



**Sean Little**

**Real Estate Broker/Owner**



**Parkwest  
Duplexes**  
Conroe, Texas

**New Construction Luxury Duplexes  
In the Houston Metro-plex**

**Sales broker representing**





**Parkwest  
Duplexes**  
Conroe, Texas



## **The Houston Metroplex**



**Conroe is a community north of Houston –  
the 5th-most populous metropolitan area in the US.  
The Woodlands Poised As Next Medical Center Of The North.  
New HP Campus coming -- 15 minutes from Conroe.**



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**Conroe tops the list –  
The fastest growing city in the country.**

**“It’s a small town that’s going to explode”**

- ✓ The city expects population growth to reach 100,000 residents by the year 2020.
- ✓ Montgomery County is set to double it’s population in the next 15 years.

***As Conroe's population increases, there will be much more density,  
increasing land prices and rents will follow.***

## Conroe is a great place to live, work and play.



The quality of life already existed; developers only needed to add houses.

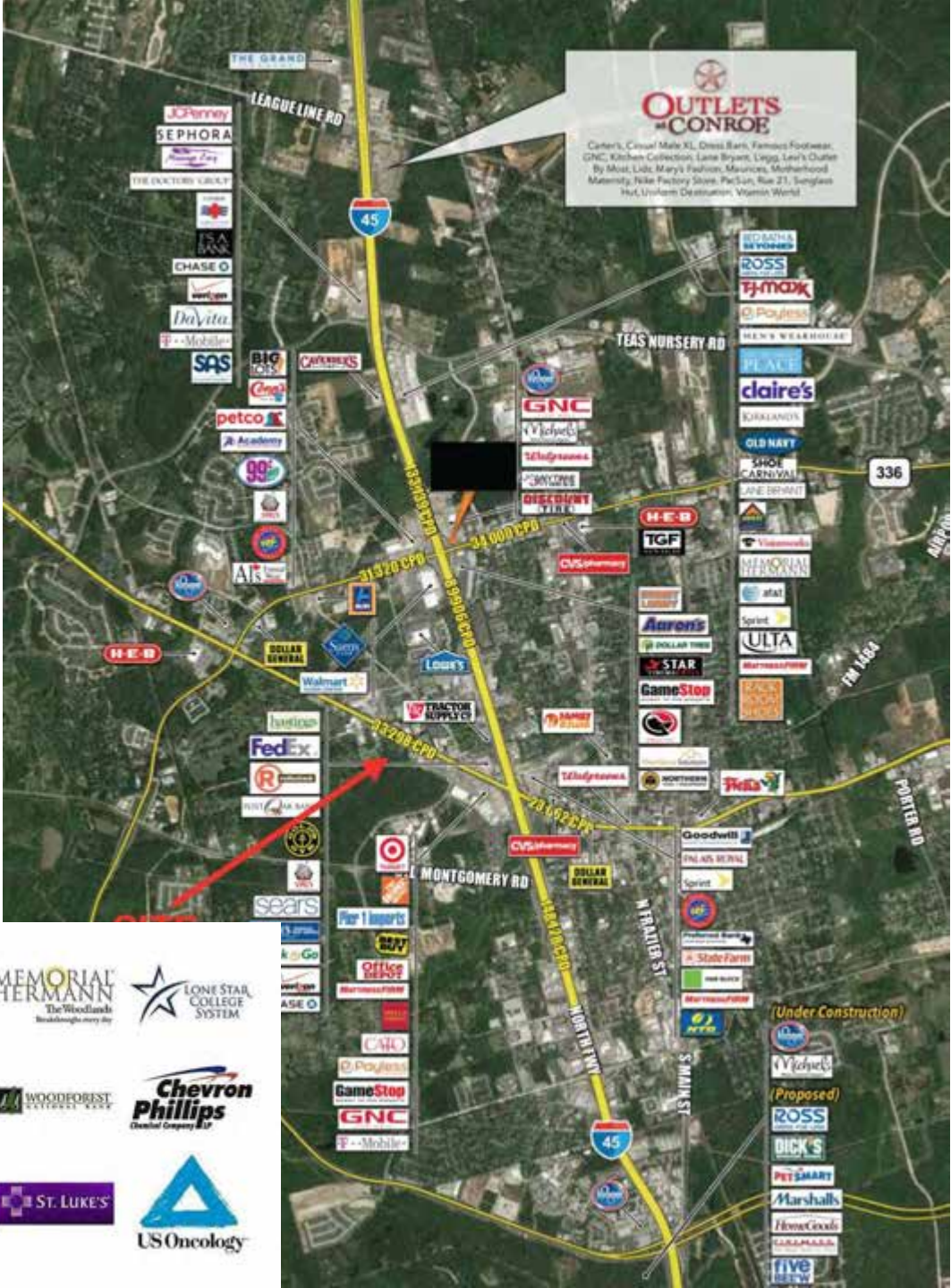


**Live** - Conroe is a small town with a big heart. Conroe cares about quality of life for the citizens. Its authentic downtown, low cost of living, and life on the lake attract the masses. Conroe ISD is ranked 8 out of 25 ISD school districts in the area, making it a highly sought school district. Conroe ISD is also the number one employer in The Woodlands & Conroe area.

Conroe is a great place to live, work and play.



