



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**



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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.

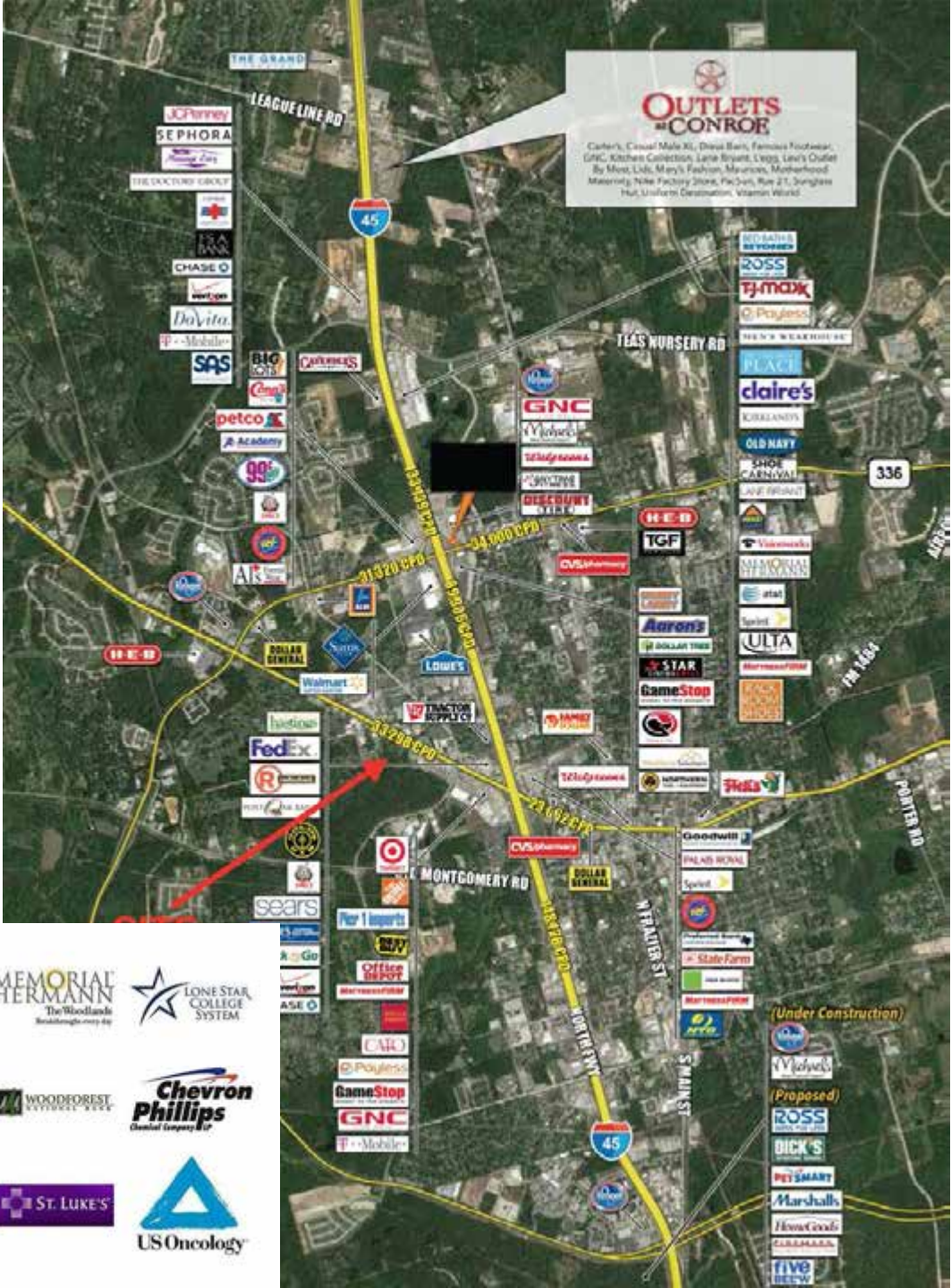


Live - Conroe is a small town with a big heart. Conroe cares about quality of life for the citizens. Its authentic downtown, low cost of living, and life on the lake attract the masses. Conroe ISD is a highly sought school district with the demand far outweighing the supply for residential rentals.

