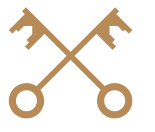




# 3613 CRANE ST.

8-Unit Apartment Complex



# PROPERTY FEATURES

# INVESTMENT

## *Opportunity*

**Take a look at this prime 8-Unit Complex in revitalizing Greater Houston area.**

Located just east of downtown and in the path of revitalization! 8-Units that beautifully consist of four 2-bed, 1-bath units and 4 1-bed, 1-bath units. One bonus is every unit has its own parking space AND fully fenced for the extra security.

- 8 Units Total
- Every unit includes parking
- Fully fenced complex
- In path of revitalization
- Minutes from Downtown



**With easy access to the I-10 East FWY, tenants enjoy convenient commutes to Downtown and much more!**  
You know this property won't let last, so come take a look at your next investment opportunity!



Tiny Champions

Minute Maid Park



Houston

Taft St

W Dallas St

Target



Brass Tacks



Franklin St

Washington Ave

Crockett St



Cidercade Houston



10



45



The Original Ninfa's on Navigation



69



10



N Main St

White Oak Music Hall



Meow Wolf Houston | Radio Tave

Quality Feed & Garden Inc

Fulton St



10

Gregg St

Family Dollar

Jensen Dr

Dogan Elementary School

BARC Animal Shelter and Adoptions

Estes Express Lines

Liberty Rd

Estancia Motel FRENCHTOWN



Taqueria El Rojo Loco



Pruitt & Pruitt Mortuary

3613

CRANE ST.