**Work** - Major employers: Johnson Development Corp, the Howard Hughes Corp., ExxonMobil, Conroe ISD, Lone Star College, hospitals, medical offices and more. Other large companies are coming in to the city's north industrial park. *New Sam Houston State University Medical School* being built near Conroe Regional Medical Center.



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Conroe is a great place to live, work and play.



**Play** - 22,000-acre Lake Conroe, Sam Houston National Forest and W. Goodrich Jones State Forest make for a veritable Utopia for the outdoor lovers.

The Woodlands offers shopping at Market Street, Portofino Shopping Center and The Woodlands Mall.

Parks and small lakes abound in the area.

Sam Houston National Forest - 19 miles

Lake Livingston - 45 miles

Lake Conroe - 15 miles

Parkwest Subdivision

The Woodlands - 11 miles

Conroe





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## 27 Luxury To-Be-Built Duplexes

Parkwest will feature Value Builders' upgraded, Class-A rental units built on oversized 80 ft. lots with large mature trees.



The duplex is nestled within an established well maintained single family home community.



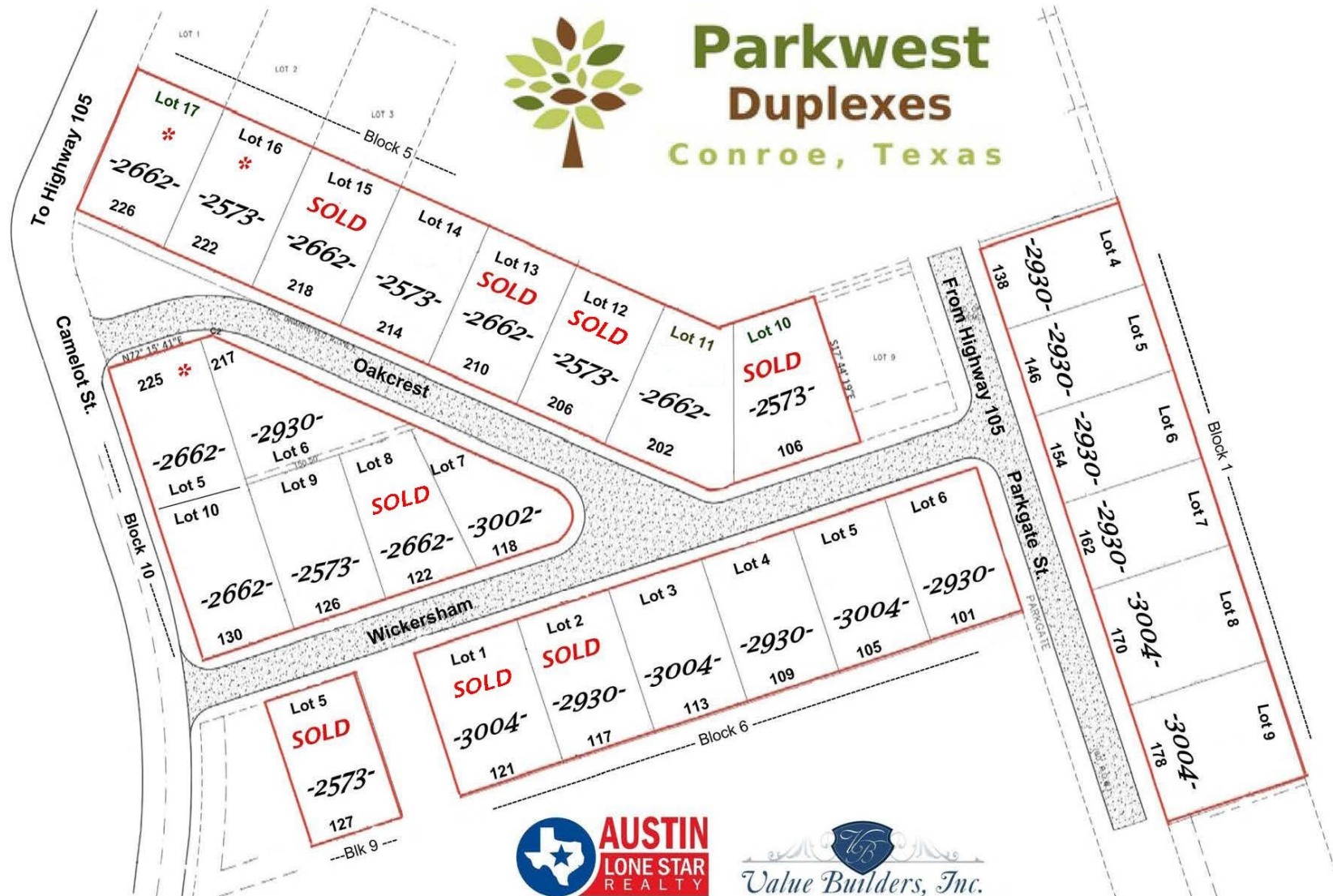
Street View of Location





# Parkwest Duplexes

Conroe, Texas



Parkwest will feature 54 of Value Builders' upgraded, Class-A rental units built on oversized lots. All within ease of access to close by and newly built retail centers , and big box retailers.