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.



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.





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Duplexes**
Conroe, Texas



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



Start Order
begins Lot 17,
16, 5, 15, 14...



Parkwest Duplexes

Conroe, Texas



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

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

Builder will pay Lease Up Fees for first tenants!

Management Fee is

5% Gross Monthly Rents Collected



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Parkwest Duplexes Conroe, Texas

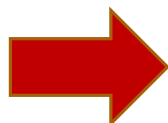
LONG TERM INVESTMENT RETURN

ASSUME 2% APPRECIATION AND 5% CASH FLOW

PLAN		2662	2573	2930	3004	3002
		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
SALES PRICE		\$ 441,000	\$ 432,300	\$ 444,000	\$ 444,000	\$ 432,300
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
INVESTMENT		\$ 114,660	\$ 112,398	\$ 115,440	\$ 115,440	\$ 112,398



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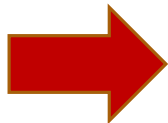
YEAR 10

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
EQUITY - YEAR 10		\$ 326,525		\$ 320,084		\$ 328,746		\$ 328,746		\$ 320,084



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
EQUITY - YEAR 20		\$ 603,665		\$ 591,756		\$ 607,772		\$ 607,772		\$ 591,756



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
EQUITY - YEAR 30		\$ 970,641		\$ 951,492		\$ 977,244		\$ 977,244		\$ 951,492



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 Builders, Inc.



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 concrete 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!




Value Builders, Inc.



FRONT ELEVATION C/D



FIRST FLOOR PLAN



SECOND FLOOR PLAN

3004 Sq Ft Plan
3 Bedrooms & Game Room
2.5 Baths,
2 Car Garage

ADAMSON
Home Designs, Inc.

