

# DOBBIN MEADOWS

Attached Townhomes



Marketed by:


**Sean Little**

**512.293.4313**

[sean@austinlonestarrealty.com](mailto:sean@austinlonestarrealty.com)



**Value Builders New Construction Duplexes**



**Dobbin Meadows**  
**Luxury Attached Townhomes**  
In Magnolia, Texas  
*The Enclave at Dobbin*

Thank you for your interest in our new subdivision of attached townhomes being sold as duplexes in Dobbin Meadows in The Enclave at Dobbins in Magnolia in the Houston Metro area. This subdivision site is located in the highly acclaimed Magnolia school system and within miles of The Woodlands.

We now have inventory of duplexes on which we are writing contracts. The prices and plans are attached. Thirty-nine duplexes are planned for Section I and forty duplexes in Section II. The builder is expected to begin construction on the first 20 buildings by February 1<sup>st</sup> and the first buildings are expected to be ready for occupancy starting in June. There will be 18 one story 2662 plans built and 2 two story 2930 plans built in this first set of starts.

The property manager expects leasing to be good with the growth in the Dobbin Meadows area and its close proximity to The Woodlands. Rental rates are projected at \$1750 to \$1795 per month. With pre-marketing and the anticipated completion dates during the peak summer leasing months, a leasing rate of 15 units per month is á reasonable expectation and 8 to 12 units per month during non-peak months.

The virtual tours below show floorplan from previous subdivision of these two plans.

<https://www.tourfactory.com/2668021> 2662 plan

<https://www.tourfactory.com/2107970> 2930 plan

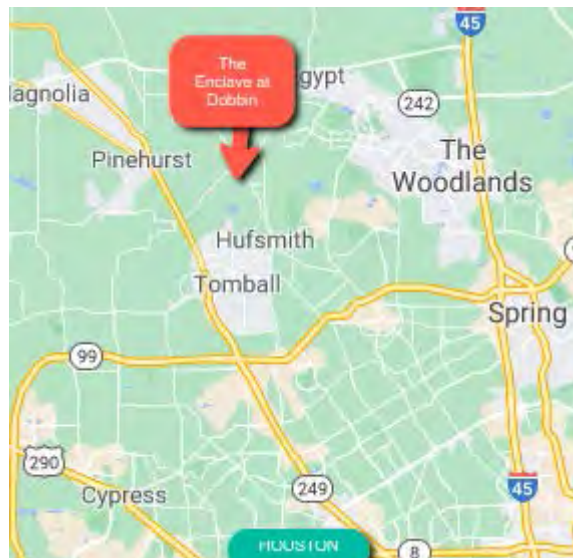
Take a look at the attached marketing materials, then feel free to give me a call to discuss.

Thank you.

Sean Little

512.293.4313

[sean@valuebuilders.com](mailto:sean@valuebuilders.com)