# Current Available Inventory



**Parkwest  
Duplexes**  
Conroe, Texas

## Sales Price

- 2573 - 1 Story Plan 3 BR 2 Bath with 2 Car Garage \$432,300
- 2662 - 1 Story Plan 3 BR 2 Bath with 2 Car Garage \$441,000
- 2930 - 2 Story Plan 3 BR 2.5 Bath with 2 Car Garage \$444,000
- 3002 - 1 Story Plan 3 BR 2.5 Bath with 1 Car Garage \$432,300
- 3004 - 2 Story 3BR 2 Bath with 2 Car Garage \$444,000

## Projected rents

- 2573 - \$1750 w/Island & \$1725 w/Breakfast Bar
- 2662 - \$1795 w/new diagonal Island & \$1750 w/Island
- 2930 - \$1795 to \$1775 per door
- 3002 -- \$1750 & \$1725
- 3004 - \$1795 to \$1775 per door

**Estimated Completion Date: Spring to Summer 2019**

## Available Floor plans



**2573 Sq ft  
Floorplan –  
one story**

**2662 Sq ft  
Floorplan –  
one story**



**2930 Sq ft  
floorplan --  
two story**

**3002 Sq ft  
floorplan –  
two story**



**3004 Sq ft  
floorplan  
two story**

# Financial Details

**Property Taxes: Low Montgomery County Taxes 2.33 %**

**H.O.A.: \$600 per duplex annually (estimated)**

**Utilities: All utilities paid by tenants**

# Property Management



**Erion Shehaj, Signature Real Estate**

**13231 Champion Forest Dr #114**

**Houston, Texas 77069**

**713-922-2702**

**[erion@signaturehouston.com](mailto:erion@signaturehouston.com)**

**Builder will pay Lease Up Fees for first tenants!**

**Management Fee is**

**5% Gross Monthly Rents Collected**



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Conroe, Texas





# Income Analysis

## PROFORMA INCOME ANALYSIS

**Parkwest Subdivision**

**2573 Plan**

**Conroe, Tx**

Unit Mix				
Sq. Ft.	Bedrooms	Baths	Monthly Rent	Annual Rent
1,287	3	2.0	\$ 1,725.00	\$20,700.00
1,287	3	2.0	\$ 1,750.00	\$21,000.00
<b>2573</b>	<b>Totals</b>		<b>\$3,475.00</b>	<b>\$41,700.00</b>

Income & Expenses	% of Gross Sch. Income	Monthly \$	Yearly \$
Gross Scheduled Income		\$3,475.00	\$41,700.00
(-) Vacancy/Credit Loss	5.00%	(\$173.75)	(\$2,085.00)
(=) Expected Rental Income	95.00%	\$3,301.25	\$39,615.00
(+) Ancillary Income	0.00%	\$0.00	\$0.00
<b>(=) Gross Operating Income</b>	<b>95.00%</b>	<b>\$3,301.25</b>	<b>\$39,615.00</b>
<b>Estimated Taxes for Tax Year</b>	<b>19.87%</b>	<b>\$690.42</b>	<b>\$8,285.00</b>
Estimated Insurance	2.40%	\$83.33	\$1,000.00
Management Fee	<b>5.00%</b>	<b>\$165.06</b>	<b>\$1,980.75</b>
Maintenance & Repairs	0.00%	\$0.00	\$0.00
Utilities (Paid By Owner)	0.00%	\$0.00	\$0.00
Other Operating Expenses H.O.A. fee	1.44%	\$50.00	\$600.00
<b>Gross Operating Expenses (-)</b>	<b>28.46%</b>	<b>\$988.81</b>	<b>\$11,865.75</b>
<b>Net Operating Income(=)</b>	<b>66.54%</b>	<b>\$2,312.44</b>	<b>\$27,749.25</b>



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# Income Analysis

2573 Plan		<u>Purchase Information</u>	
	<b>Sales Price:</b>	\$432,300.00	
<b>Percent Down:</b>	27.00%	\$116,721.00	<b>Down Payment</b>
	<b>New Loan:</b>	\$315,579.00	
	<b>Interest Rate:</b>	5.50%	
	<b>Amortized Over:</b>	30	years
	<b>- New Debt Service Monthly Payment (P&amp;I):</b>	\$1,791.82	\$21,501.87
	<b>Cash Flow Before Taxes (=)</b>	\$520.61	\$6,247.38
Financial Ratios		Features	
	<b>Cap Rate:</b> 6.42%	PROFESSIONALLY MANAGED 5% management fee	
	(Net Operating Income/Sales Price)		
	<b>Gross Rent Multiplier:</b> 10.37		
	(Sales Price/Gross Scheduled Income)		
	<b>Cash on Cash:</b> 5.35%		
	(Cash Flow/Down Payment)		
	<b>Debt Coverage Ratio:</b> 1.29		
	(Net Operating Income/Debt Service)		
		<b>Sean Little, Broker/Owner</b> <b>512.243.7696</b>	
<b>Cell 512.293.4313</b>		 <b>Value Builder's Quality New Construction</b>	



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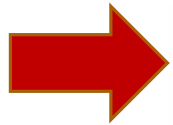
## LONG TERM INVESTMENT RETURN