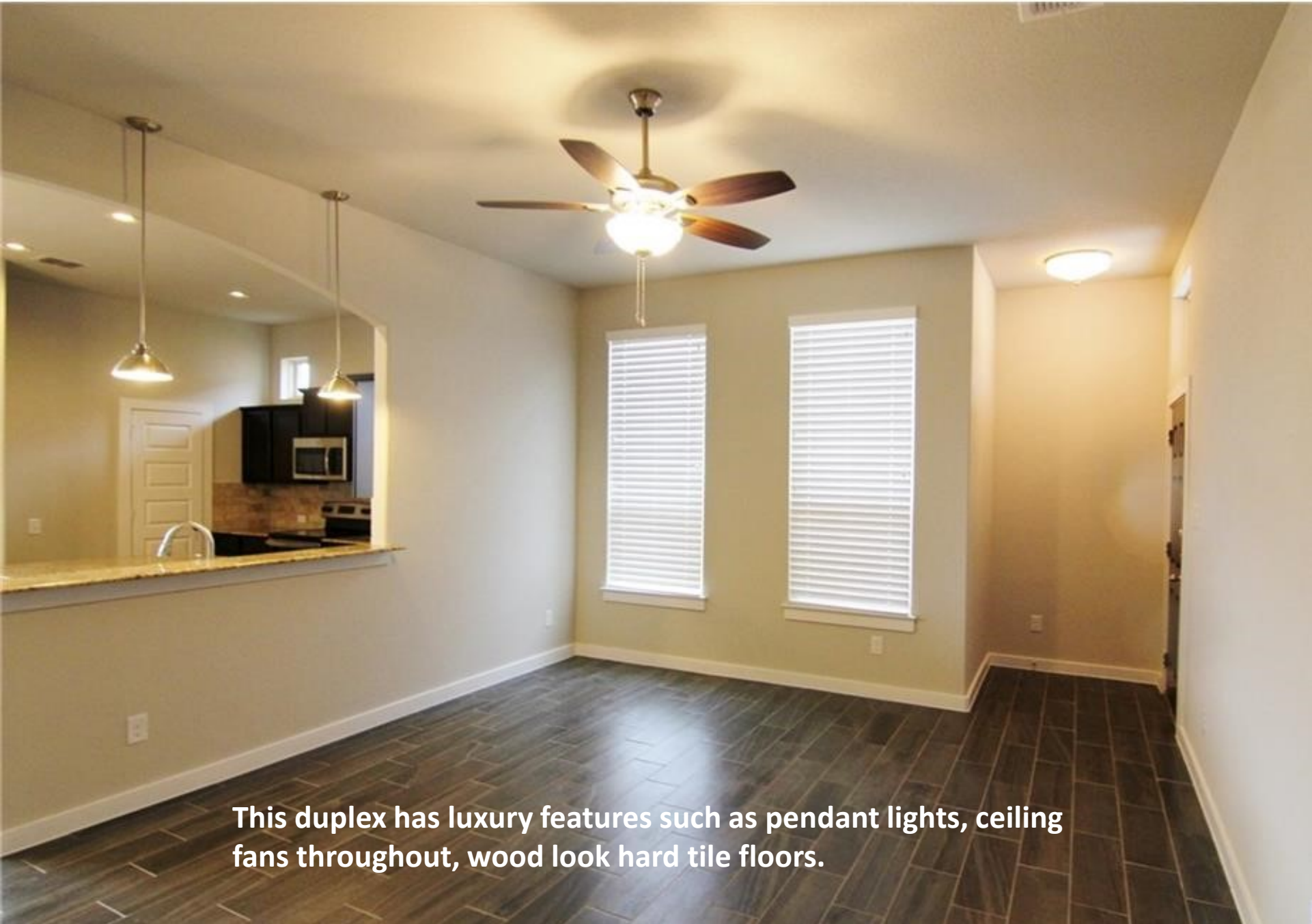
COPYRIGHT © ADAMSON HOME DESIGNS, INC. 2010
ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.

Plan Number: 3004

A/C Footage: 3,004 S.F.
Covered Porch/Patio: 251 S.F.
Garage and Storage: 940 S.F.
Total Under Foot: 4,195 S.F.
Width/Depth: 48'-9.5" X 46'-1.5"



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.



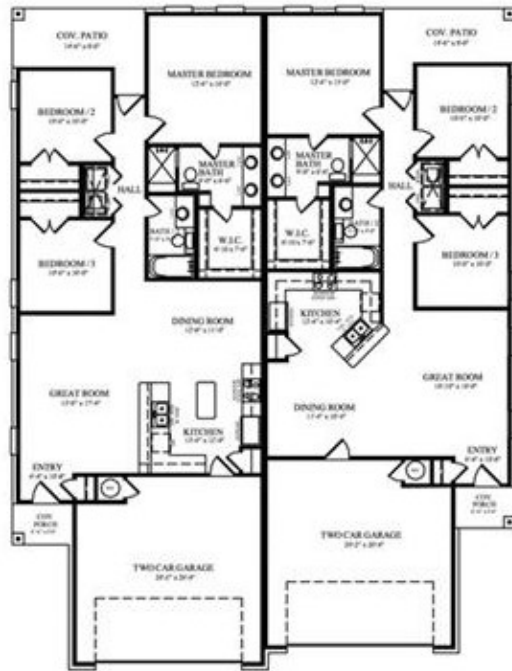


Bedrooms have upgraded carpet,
ceiling fans.

Value Builders, Inc.



