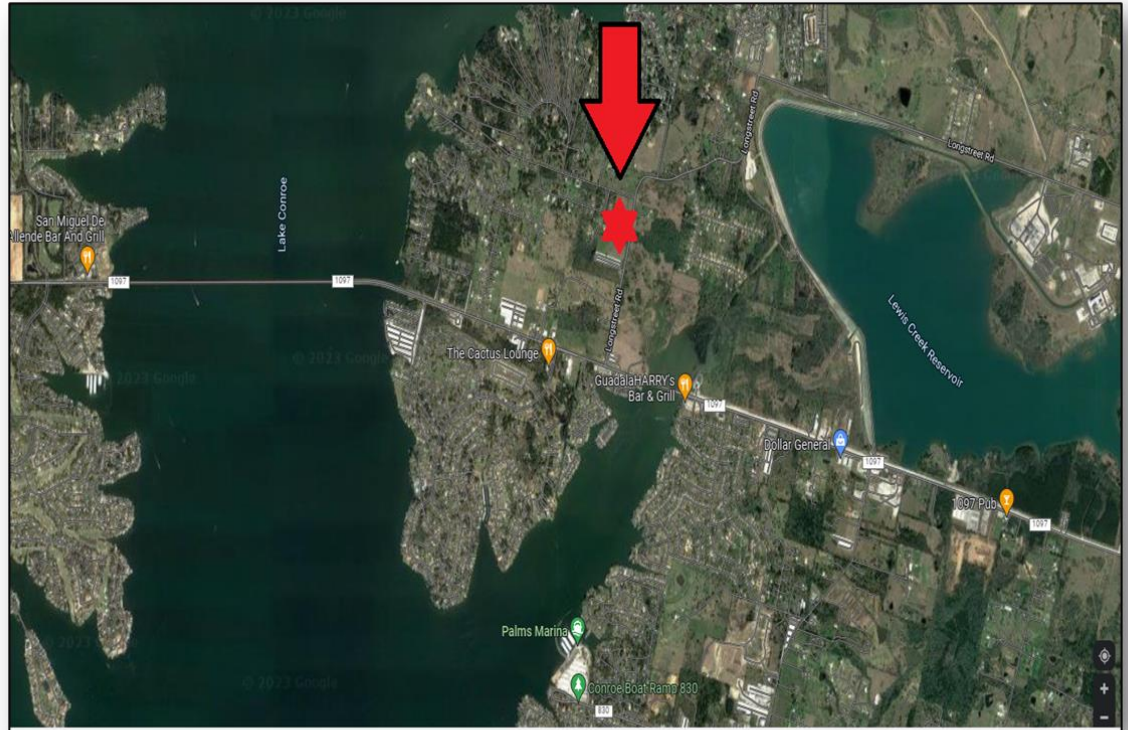
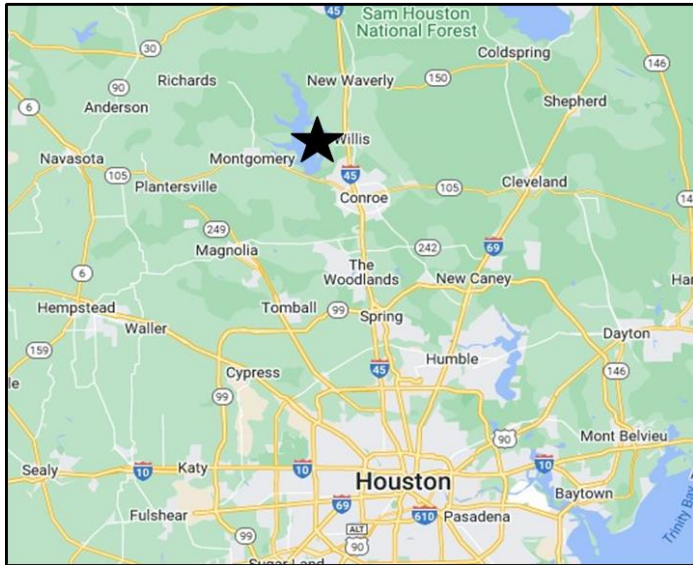
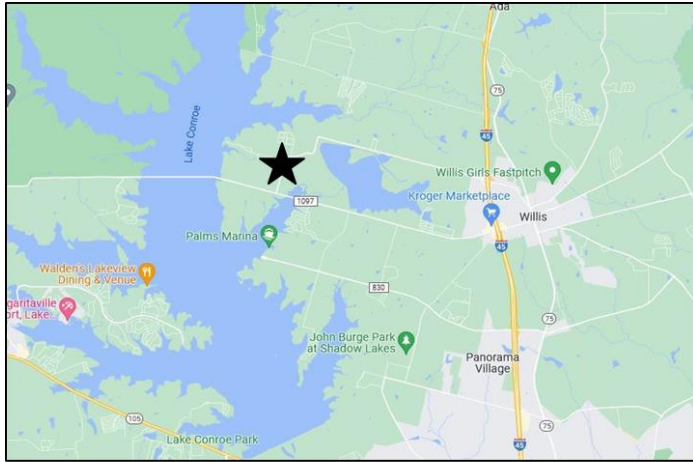