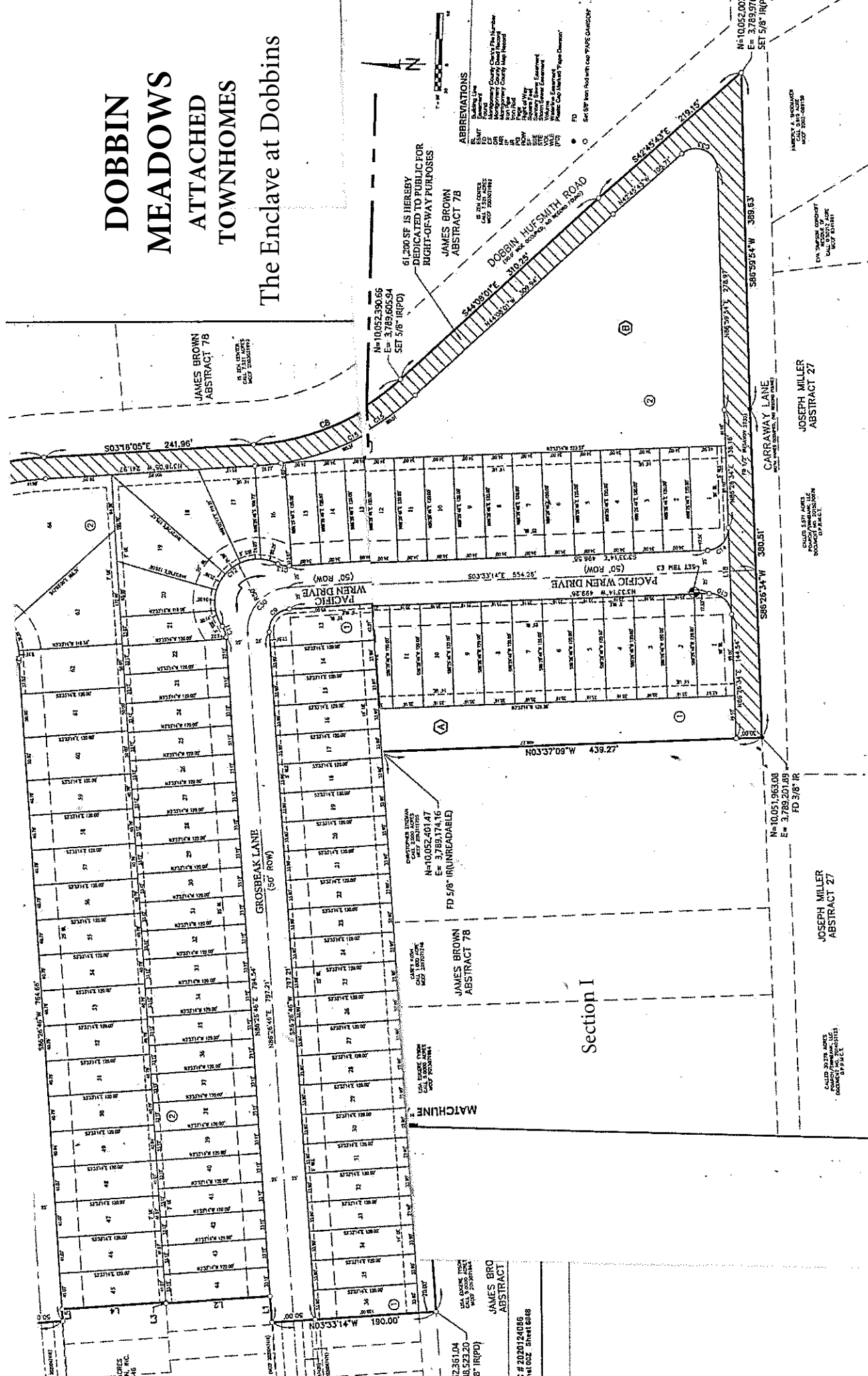


Directions to the site:

Take Hwy 99 to TX-249 North, turn east on Hardin Store Rd. to south on Dobbin-Huffsmith Rd to west on Carraway Lane to Dobbin Meadows Townhomes subdivision entrance.

# DOBBIN MEADOWS ATTACHED TOWNHOMES

The Enclave at Dobbins



- ABBREVIATIONS**
- BL - Building Line
  - CD - Center of Drive
  - ED - Easement
  - FD - Footing
  - GL - Ground Line
  - HL - Home Line
  - ML - Main Line
  - PL - Property Line
  - RL - Right of Way
  - SL - Setback Line
  - TL - Top Line
  - UL - Utility Line
  - VL - Vertical Line
  - WL - Water Line
  - YL - Yellow Line
  - ZL - Zone Line
- FD - Set 5/8" from Road with 10' TRAPEZOIDAL

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N86°26'46\"	50.00'
L2	N03°31'4\"	120.00'
L3	N86°26'46\"	50.00'
L4	N03°31'4\"	120.00'
L5	N86°26'46\"	50.00'
L6	N03°31'4\"	120.00'

**CURVE TABLE**

POINT #	DELTA	LENGTH	BEARING	CHORD
C1	50.00'	118°07'18\"	103.00'	N07°23'07\"
C2	300.00'	300°07'18\"	147.25'	N17°23'07\"
C3	21.00'	109°45'37\"	56.62'	N02°07'06\"