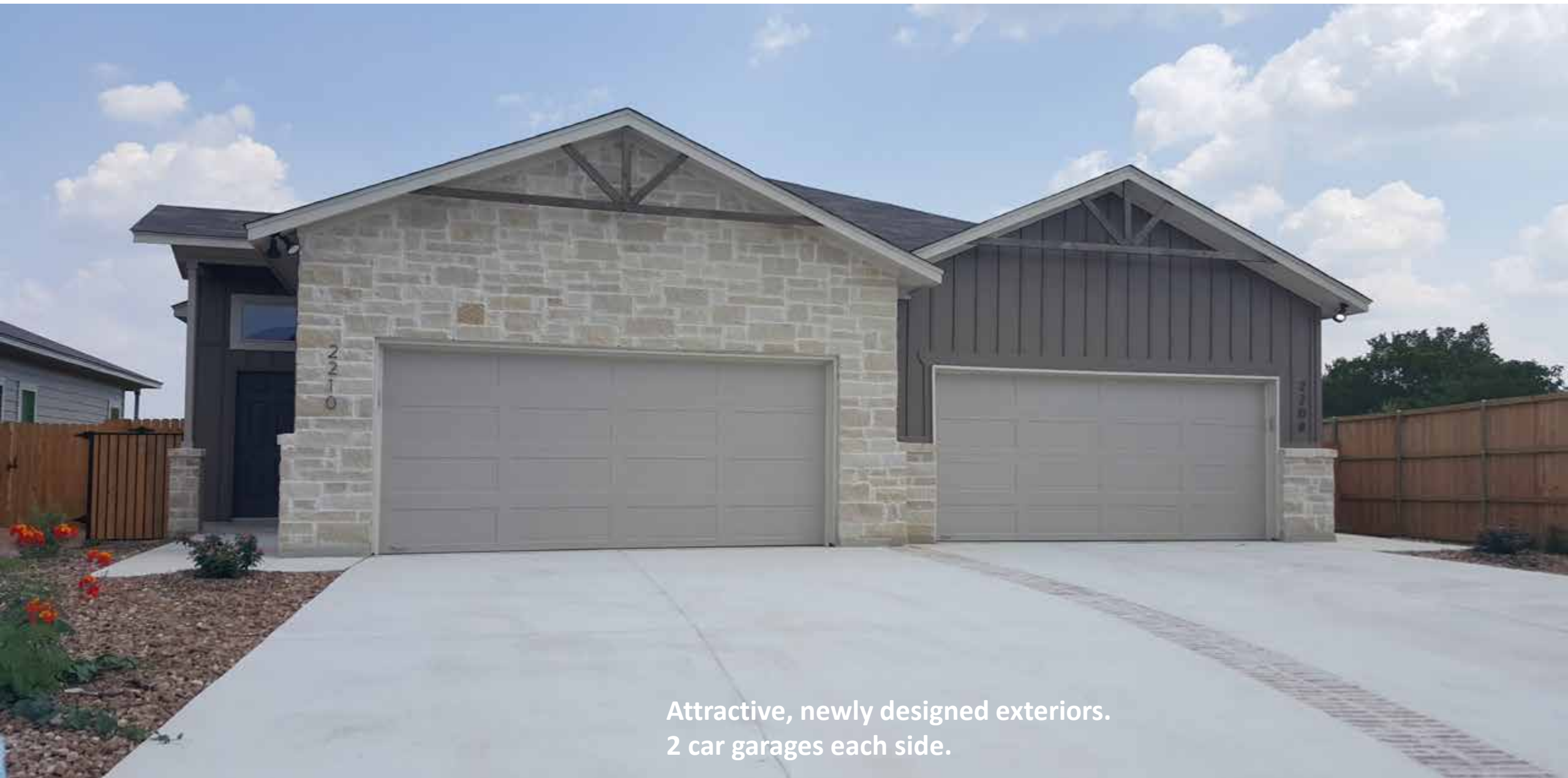
1 Story
2573 Sq Ft Plan
3 Bedrooms,
2 Baths,
2 Car Garage