ASSUME 2% APPRECIATION AND 5% CASH FLOW

PLAN		<b>2662</b>	<b>2573</b>	<b>2930</b>	<b>3004</b>	<b>3002</b>
		DUPLEX	DUPLEX	DUPLEX	DUPLEX	DUPLEX
RENTS		\$ 1,750	\$ 1,725	\$ 1,795	\$ 1,795	\$ 1,725
		\$ 1,795	\$ 1,750	\$ 1,775	\$ 1,775	\$ 1,750
TOTAL		\$ 3,545	\$ 3,475	\$ 3,570	\$ 3,570	\$ 3,475
MULTIPLIER		124.4	124.4	124.4	124.4	124.4
SALES PRICE PER SQ.FT.		\$ 166	\$ 168	\$ 152	\$ 148	\$ 144
<b>SALES PRICE</b>		<b>\$ 441,000</b>	<b>\$ 432,300</b>	<b>\$ 444,000</b>	<b>\$ 444,000</b>	<b>\$ 432,300</b>
MORTGAGE	75%	\$ 330,750	\$ 324,225	\$ 333,000	\$ 333,000	\$ 324,225
INVESTMENT:	DOWN 25%	\$ 110,250	\$ 108,075	\$ 111,000	\$ 111,000	\$ 108,075
	CLOSING 1%	\$ 4,410	\$ 4,323	\$ 4,440	\$ 4,440	\$ 4,323
<b>INVESTMENT</b>		<b>\$ 114,660</b>	<b>\$ 112,398</b>	<b>\$ 115,440</b>	<b>\$ 115,440</b>	<b>\$ 112,398</b>

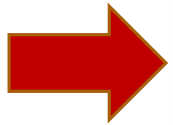


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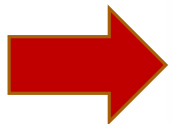
**YEAR 10**

MARKET VALUE	\$ 537,579	\$ 526,974	\$ 541,236	\$ 541,236	\$ 526,974
MORTGAGE BALANCE	\$ 268,384	\$ 263,089	\$ 270,210	\$ 270,210	\$ 263,089
	\$ 269,195	\$ 263,885	\$ 271,026	\$ 271,026	\$ 263,885
CUMULATIVE CASH FLOW	\$ 57,330	\$ 56,199	\$ 57,720	\$ 57,720	\$ 56,199
<b>EQUITY - YEAR 10</b>	<b>\$ 326,525</b>	<b>\$ 320,084</b>	<b>\$ 328,746</b>	<b>\$ 328,746</b>	<b>\$ 320,084</b>



**YEAR 20**

MARKET VALUE	\$ 655,326	\$ 642,398	\$ 659,784	\$ 659,784	\$ 642,398
MORTGAGE BALANCE	\$ 166,321	\$ 163,040	\$ 167,452	\$ 167,452	\$ 163,040
	\$ 489,005	\$ 479,358	\$ 492,332	\$ 492,332	\$ 479,358
CUMULATIVE CASH FLOW	\$ 114,660	\$ 112,398	\$ 115,440	\$ 115,440	\$ 112,398
<b>EQUITY - YEAR 20</b>	<b>\$ 603,665</b>	<b>\$ 591,756</b>	<b>\$ 607,772</b>	<b>\$ 607,772</b>	<b>\$ 591,756</b>



**YEAR 30**

MARKET VALUE	\$ 798,651	\$ 782,895	\$ 804,084	\$ 804,084	\$ 782,895
MORTGAGE BALANCE	0	0	0	0	0
	\$ 171,990	\$ 168,597	\$ 173,160	\$ 173,160	\$ 168,597
CUMULATIVE CASH FLOW	\$ 171,990	\$ 168,597	\$ 173,160	\$ 173,160	\$ 168,597
<b>EQUITY - YEAR 30</b>	<b>\$ 970,641</b>	<b>\$ 951,492</b>	<b>\$ 977,244</b>	<b>\$ 977,244</b>	<b>\$ 951,492</b>



## Buying a Value Builder's Duplex

**Going under Contract:** Select a lot from available Inventory. Tell us how you would like to be entitled. Sean Little will write the contract based on the builder's contract.

**Getting Pre-approved:** Contact the preferred lender to discuss your financial circumstances and to have the lender provide a pre-approval letter to submit with the signed contract.

**Earnest Money:** \$5000 earnest money due at the time the contract is signed and executed. EM will be sent to Town Square Title.

**Option Money:** \$200 option money is due at the time of contract and provides for a 10 day option period at the beginning of the contract process. Option money will be made out to Value Builders, Inc.

**Closing:** Closing will occur when the property is substantially complete.

# Value Builder's Exceptional Quality Construction Features you won't find with any other Investment Property Builder in the State of Texas!

- Upscale Modern Condo Style Design;
- Granite Kitchen Countertops with under mount sinks;
- Pull out Kitchen Faucet;
- Upgraded Kitchen and Bath Cabinets;
- Stainless Steel Appliance package with refrigerators;
- Brushed Nickel Lights & Fixtures;
- Cultured Marble Square Vanity Sinks;
- Double Vanity Sinks in Masters;
- Tile Walk-in Shower in Master Baths;
- Upscale Wood-look Tile Floors;
- Upgraded Carpeting in Bedrooms;
- And More!





## Value Builder's Attention to Detail Shows

- Attractive stone & brick design;
- Covered front entries & some covered patios;
- Ample parking in the driveway – most plans have 2 car garages with 2 driveways parking spots per side;
- Double paned windows;
- Fully sodded front and back yards
- Sprinkler systems front and back yards;
- Privacy fences with metal posts;
- Sidewalks;
- Pull down ladders into attic;
- Garage door openers;
- And more!