**CURVE TABLE**

POINT #	DELTA	LENGTH	BEARING	CHORD
C1	25.00'	75°21'18\"	34.5'	N89°37'03\"
C2	25.00'	189°07'18\"	51.54'	N27°27'07\"
C3	25.00'	87°27'54\"	58.10'	N02°24'29\"
C4	25.00'	80°51'12\"	48.14'	S72°51'03\"
C5	445.00'	131°44'	11.80'	N84°40'54\"
C6	445.00'	121°03'	94.80'	N76°43'11\"
C7	445.00'	43°02'	35.01'	N61°11'31\"

**CURVE TABLE**

POINT #	DELTA	LENGTH	BEARING	CHORD
C1	25.00'	307°27'54\"	13.29'	N71°14'27\"
C2	50.00'	150°45'54\"	11.17'	S46°31'14\"
C3	25.00'	307°27'54\"	13.29'	S17°40'45\"
C4	25.00'	80°51'12\"	38.27'	S46°32'28\"
C5	310.55'	40°43'22\"	215.34'	N25°42'03\"
C6	25.00'	80°51'12\"	15.85'	N17°23'07\"
C7	25.00'	80°51'12\"	38.27'	N02°07'06\"
C8	276.24'	07°53'24\"	197.60'	S24°40'37\"

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JOSEPH MILLER ABSTRACT 27

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JOSEPH MILLER ABSTRACT 27

Section I

MATCHLINE

JAMES BROWN ABSTRACT 78  
 N=10052390.66  
 E= 3,789,605.54  
 SET 5/8" (RIPD)

JAMES BROWN ABSTRACT 78  
 N=10052401.47  
 E= 3,789,174.16  
 SET 5/8" (UNREADABLE)

JAMES BROWN ABSTRACT 78  
 N=10052007.00  
 E= 3,789,970.00  
 SET 5/8" (RIPD)

JAMES BROWN ABSTRACT 78  
 N=10051963.08  
 E= 3,789,201.68  
 SET 3/8" (R)

JAMES BROWN ABSTRACT 78  
 N=10051240.86  
 E= 3,789,623.20  
 SET 5/8" (RIPD)

JAMES BROWN ABSTRACT 78  
 N=10051240.86  
 E= 3,789,623.20  
 SET 5/8" (RIPD)

JOSEPH MILLER ABSTRACT 27

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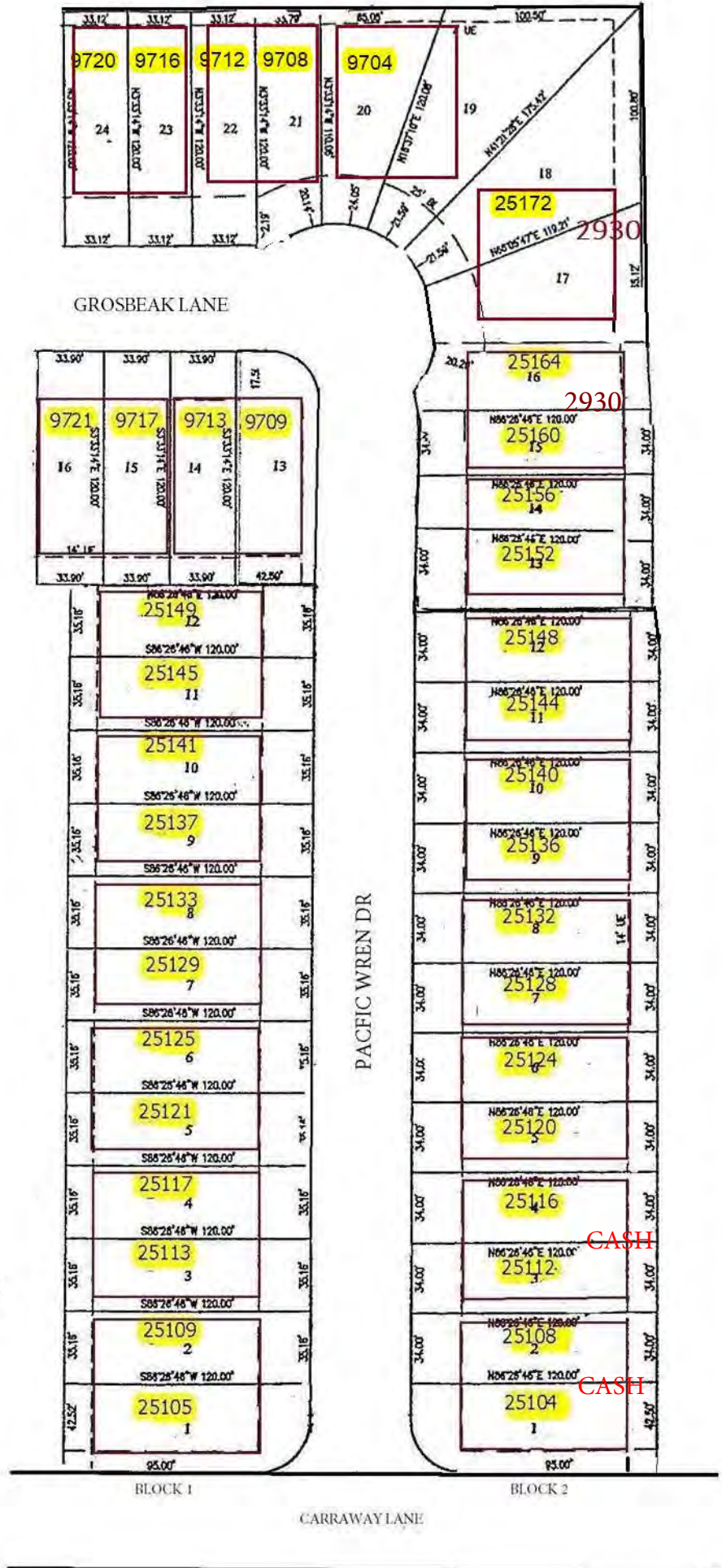
## DOBBIN MEADOWS FIRST 20 STARTS