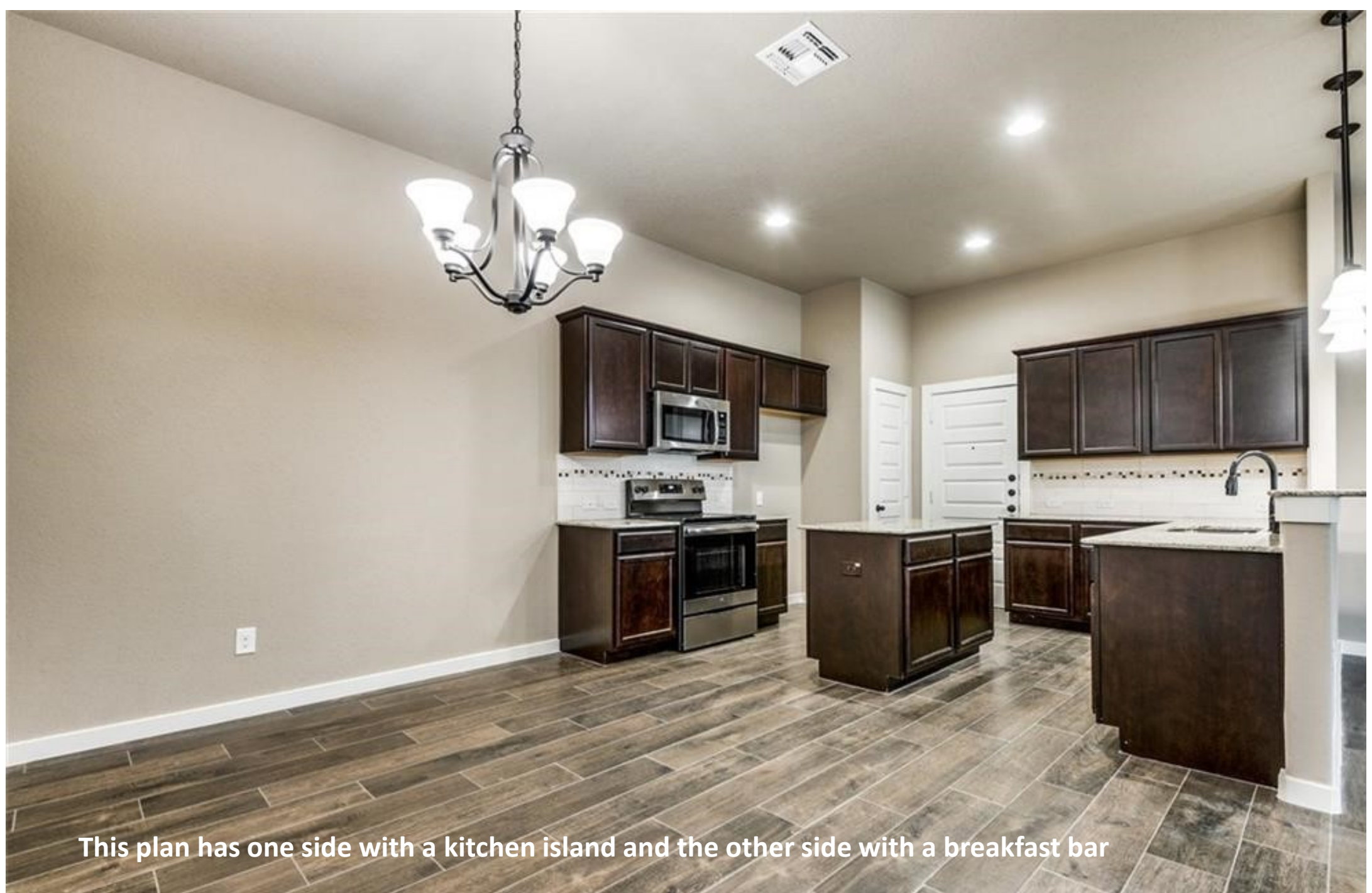
FLOOR PLAN



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