Jensen Dr

361



e St

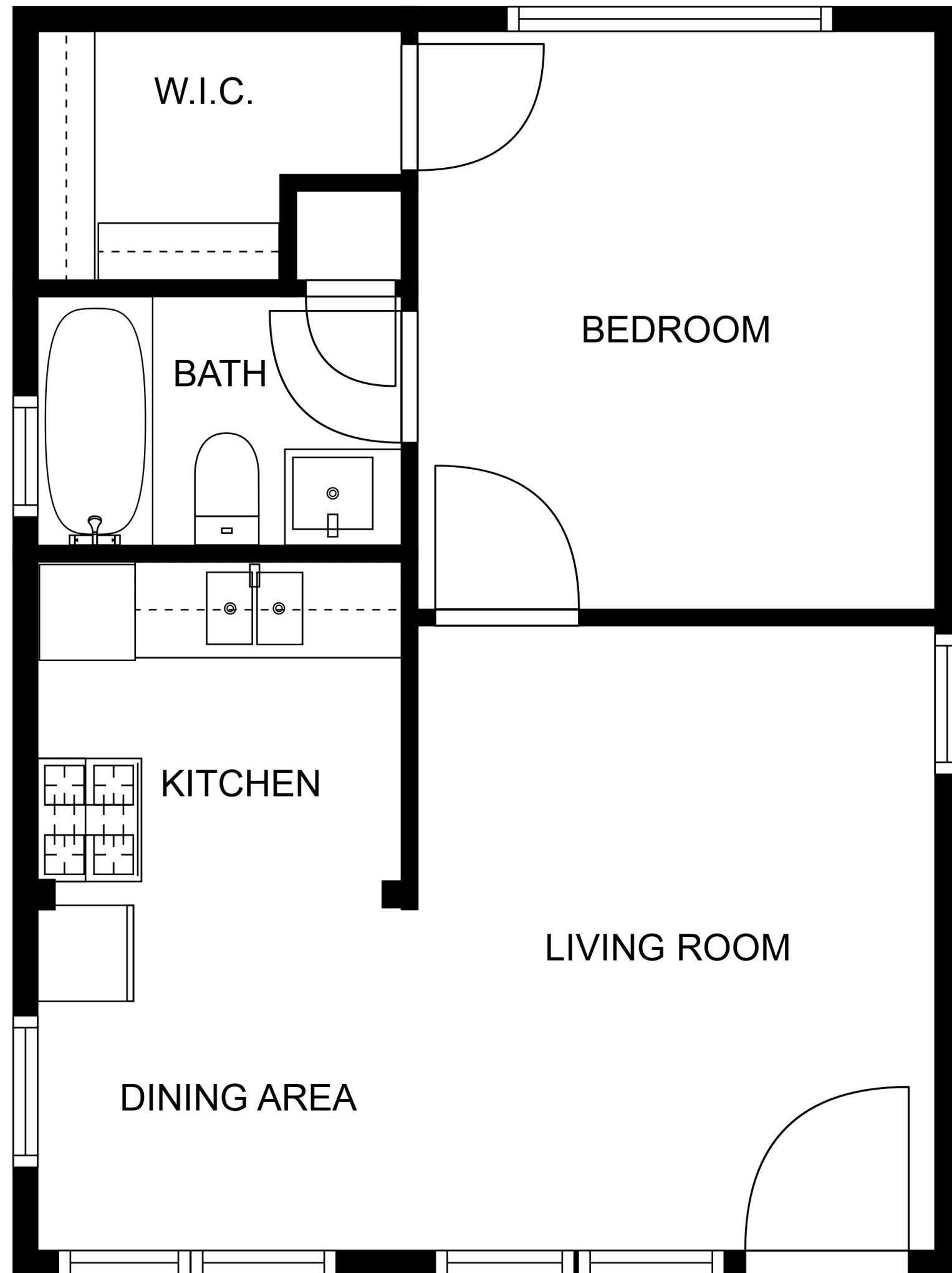


**DRIVE TIMES:**

- House of Blues: 8 Minutes
- Minute Maid Park: 7 Minutes
- Meow Wolf: 5 Minutes

