

734 WILKEN ST

734 Wilken St
Houston, TX 77008



\$699,999

**CENTURY 21
COMMERCIAL®**

Top Realty

Mike Pittman II-Agent

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Retail | Multi-Family | Industrial | Leasing

Triplex

Class A Sub Market

Inner-Loop

Washer/Dryer in Each Unit

Below Market Rents

Quality Finishes

100% Occupied

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Remodeled and stabilized triplex excellently positioned in the middle of the Houston Heights across the street from Field Elementary School. Perfect for a new investor to get started or veteran investor to add to their portfolio! All units are on one water meter, with the opportunity of a new owner implementing a RUBS system for increased profits! Two of the units are on one electric & gas meter. And the house possesses its own electric and gas meter. Complete with tile and granite countertops, original hard wood floors, new exterior paint, and washers and dryers inside of each unit... At the request of ownership, showings will only be permitted to vetted and serious buyers with a proof of funds and/or pre approval letter.

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RENT ROLL

Unit Number	Comments	Mix	Rent
Unit 1	House. Long term tenants. Seperately metered electric.	3br/2ba	\$2,100.00
Unit 2	New Lease	2br/1ba	\$2,200.00
Unit 3 (All Bills Paid)	All Bills Paid	1br/1ba	\$1,150.00
Total			\$5,450.00

* Master meter for water

* Two (2) electric/gas meters

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DISCLAIMER

The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as rent rolls, etc. However, we (Century 21 Top Realty dba Century 21 Commercial Top Realty and/or any of the owners or officers, directors, employees, agents or representatives of any such entities) have not verified its accuracy and make no guarantee or representation about it. It is submitted subject to the possibility of errors, omissions, change of rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. We make no representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. You and your tax and legal advisors should verify the information and rely on his/hers accountants or attorneys for legal and tax advice. Rates of returns vary daily. No representations are made concerning environmental issues, if any. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. The prospective buyer should carefully verify each item of income or expense and perform or have performed any inspections to verify possible contamination by asbestos, lead paint, mold or any other hazardous substances. The owner reserves the right to withdraw this listing or change the price at any time without notice during the marketing period. This is a broker price opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development or an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

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.

Century 21 Top Realty	0592116	kevin@century21toprealty.com	(713) 467-6077
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Pittman	0701203	mike@century21toprealty.com	(832) 795-8613
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

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