The Vintage At Lake Conroe

14010 Longstreet Road , Willis TX 77318

FOR SALE
\$790,000.00
Each Building

Walking Distance from Lake Conroe!
All 3 Plexes
60 Buildings with 3 Apartment Units per Building. 180 Total Units



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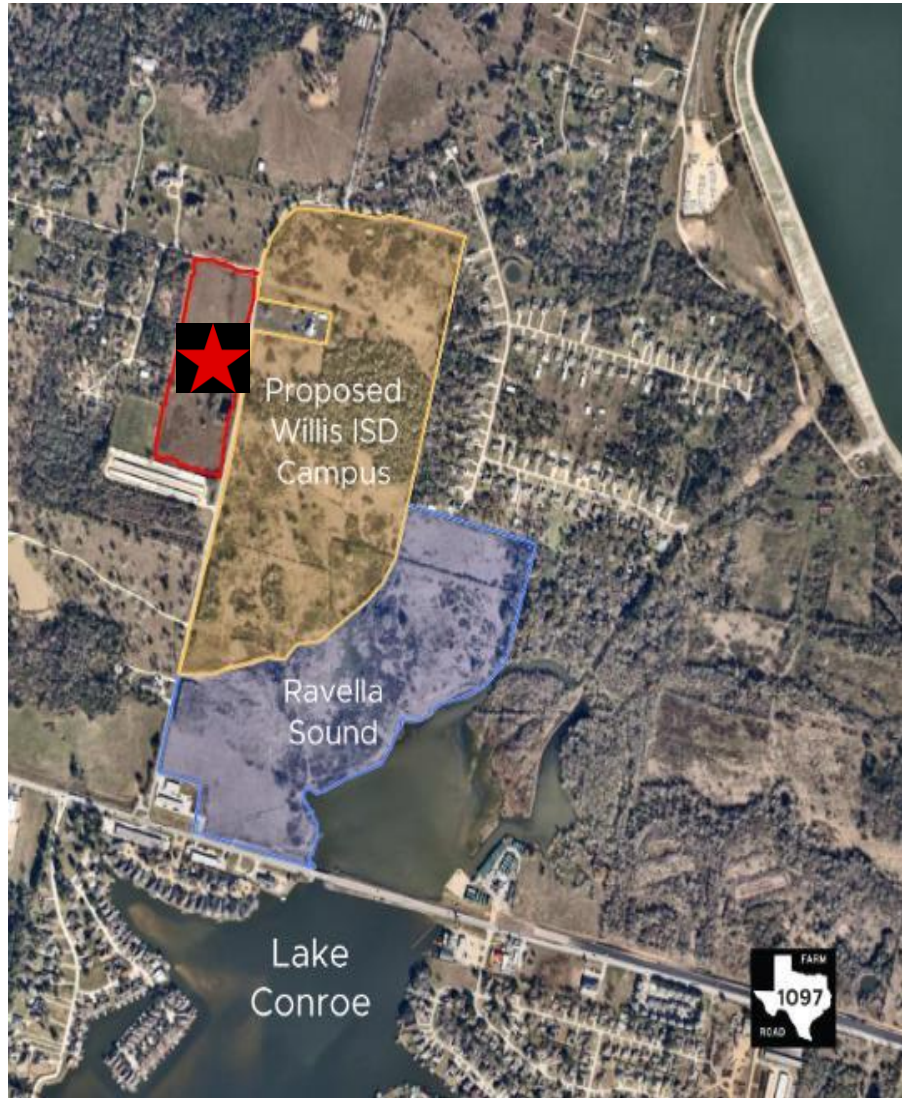
Email: ErnestoGrey100@gmail.com

