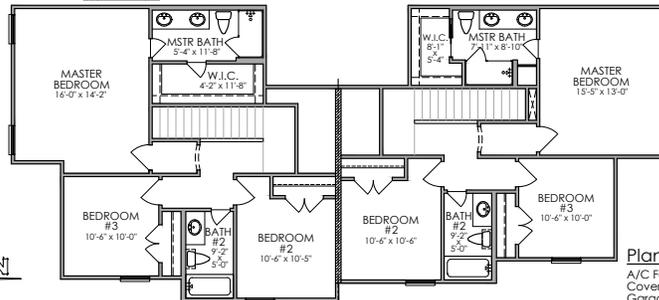
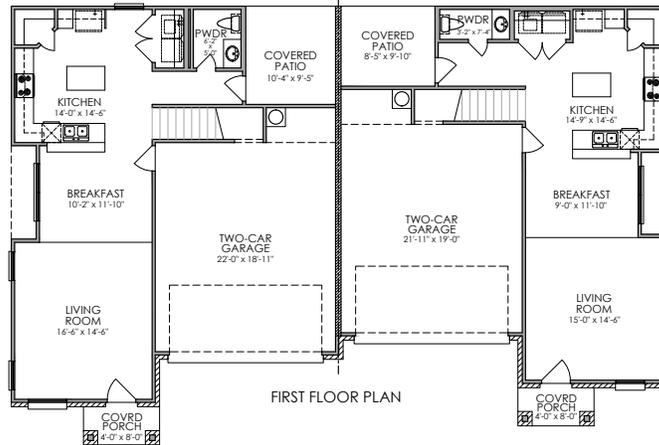


FLOOR PLANS & ELEVATIONS

3004 Plan



FRONT ELEVATION G/H



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SECOND FLOOR PLAN

Plan Number: 3004

A/C Footage: 3,004
Covered Porch/Patio: 251 S.F.
Garage and Storage: 940 S.F.
Total Under Roof: 4,195 S.F.
Width/Depth: 68'-9.5" X 46'-1.5"