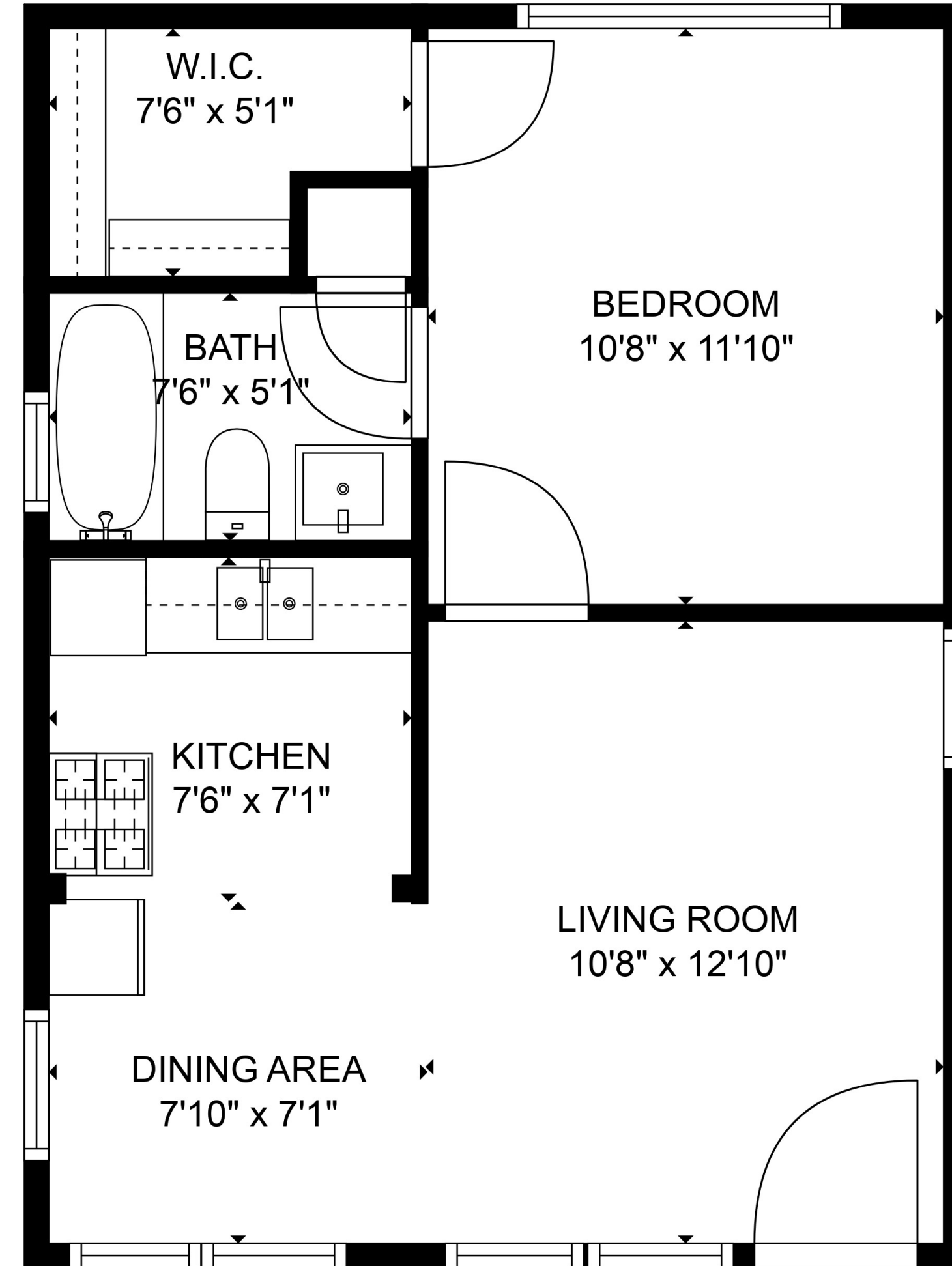
Collingsworth St

## 1 BEDROOM PLAN 1



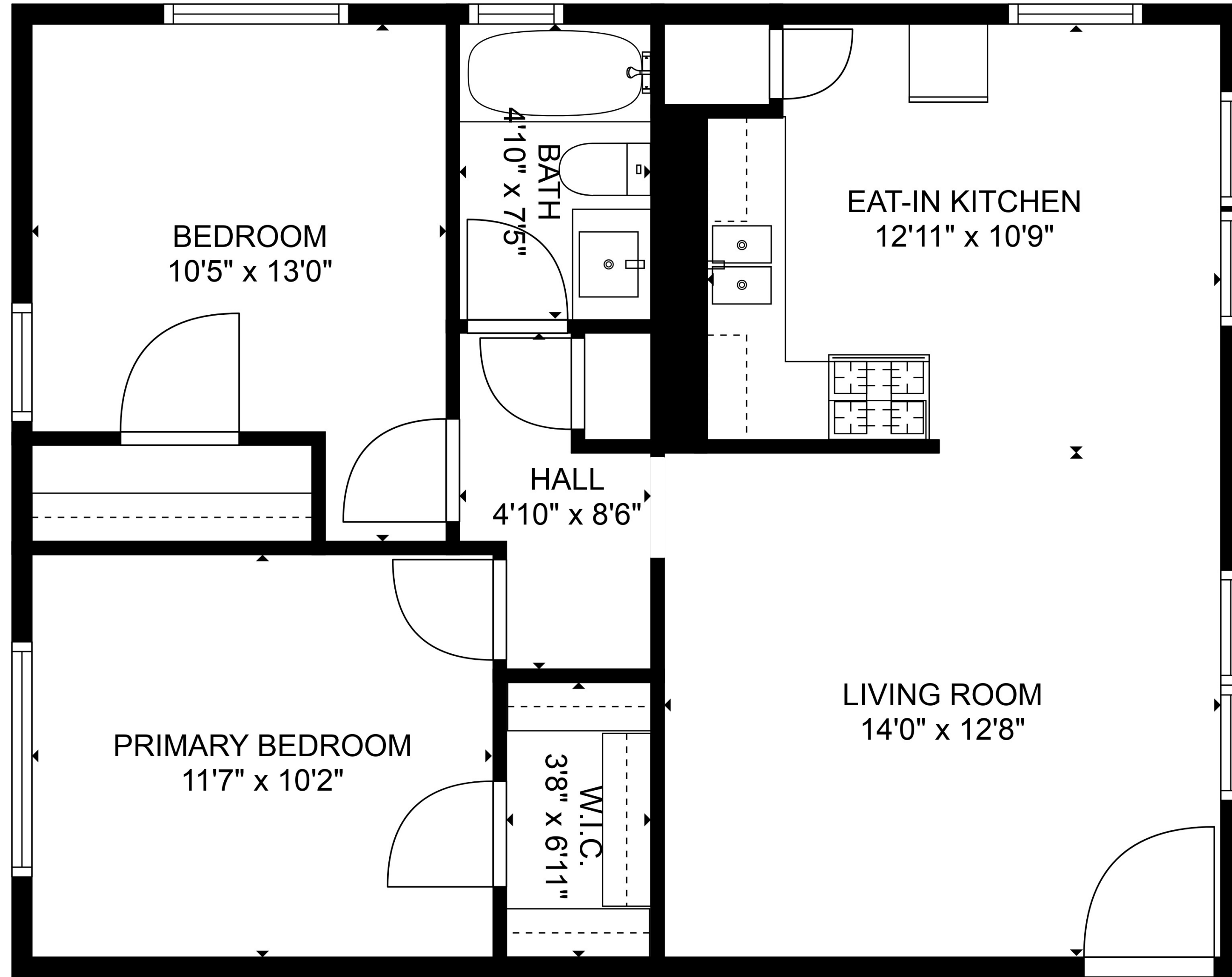
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 1 BEDROOM PLAN 2