The Vintage At Lake Conroe

14010 Longstreet Road , Willis TX 77318

LOCATION HIGHLIGHTS

- **THE VINTAGE AT LAKE CONROE** is just a short 7-minute drive away from I-45.
- **THE VINTAGE AT LAKE CONROE** is just 0.9 miles away from public lake access with a boat ramp.
- New Willis ISD High School will be located 100 yards away just across the street in walking distance.
- A brand new HEB plus multiple new retails stores just opened nearby at 1097 and I-45.
- The new Ravella Sound Signorelli Residential development, the future new Willis ISD High School, plus **THE VINTAGE AT LAKE CONROE** will increase the traffic and density that is ready to be supported by the brand new widened four lane wide FM 1097 throughfare
- **THE VINTAGE AT LAKE CONROE** has annexed into a private utility district with C&R Water who will complete ta brand new waste water treatment plant by May/2024.
- Lake Conroe is a 22,000-acre lake with a total of 157 miles of shoreline. Lake Conroe is the perfect spot for resting, living, relaxation an exciting outdoor adventures



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The Vintage At Lake Conroe

14010 Longstreet Road , Willis TX 77318



60 BUILDINGS OF 3 APARTMENTS PER BUILDING 160 Total Apartments

GATED COMMUNITY!!

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The Vintage At Lake Conroe

14010 Longstreet Road , Willis TX 77318



GATED COMMUNITY!!



WATER FOUNTAIN VIEWS!



**ONE CAR GARAGE ATTACHED + ONE CAR SPACE
DETACHED + ONE CAR OVERFLOW PARKING PER
APARTMENT. 3 TOTAL PARKING SPOTS PER UNIT!**



GATED COMMUNITY!!

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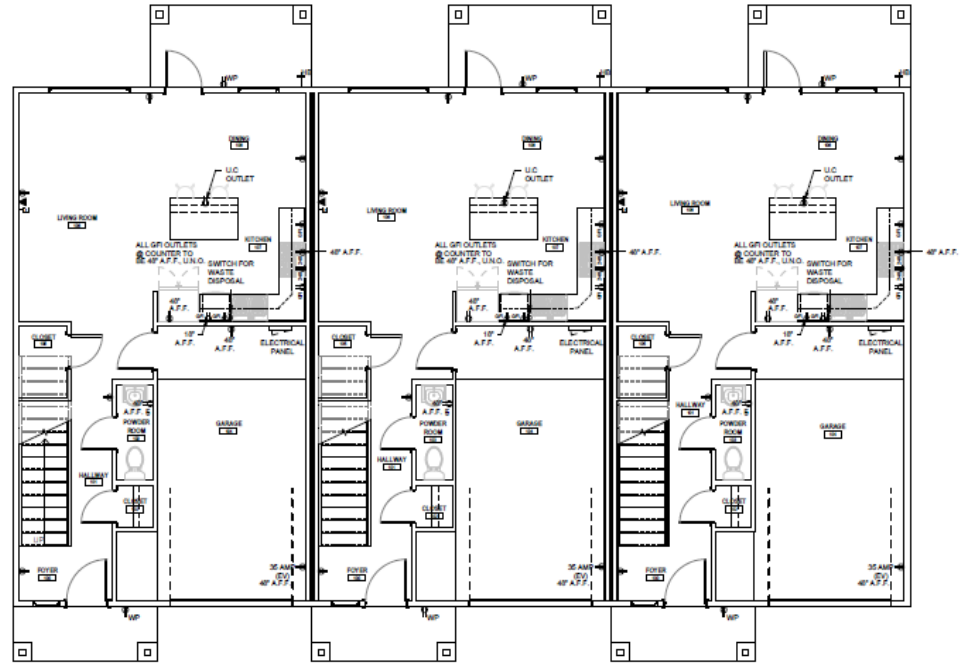
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THE VINTAGE AT LAKE CONROE

FIRST FLOOR PLAN



1 POWER PLAN - FIRST FLOOR
18" x 11"

Building Floor Plans	First Floor	Second Floor	Total
Living Area in Square Foot	577	789	1,366
1 Car Garage Size in SF	248	-	248
Total Bedrooms		3	3
Total Bathrooms		2	2
Total Half Bathrooms	1		1

