

# 1514 15<sup>th</sup> Street Galveston Texas 77551

We purchased this duplex on 10-31-15 and completed the remodel on 4-20-16. We did a complete gut job and replaced all the systems (HVAC, water heaters, electric, appliances and plumbing) with permits. Each unit has separate metered utilities. After renovation the home was listed as a vacation rental and has been in the top 5 vacation rentals on the island. Rental income by month can be provided upon request. The house has year over year rental increases with outstanding rental income history. The duplex conveys fully furnished with everything you will need to continue the short term rental business. All future bookings the duplex has at the closing date will be transferred to the new owners if they want to continue the business. We will assist the new owners in the transition process for up to 14 days after closing. The duplex features modern updates in the kitchens while keeping as many of the original features when possible such as the original hardwood floors and vintage style bathroom in the upstairs unit. Each unit sleeps up to 10 people. There is also a 3<sup>rd</sup> listing for the property that allows booking of the entire duplex and sleeps 20 people. This makes the property unique for the area and is great for guests attending special events like weddings, conventions or reunions.

Since the renovation the duplex has been professionally cleaned and inspected after each booking and any maintenance issues addressed. If you are interested in using the same cleaning and maintenance company we can provide you with that information. We have been with them for 5 years. It is critical that the same level of cleaning and maintenance standards are maintained in order to keep the current 5 star rating and over 300 positive reviews the duplex currently has. The 5 star reviews are critical to keeping and growing the business.

After the initial renovation the following items have been done

## **Downstairs unit 1**

New driveway and sidewalk 2016

New down draft vent system for the cook top 2018

New oven 2019

New dishwasher 2019

New rear deck 2019

New microwave 2020

## **Upstairs unit 2**

Blown in attic insulation 2018

Outside 4 ton AC unit with 10 yr warranty 9-20

Minisplit AC in living room 1 ton 9-20

Hardie siding 2016