FRONT ELEVATION C/D



FIRST FLOOR PLAN



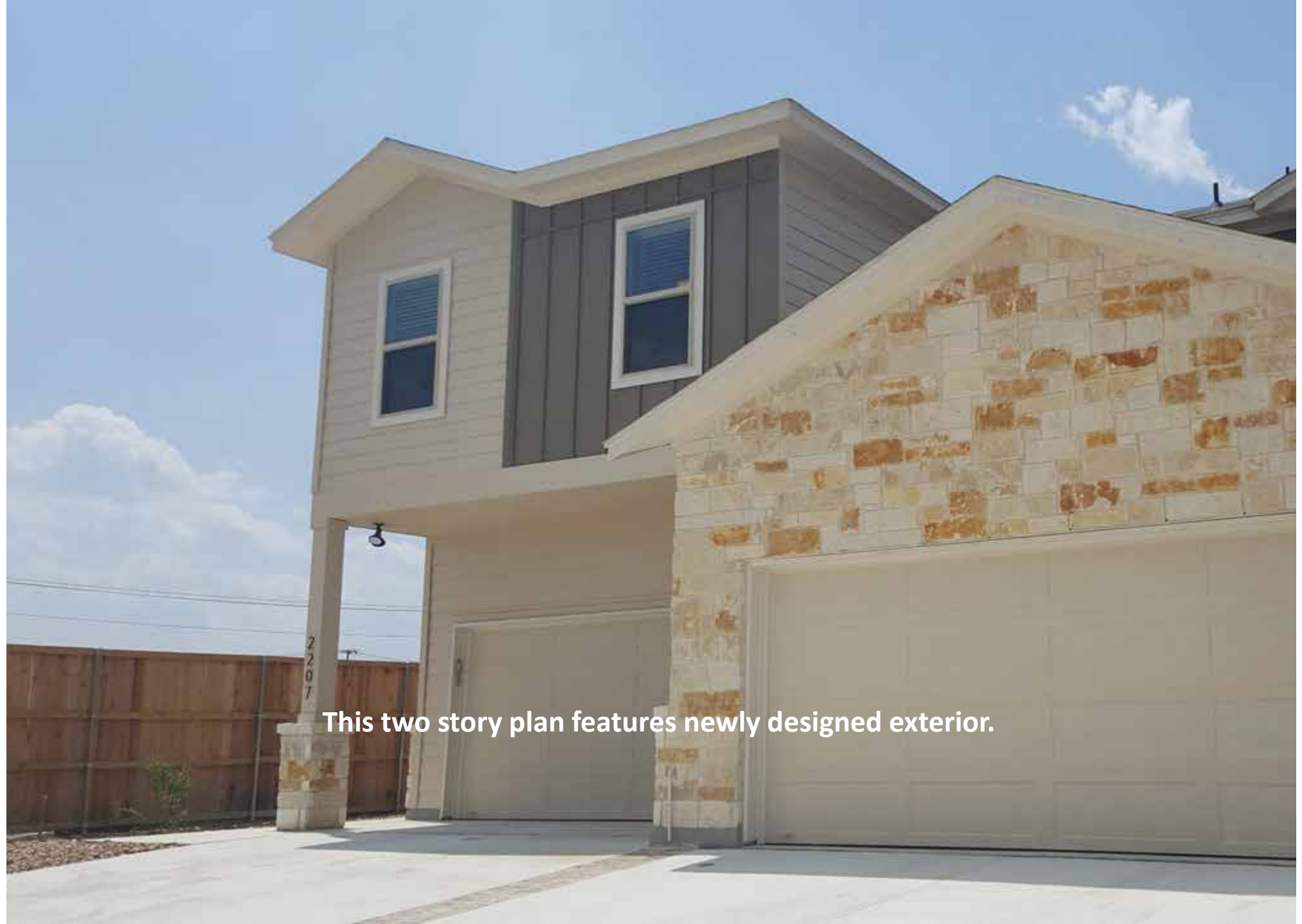
SECOND FLOOR PLAN

**3004 Sq Ft Plan**

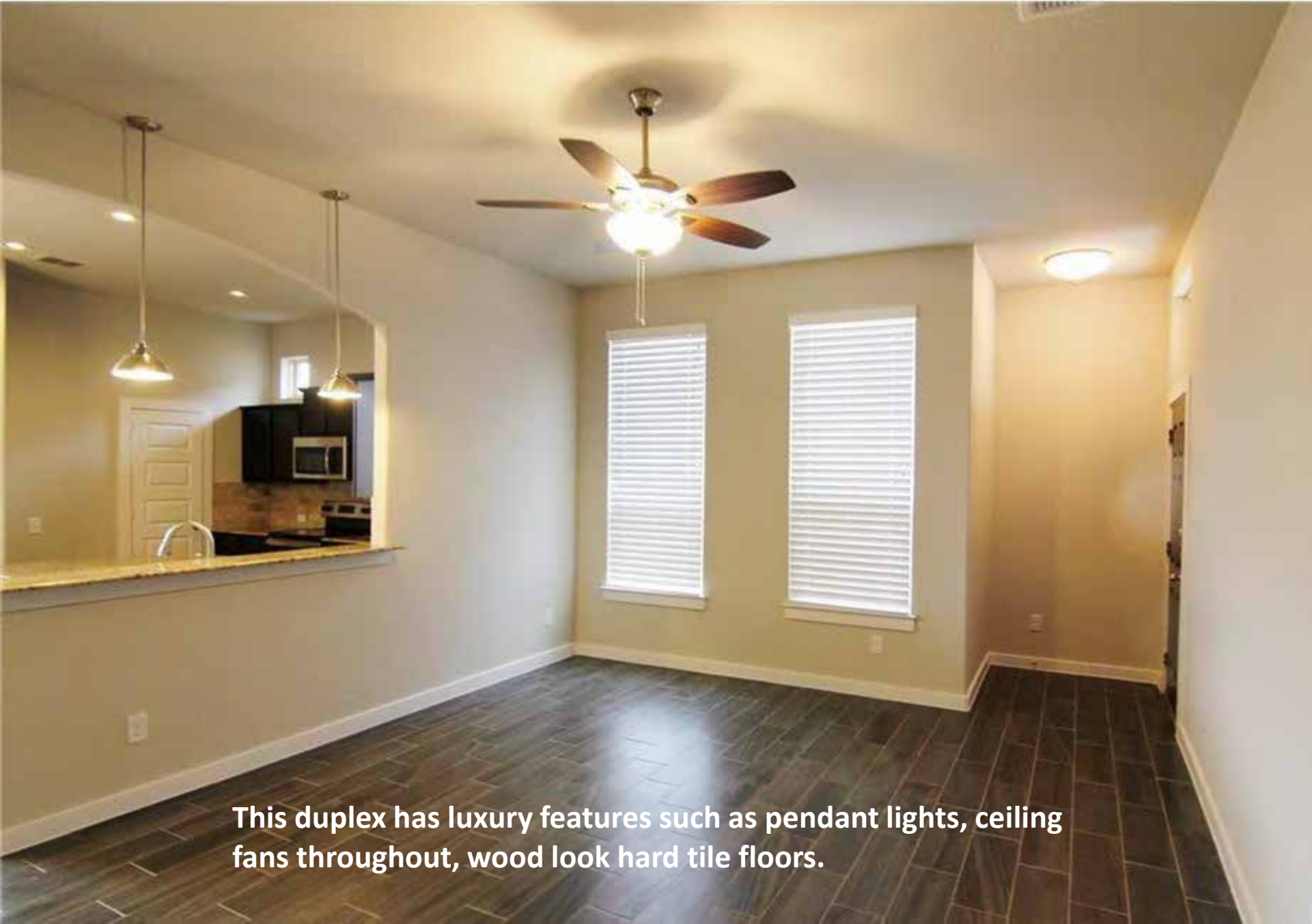
**3 Bedrooms & Game Room**

**2.5 Baths,**

**2 Car Garage**



**This two story plan features newly designed exterior.**



**This duplex has luxury features such as pendant lights, ceiling fans throughout, wood look hard tile floors.**



**Kitchens have islands in the kitchen, granite countertops, deep sinks, pull out faucets and a stainless steel appliance package.**



Plans feature spacious living areas.





**Bathrooms feature cultured marble vanities with square sinks, single handle fixtures, masters with walk-in showers.**





Bedrooms have upgraded carpet,  
ceiling fans.



**1 Story**  
**2573 Sq Ft Plan**  
**3 Bedrooms,**  
**2 Baths,**  
**2 Car Garage**



FLOOR PLAN



PLAN NUMBER : 2614  
A/C FOOTAGE : 2573 Sq.Ft.  
COVERED PORCH / PATO : 254 Sq.Ft.  
GARAGE / WORKSHOP : 883 Sq.Ft.  
TOTAL SQ. FT. : 3710 Sq.Ft.  
WIDTH / DEPTH : 54'-11" X 72'-3"



Attractive, newly designed exteriors.  
2 car garages each side.