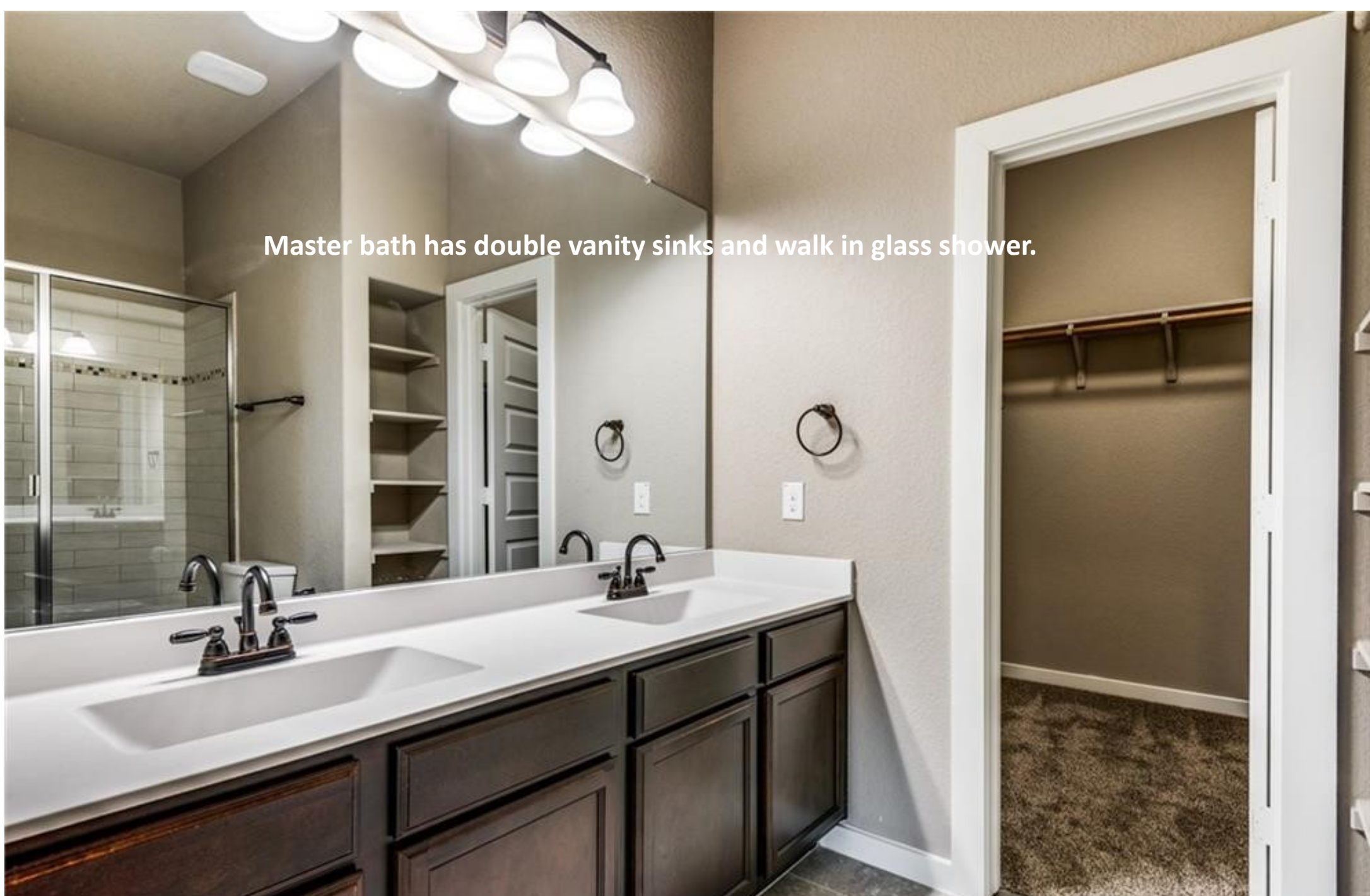


Kitchen island side of this plan



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.