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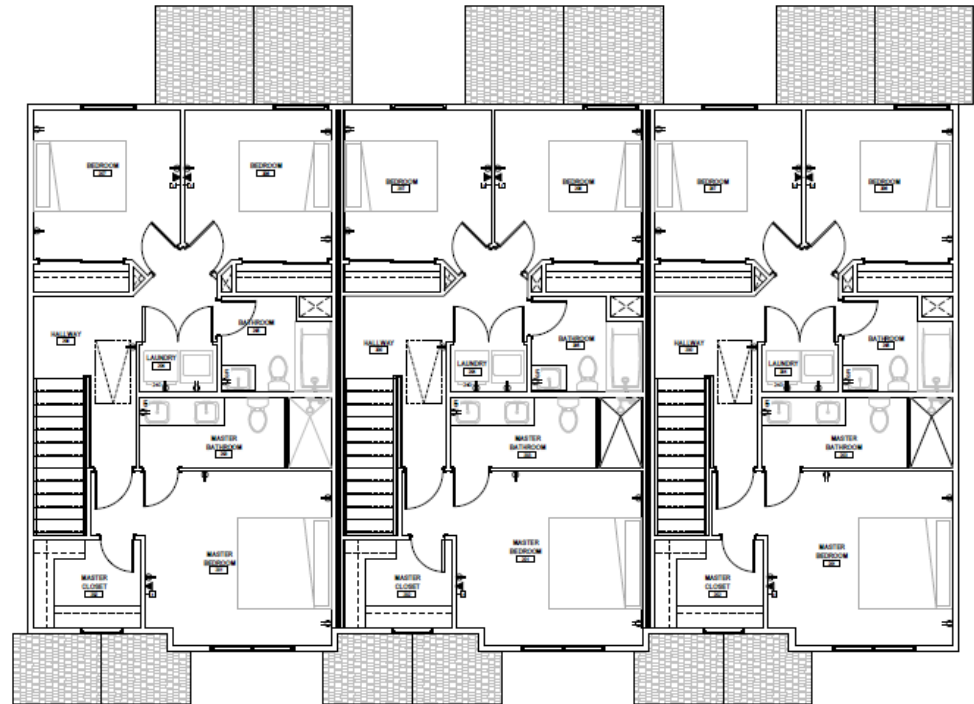
Email: ErnestoGrey100@gmail.com

THE VINTAGE AT LAKE CONROE

SECOND FLOOR PLAN



	First	Second	Total
Building Floor Plans	Floor	Floor	Total
Living Area in Square Foot	577	789	1,366
1 Car Garage Size in SF	248	-	248
Total Bedrooms		3	3
Total Bathrooms		2	2
Total Half Bathrooms	1		1



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THE VINTAGE AT LAKE CONROE

CONSTRUCTION PLANS 3 PLEX



- **Total 3PLEX BUILDINGS for Sale: 60 3-Plex Buildings (180 total apartment units)**
- **Design Concept: All 60 units are same design with 2 different front elevations.**
- **All appliances are included. Move-in ready finished condition at delivery.**
- **SIZE PER APARTMENT: +/- 1,366 Square Feet**
- **SIZE PER 3PLEX : +/- 4,098 Square Feet**
- **LAND SIZE EACH: +/- 6,000 Square Feet**

ESTIMATED COMPLETION DATES:

- **PHASE I: 22 BUILDINGS SUMMER OF 2025**
- **PHASE II: 20 BUILDINGS SUMMER OF 2026**
- **PHASE III: 18 BUILDINGS SUMMER OF 2027**

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THE VINTAGE AT LAKE CONROE

PURCHASE AGREEMENT



FOR SALE
\$790,000.00
Each

- **PURCHASE AGREEMENT TO BE DRAFT BY THE SELLER.**
- **PRE-SALE \$3,000.00 EARNEST MONEY DUE AT SIGNING.**
- **\$5,000.00 SECOND EARNEST MONEY DEPOSIT DUE IN MAY 2025**
- **ESTIMATED CLOSING DATE FOR PHASE I : SUMMER OF 2025**