**This plan has one side with a kitchen island and the other side with a breakfast bar**

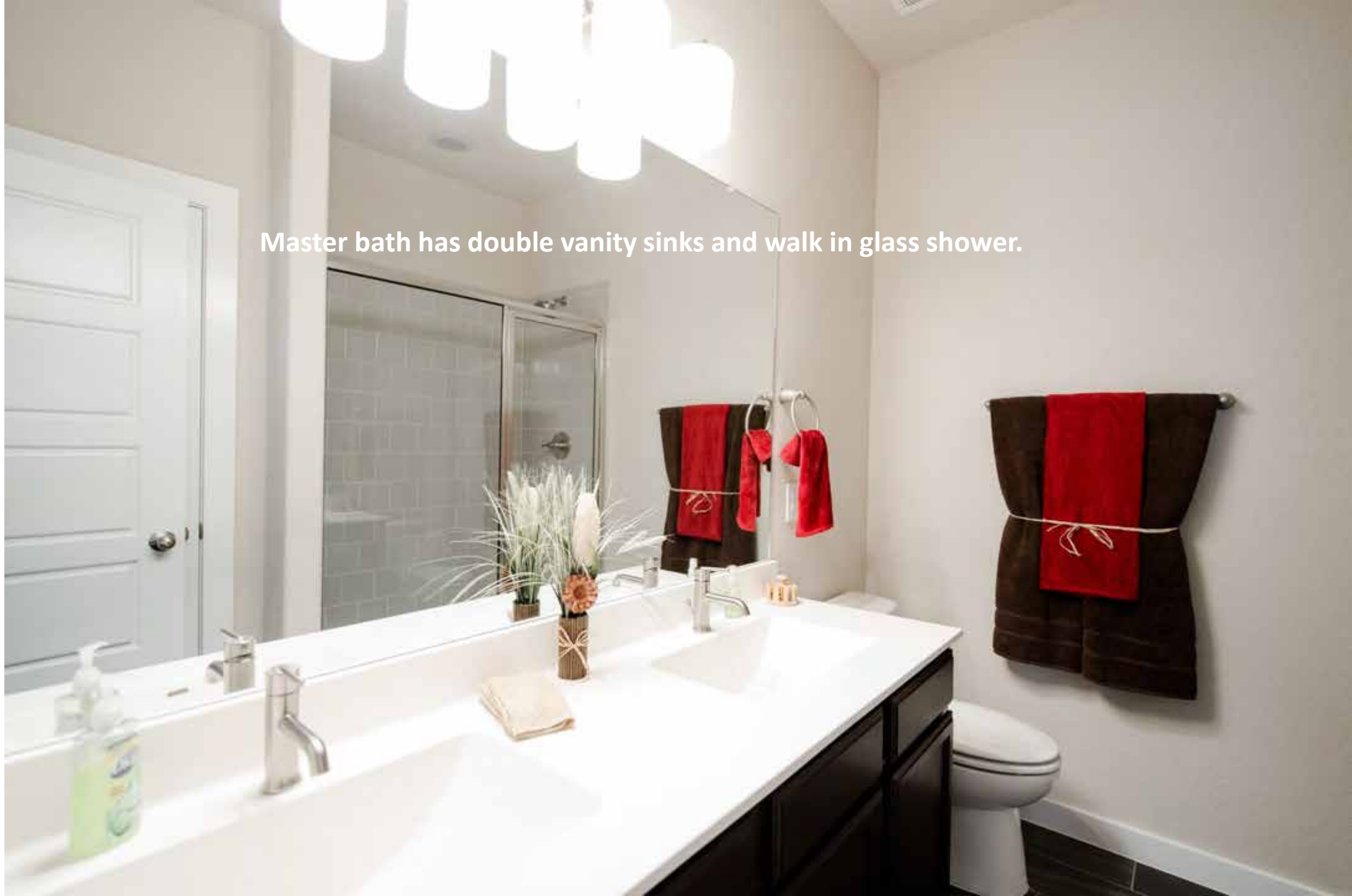


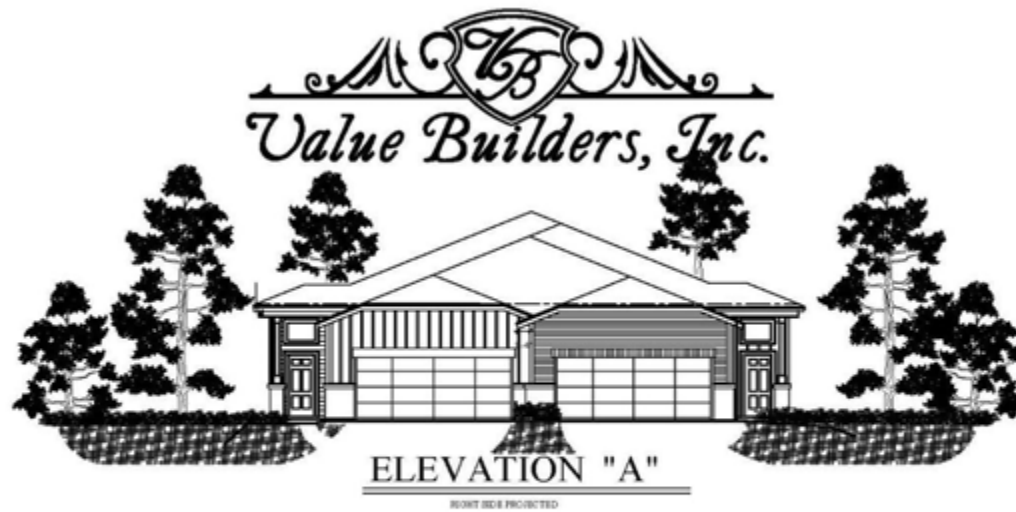
**Kitchen island side of this plan**



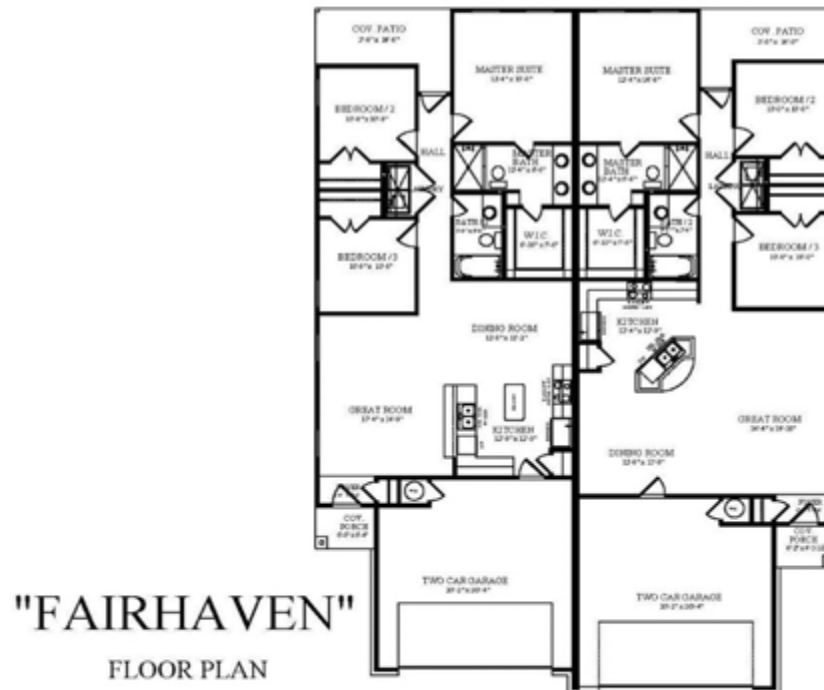
Architectural features like arched doorway.