START	LOT	BLK	ADDRESS	PLAN	ELEV	L/R	COLOR	PRICE
1	1	2	25104 PACIFIC WREN DRIVE	2662	A	L	24	
	2	2	25108 PACIFIC WREN DRIVE					SOLD
2	3	2	25112 PACIFIC WREN DRIVE	2662	B	L	25	
	4	2	25116 PACIFIC WREN DRIVE					SOLD
3	11	1	25145 PACIFIC WREN DRIVE	2662	F	R	27	
	12	1	25149 PACIFIC WREN DRIVE					SOLD
4	13	1	9709 GROSBEAK LANE	2662	A	R	28	
	14	1	9713 GROSBEAK LANE					SOLD
5	15	1	9717 GROSBEAK LANE	2662	B	R	29	
	16	1	9721 GROSBEAK LANE					SOLD
6	15	2	25160 PACIFIC WREN DRIVE	2930	NO	L	25	
	16	2	25164 PACIFIC WREN DRIVE					SOLD
7	17	2	25168 PACIFIC WREN DRIVE	2930	PQ	L	26	
	18	2	25172 PACIFIC WREN DRIVE					SOLD
8	19	2	9700 GROSBEAK LANE	2662	E	L	27	
	20	2	9704 GROSBEAK LANE					SOLD
9	21	2	9708 GROSBEAK LANE	2662	A	L	28	
	22	2	9712 GROSBEAK LANE					SOLD
10	23	2	9716 GROSBEAK LANE	2662	B	L	29	
	24	2	9720 GROSBEAK LANE					SOLD
11	1	1	25105 PACIFIC WREN DRIVE	2662	C	R	28	\$ 455,000
	2	1	25109 PACIFIC WREN DRIVE					
12	3	1	25113 PACIFIC WREN DRIVE	2662	E	R	29	
	4	1	25117 PACIFIC WREN DRIVE					SOLD
13	5	2	25120 PACIFIC WREN DRIVE	2662	F	L	26	\$ 455,000
	6	2	25124 PACIFIC WREN DRIVE					
14	7	2	25128 PACIFIC WREN DRIVE	2662	C	L	27	\$ 455,000
	8	2	25132 PACIFIC WREN DRIVE					
15	9	2	25136 PACIFIC WREN DRIVE	2662	E	L	28	\$ 455,000
	10	2	25140 PACIFIC WREN DRIVE					
16	11	2	25144 PACIFIC WREN DRIVE	2662	D	L	29	\$ 455,000
	12	2	25148 PACIFIC WREN DRIVE					
17	13	2	25152 PACIFIC WREN DRIVE	2662	A	L	24	\$ 455,000
	14	2	25156 PACIFIC WREN DRIVE					
18	5	1	25121 PACIFIC WREN DRIVE	2662	D	R	24	\$455,000
	6	1	25125 PACIFIC WREN DRIVE					
19	7	1	25129 PACIFIC WREN DRIVE	2662	A	R	25	\$ 455,000
	8	1	25133 PACIFIC WREN DRIVE					
20	9	1	25137 PACIFIC WREN DRIVE	2662	B	R	26	\$455,000
	10	1	25141 PACIFIC WREN DRIVE					