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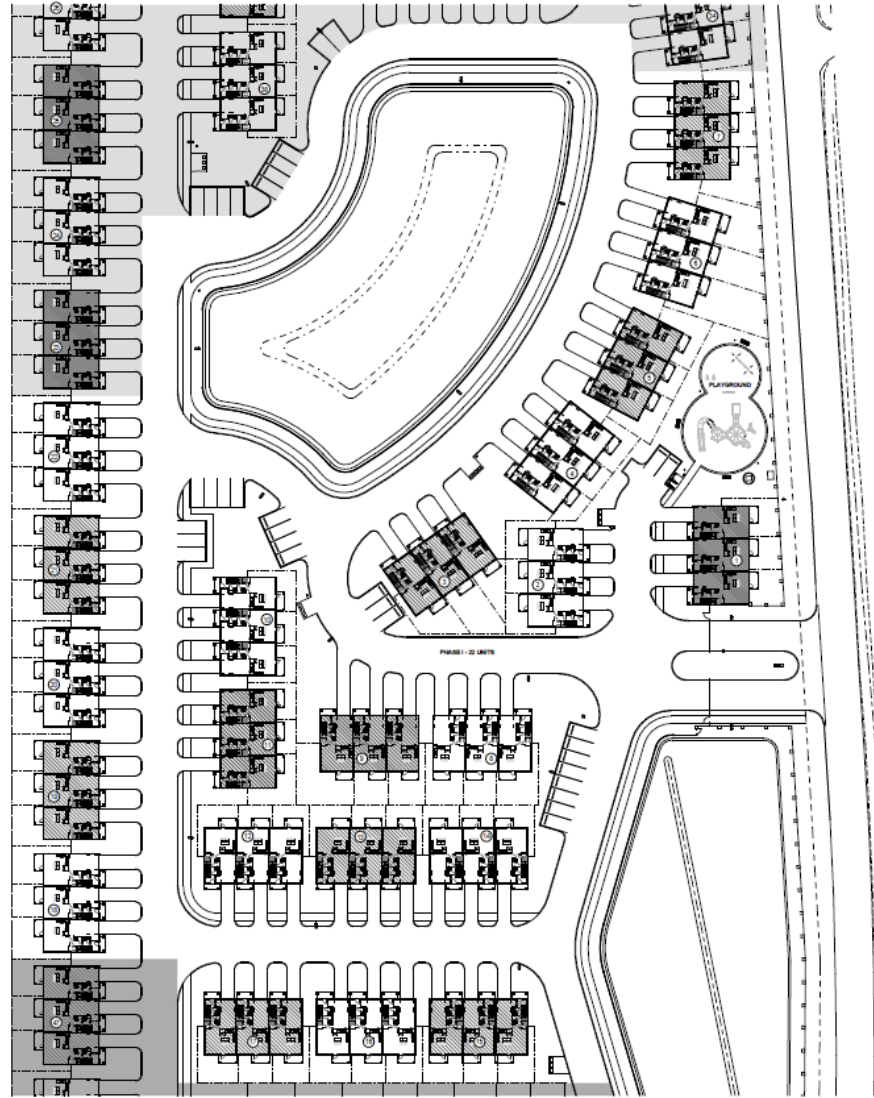
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BUILDINGS 1 TO 22 FOR SALE IN THIS PHASE



FOR SALE
\$790,000.00
Each



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THE VINTAGE AT LAKE CONROE

REPRESENTATIVE HIGH-END FINISH SAMPLES



**Premium White
Shaker Cabinets**



**Granite Kitchen
Counter Tops**



**Carpet for stairs and
the second floor**



**Wood look vinyl tile
for the first floor**



**Powder Room
Pedestal Sink**



**Vanity type for 2nd
story bathrooms**

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THE VINTAGE AT LAKE CONROE

REPRESENTATIVE HIGH-END APPLIANCES



Stainless Steel Electric Dishwasher



Stainless Steel Electric Cooktop



Stainless Steel Electric Microwave



Stainless Steel Sink



Electric Washer



Electric Dryer



Electric Water Heater

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THE VINTAGE AT LAKE CONROE

Comparable Properties For Rent on the Area (15 Miles)