Master bath has double vanity sinks and walk in glass shower.





**1 Story**  
**2662 Sq Ft Plan**  
**3 Bedrooms,**  
**2 Baths,**  
**2 Car Garage**

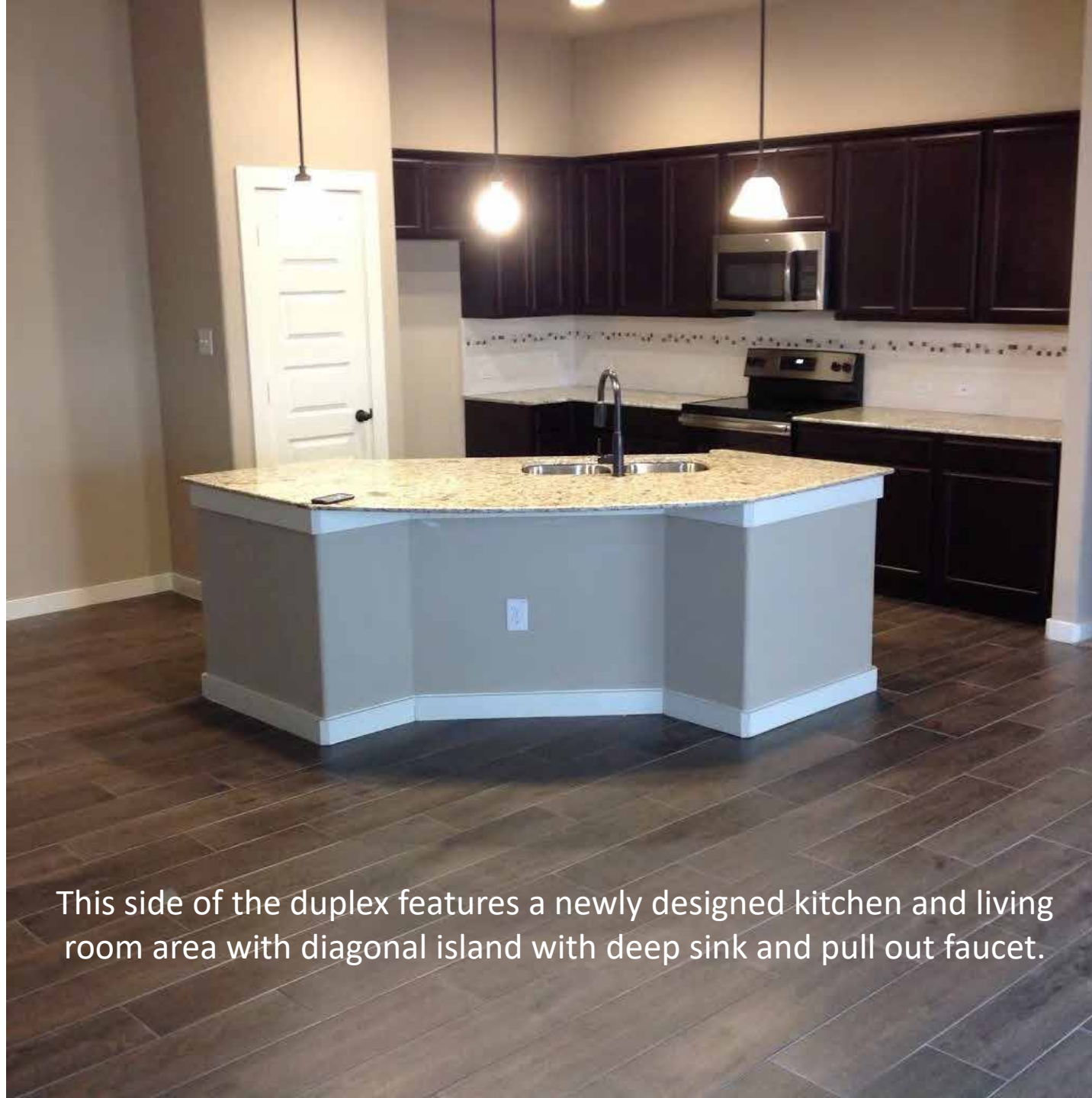


**PLAN NUMBER :** 2662  
**A/C FOOTAGE :** 2662 Sq.Ft.  
**COVERED PORCH / PATO :** 239 Sq.Ft.  
**GARAGE / WORKSHOP :** 876 Sq.Ft.  
**TOTAL SQ. FT. :** 3777 Sq.Ft.  
**WIDTH / DEPTH :** 54'-0" X 73'-9 1/2"





New modern looking exterior designs



This side of the duplex features a newly designed kitchen and living room area with diagonal island with deep sink and pull out faucet.



This new 1 story plan features a larger living area with diagonal island



This side of the duplex features granite countertops, beveled subway tile and pendant lights.



# Parkwest Duplexes

Conroe, Texas



For Sales Contact:

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