**Dobbin Meadows  
Attached Townhomes  
in  
The Enclave at Dobbin**  
Magnolia, Texas  
Montgomery County

**First 20 Starts**

The Enclave at Dobbin  
Dobbin Meadow  
Townhomes







## DOBBIN MEADOWS DUPLEXES

***New Construction Luxury Attached Townhomes Sold as Duplexes  
The Enclave at Dobbins in Magnolia, Texas***

**Contemporary Designer Features:**

**Wood look Floors; Granite countertops; Stainless Steel appliances;**

**Deep undermount deep sinks with Pull out faucets;**

**Walk-in shower in primary baths; pendant lighting & more!**

**CHILDREN ATTEND ACCLAIMED MAGNOLIA SCHOOL DISTRICT!**

**Sales Price:**

**2662 Sq Ft– Fairhaven Plan Duplex - \$455,000 *FOR START ORDER LOTS 11-20***

**One Story Plan with 3 Bedrooms 2 Baths 2 Car Garage each side**

**2930 Sq Ft– Asheville Plan Duplex - \$457,500 *SOLD OUT***

**Two Story with 3 Bedrooms 2.5 Baths 2 Car Garage each side**

*\* Prices Subject to Change without Notice \**

**Rental Rate:**

**One Story 3 Bedroom 2 Bath unit - \$1750 and \$1795 each**

**Two Story 3 Bedroom 2.5 Bath unit - \$1795 each side**

*\*Rents are estimates and may vary based upon time of year & inventory\**

**Property Taxes**

**3.27% Tax Rate in Montgomery County**

**HOA**

**\$700 per duplex annually**

**Utilities**

**All utilities paid by tenants**

**Management Fee:**

**5% of Gross monthly rents collected, Lease up fees 65%/100%**

**Contact: Sean Little, Broker at 512.293.4313**

**[sean@valuebuilders.com](mailto:sean@valuebuilders.com)**



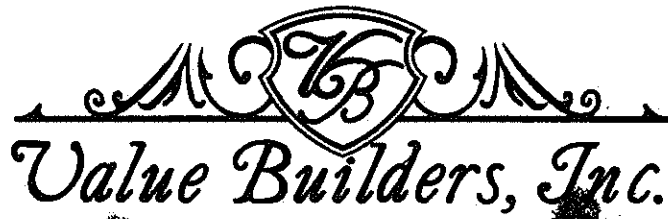


# DOBBIN MEADOWS

## ANTICIPATED PRICING

FIRST 10	
PRECONSTRUCTION DISCOUNT	<b>\$ 449,500</b>
SECOND 10	
BASE PRICE	\$ 455,000
NEXT 20	\$ 459,500
NEXT 20	\$ 465,000
LAST 17	\$ 469,500

**PRICES ARE SUBJECT TO CHANGE AT ANY TIME.** COVID 19 HAS SERIOUSLY INTERRUPTED THE SUPPLY CHAIN, GOVERNMENTAL PROCESSING TIMELINES, AND DELIVERIES. LUMBER COMMODITY PRICES ARE VOLATILE AND SHORTAGES IN WINDOWS, APPLIANCES, ETC. ARE OCCURRING.