Address	Beds	Baths	Size	Base Rent Price/Month	Garage Rent Price/Month	Price PSF/Year	Comments
195 Binnacle Ct Unit A, Willis TX 77318	3	2.5	1,628	\$ 1,550.00	\$ -	\$ 0.95	Duplex
1800 Central Pine (The Vic at Woodforest) #1-1205	2	2.0	1,132	\$ 2,139.00	\$ 150.00	\$ 1.89	Apartment
13151 Walden Rd Unit 135, Montgomery TX 77356	1	1.0	700	\$ 1,175.00		\$ 1.68	Apartment - No Garage Options
15650 Walden Rd Unit 4206, Montgomery TX 77356	2	2.0	994	\$ 1,350.00		\$ 1.36	Apartment - No Garage Options
9913 Crescent Cove Dr, Montgomery TX 77356	3	2.5	1,494	\$ 2,000.00		\$ 1.34	Duplex
254 Plez Morgan unit 278-A , Montgomery TX 77356	2	2.0	975	\$ 1,320.00		\$ 1.35	Apartment - No Garage Options
16893 W Forrestal, Montgomery TX 77316	2	2.0	1,046	\$ 1,325.00		\$ 1.27	Home with garage
5610 Highline Dr Unit A, Montomery TX 77316	3	2.0	1,410	\$ 1,600.00	\$ 175.00	\$ 1.13	Apartment
425 McCaleb Rd (Cappri Villas) # C1, Montgomery	3	2.0	1,232	\$ 1,760.00	\$ 150.00	\$ 1.43	Apartment
22870 Highway 105 W (Town Creek Village) #713	3	2.0	1,343	\$ 1,835.00	\$ 125.00	\$ 1.37	Apartment
1600 River Pointe Dr, Conroe, TX 77304	3	2.0	1,268	\$ 1,633.00	\$ 125.00	\$ 1.29	Apartment
800 N FM 3083 W, Conroe, TX 77303	3	3.0	1,281	\$ 1,946.00	\$ 150.00	\$ 1.52	Apartment
Averages Market	2.5	2.1	1,209	1,636	145.83	\$ 1.38	
3Plex Target Rent Price with Garage	3	2.5	1,318	\$ 1,966.24	\$ 145.83	\$ 1.38	
SOURCES:							
WWW.APARTMENTS.COM							
WWW.HAR.COM							
Date: 06/20/2023							

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THE VINTAGE AT LAKE CONROE

5 - Year Estimated Business Plan per Building - Proforma

Concept	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Gross Rent (\$1,900 per unit /month)	\$ 68,400	\$ 70,452	\$ 72,566	\$ 74,743	\$ 76,985
Vacancy Loss (5%)	\$ 3,420	\$ 3,523	\$ 3,628	\$ 3,737	\$ 3,849
Estimated Gross Income	\$ 64,980	\$ 66,929	\$ 68,937	\$ 71,005	\$ 73,136
Insurance	\$ 2,900	\$ 2,958	\$ 3,017	\$ 3,078	\$ 3,139
RE Taxes (2.27% County Appraisal @ \$450K)	\$ 10,215	\$ 10,419	\$ 10,628	\$ 10,840	\$ 11,057
HOA / CAM Fees, MUD, Trash, Landscaping	\$ 3,420	\$ 3,488	\$ 3,558	\$ 3,629	\$ 3,702
Tenant Reimbursement	\$ (3,600)	\$ (3,672)	\$ (3,745)	\$ (3,820)	\$ (3,897)
Estimated Operating Expenses	\$ 12,935	\$ 13,194	\$ 13,458	\$ 13,727	\$ 14,001
Net Operating Income	\$ 52,045	\$ 53,736	\$ 55,480	\$ 57,279	\$ 59,134
NOI per Month	\$ 4,337	\$ 4,478	\$ 4,623	\$ 4,773	\$ 4,928
Cap Rate Based on Purchase Price	6.67%	6.89%	7.11%	7.34%	7.58%
Once Leased Out Market Value @6 % Cap	\$ 867,417	\$ 895,595	\$ 924,662	\$ 954,645	\$ 985,572

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Preferred Lenders and Insurance Agents List



DAVID NGUYEN
NMLS#828436
Click n' Close Mortgage
15301 Spectrum Dr. Suite 405,
Addison, TX 75001

m: (214) 794-9100
f: (866) 796-9704
e: David.Nguyen@clicknclose.com

Bon Vuong
Senior Vice President – Commercial Lending
2200 Nasa Parkway Suite 100
Houston TX 77058

Office: 713-454-8117 (Direct)
Cell: 281-748-0402
Email: bon.vuong@stellar.bank



Amal Boulos
Producing Branch Manager | NMLS# 1736632
C: 832.978.2667
Amal.Boulos@snmc.com | SNMC.com/AmalBoulos
9737 Great Hills Trail Ste 200 & 220
Austin, TX 78759 Branch NMLS# 258173 | O: 512.795.5596

SECURITYNATIONAL MORTGAGE COMPANY



Carlos Nolasco

Cell (832) 253-8329
Office (832) 592-1114
carlos@nolasko.com
www.nolasko.com

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)