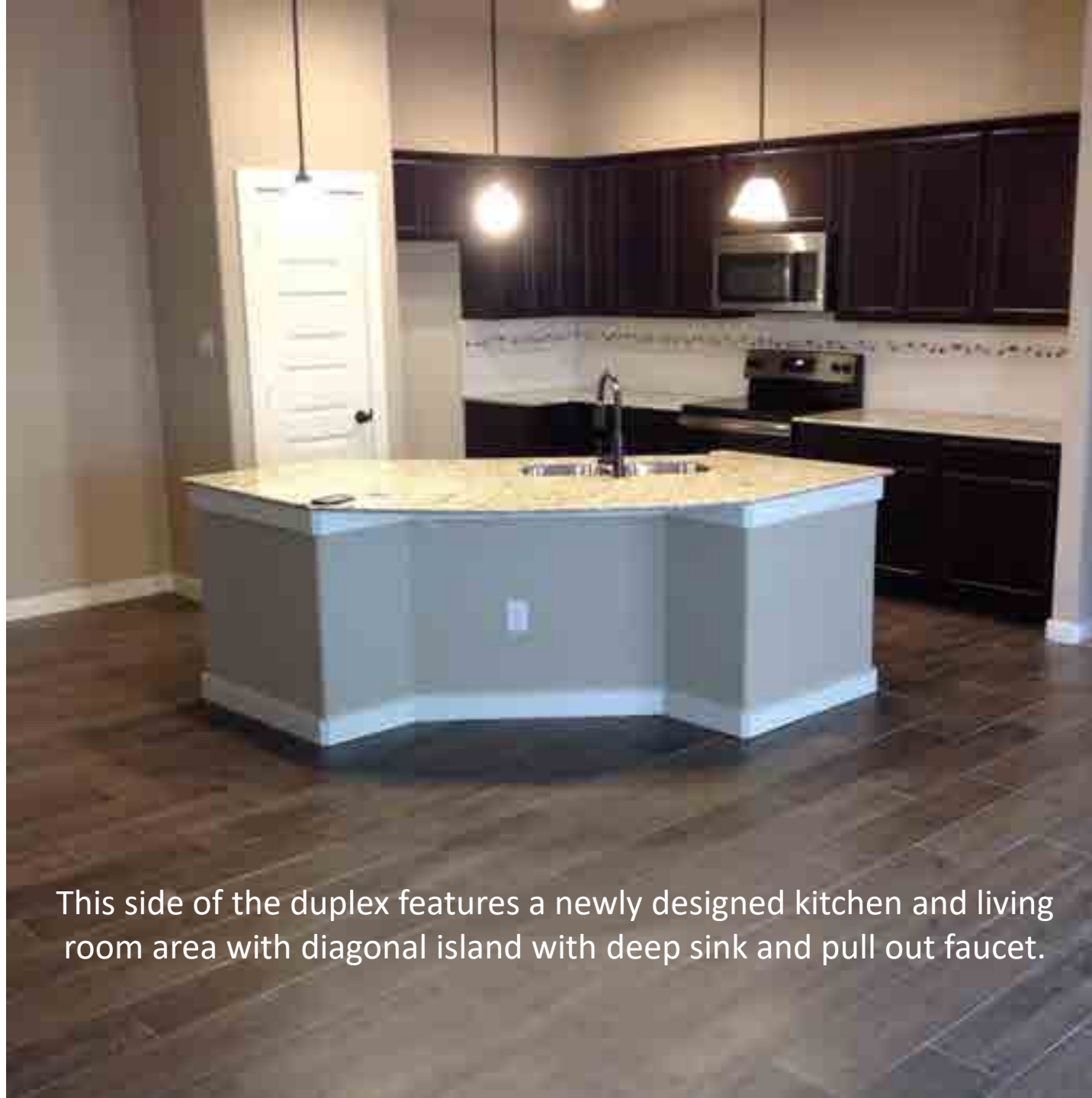
TOTAL SQ. FT. : 3777 Sq.Ft.

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

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For Sales Contact:

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