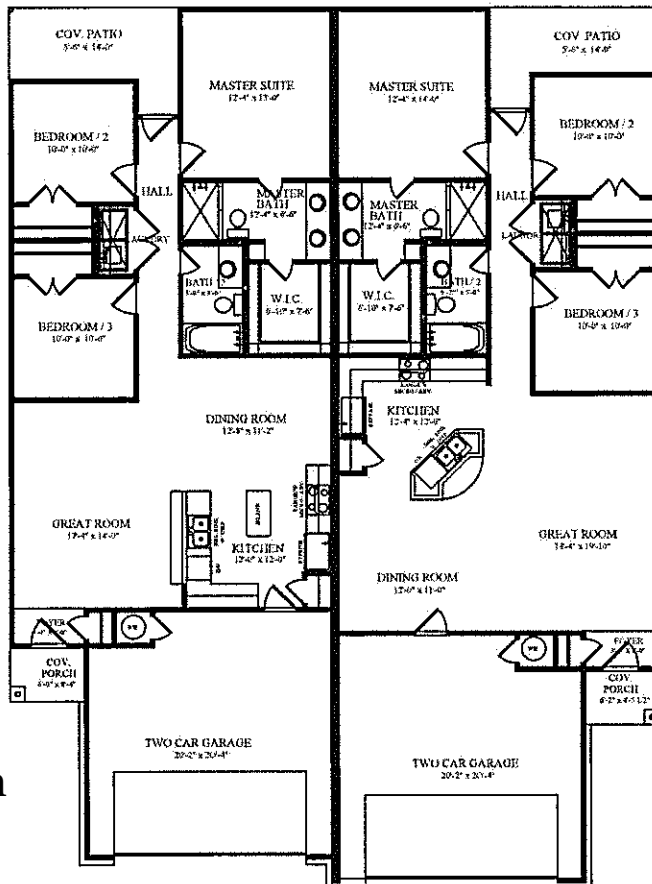


Value Builders, Inc.



ELEVATION "A"

RIGHT SIDE PROTECTED



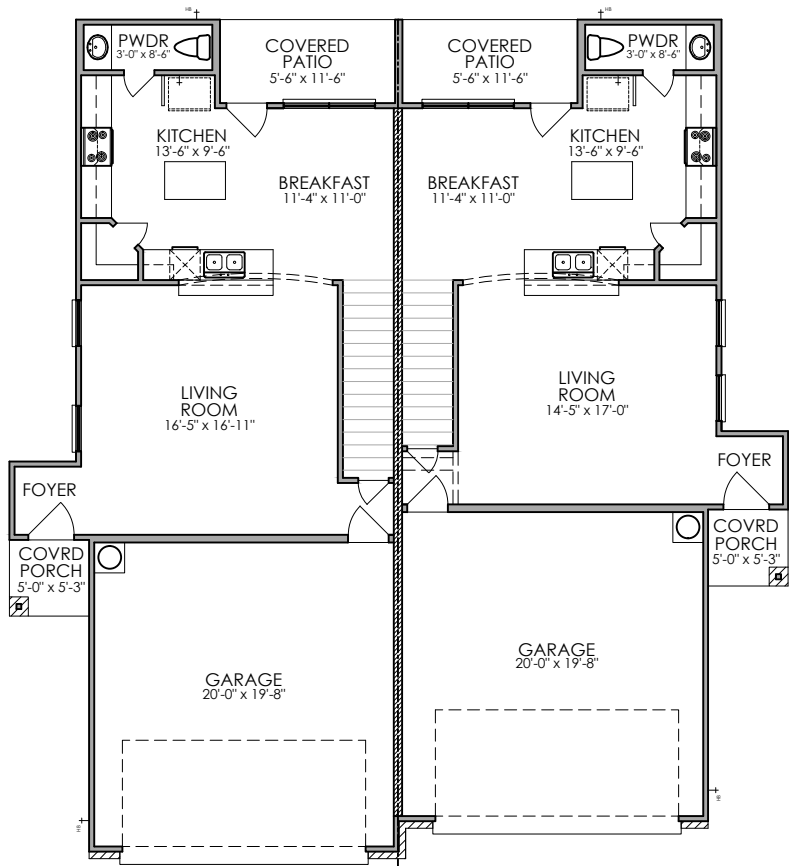
The Fairhaven  
FLOOR PLAN

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"

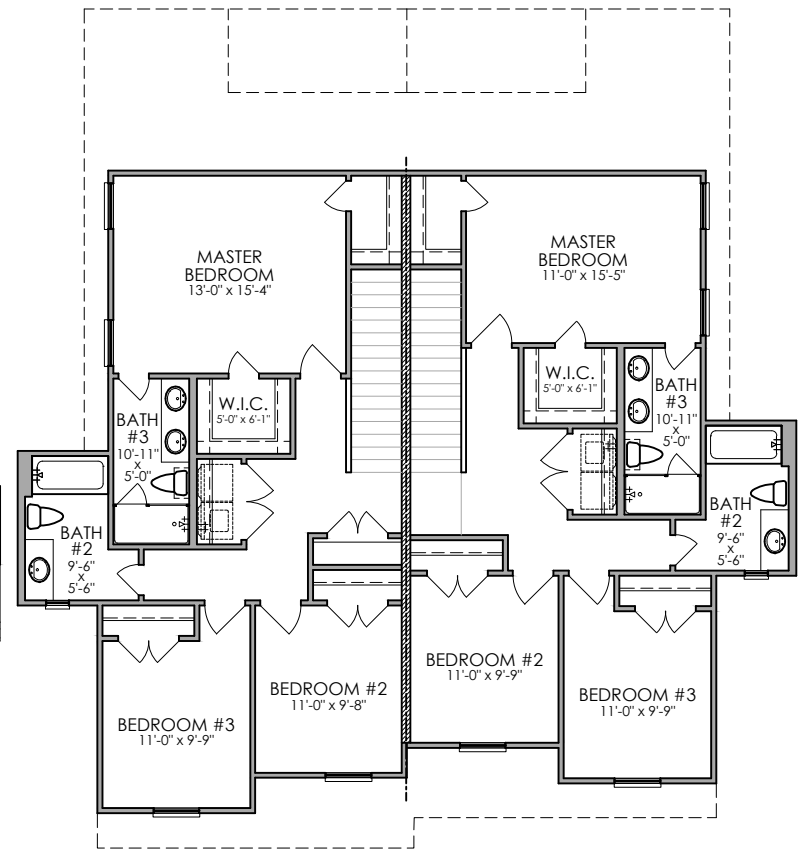




FRONT ELEVATION N/O



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"

# DOBBIN MEADOW

# INVESTOR RETURN SUMMARY

		PHASE 1				PHASE 2			
	77	10	10	10	10	10	10	10	17
SALES PRICE	100%	\$ 449,500	\$ 455,000	\$ 460,000	\$ 465,000	\$ 470,000	\$ 475,000	\$ 480,000	
INVESTMENT	26%	\$ 116,870	\$ 118,300	\$ 119,600	\$ 120,900	\$ 122,200	\$ 123,500	\$ 124,800	
MORTGAGE	3.75% RATE 75%	\$ 337,125	\$ 341,250	\$ 345,000	\$ 348,750	\$ 352,500	\$ 356,250	\$ 360,000	
<b>CASH FLOW</b>									
LEVERAGED CASH FLOW		\$ 4,791 4.1%	\$ 4,984 4.2%	\$ 5,124 4.3%	\$ 5,317 4.4%	\$ 5,565 4.6%	\$ 5,758 4.7%	\$ 5,897 4.7%	
<b>EQUITY BUILD -UP</b>									
PRINCIPLE REPAYMENT		\$ 6,102	\$ 6,177	\$ 6,245	\$ 6,312	\$ 6,380	\$ 6,448	\$ 6,516	
APPRECIATION - 2%		\$ 8,990	\$ 9,100	\$ 9,200	\$ 9,300	\$ 9,400	\$ 9,500	\$ 9,600	
TOTAL EQUITY BUILD-UP		\$ 15,092 12.9%	\$ 15,277 12.9%	\$ 15,445 12.9%	\$ 15,612 12.9%	\$ 15,780 12.9%	\$ 15,948 12.9%	\$ 16,116 12.9%	
FINANCIAL RETURN ON INVESTMENT		\$ 19,883 17.0%	\$ 20,261 17.1%	\$ 20,569 17.2%	\$ 20,929 17.3%	\$ 21,345 17.5%	\$ 21,706 17.6%	\$ 22,013 17.6%	

The pro forma is delivered only as an accommodation and neither Seller, nor any of their respective affiliates, agents, representatives, employees, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma.

Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

# DOBBIN MEADOWS INVESTOR RETURN

3.750% MTG

			PHASE 1				PHASE 2		
77 DUPLEXES			10	10	10	10	10	10	17
RENTS	1361		\$ 1,750	\$ 1,775	\$ 1,795	\$ 1,825	\$ 1,850	\$ 1,875	\$ 1,895
	1301		\$ 1,725	\$ 1,750	\$ 1,775	\$ 1,795	\$ 1,825	\$ 1,850	\$ 1,875
		TOTAL	\$ 3,475	\$ 3,525	\$ 3,570	\$ 3,620	\$ 3,675	\$ 3,725	\$ 3,770
		MULTIPLIER	129.5	129.1	128.9	128.5	127.9	127.5	127.3
SALES PRICE			\$ 450,000	\$ 455,000	\$ 460,000	\$ 465,000	\$ 470,000	\$ 475,000	\$ 480,000
MORTGAGE		75%	\$ 337,500	\$ 341,250	\$ 345,000	\$ 348,750	\$ 352,500	\$ 356,250	\$ 360,000
INVESTMENT	DOWN&CLOS.	26%	\$ 117,000	\$ 118,300	\$ 119,600	\$ 120,900	\$ 122,200	\$ 123,500	\$ 124,800
ANNUAL RENTS			\$ 41,700	\$ 42,300	\$ 42,840	\$ 43,440	\$ 44,100	\$ 44,700	\$ 45,240
VACANCY		3%	\$ 1,251	\$ 1,269	\$ 1,285	\$ 1,303	\$ 1,323	\$ 1,341	\$ 1,357
LEASING		2%	\$ 834	\$ 846	\$ 857	\$ 869	\$ 882	\$ 894	\$ 905
MANAGEMENT		97% X 5%	\$ 2,022	\$ 2,052	\$ 2,078	\$ 2,107	\$ 2,139	\$ 2,168	\$ 2,194
INSURANCE			\$ 829	\$ 829	\$ 829	\$ 829	\$ 829	\$ 829	\$ 829
TAXES	\$3.27	85% VALUE	\$ 12,508	\$ 12,647	\$ 12,786	\$ 12,925	\$ 13,064	\$ 13,203	\$ 13,342
HOA		700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700
OPERATING COSTS			\$ 18,144	\$ 18,342	\$ 18,534	\$ 18,733	\$ 18,937	\$ 19,135	\$ 19,327
CASH FLOW			\$ 23,556	\$ 23,958	\$ 24,306	\$ 24,707	\$ 25,164	\$ 25,565	\$ 25,913
INVESTMENT RETURN (CAP RATE)			5.23%	5.27%	5.28%	5.31%	5.35%	5.38%	5.40%
PAYMENTS	3.750%	75%LTV	\$ 18,765	\$ 18,974	\$ 19,182	\$ 19,391	\$ 19,599	\$ 19,808	\$ 20,016
LEVERAGED CASH FLOW		0.0556	\$ 4,791	\$ 4,984	\$ 5,124	\$ 5,317	\$ 5,565	\$ 5,758	\$ 5,897
"CASH ON CASH" RETURN			4.1%	4.2%	4.3%	4.4%	4.6%	4.7%	4.7%

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12/1/2020

To whom it may concern,

Residential Leasing & Management was hired by Value Builders to lease and manage their Parkwest complex in Conroe TX. We had great success and we are looking forward to working with Value Builders on their Dobbin Meadows project.

With the growth in the area of Dobbin Meadows and it's close proximity to The Woodlands we are anticipating rental rates around \$1750-\$1795 per month. With pre marketing and with the anticipated completion date of the first phase being delivered during peak summer leasing months, we feel a leasing rate of 15 units per month to be reasonable. During the non peak months we anticipate 8-12 leases per month.

It is our opinion that we should start the listings as follows:

<b>Duplex Plan</b>	<b>Living area</b>	<b>Description</b>	<b>\$ Per SQ.FT.</b>	<b>Rental amount</b>
2662	1301	3BR/2BTH/2CAR	\$1.35	\$1,750
	1361	3BR/2BTH/2CAR	\$1.32	\$1,795
2930	1465	3BR/2.5BTH/2CAR	\$1.23	\$1,795
	1465	3BR/2.5BTH/2CAR	\$1.23	\$1,795

Respectfully,

Brad Musick- Broker/ Vice president  
Residential Leasing & Management

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