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

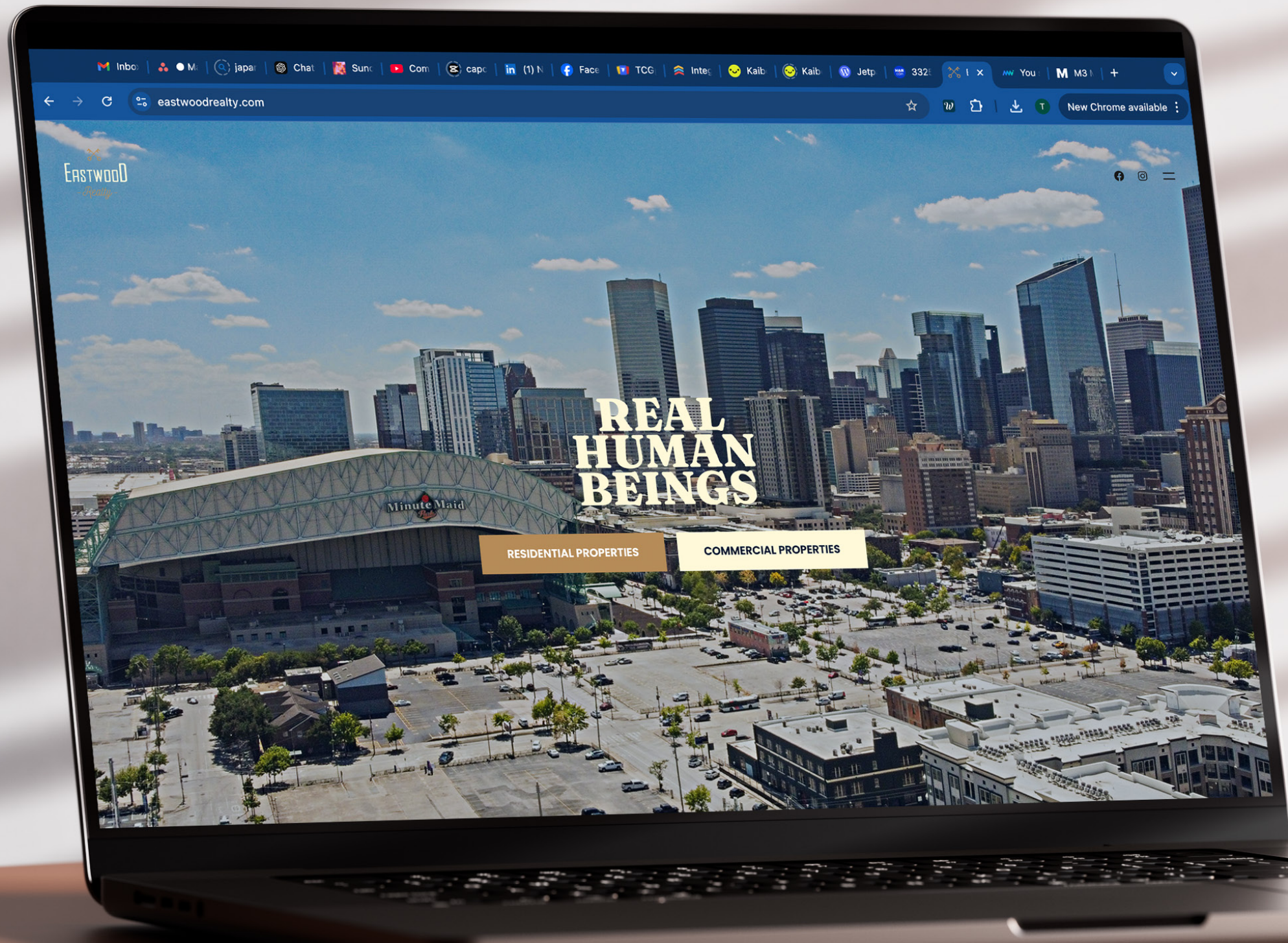
## 2 BEDROOM PLAN



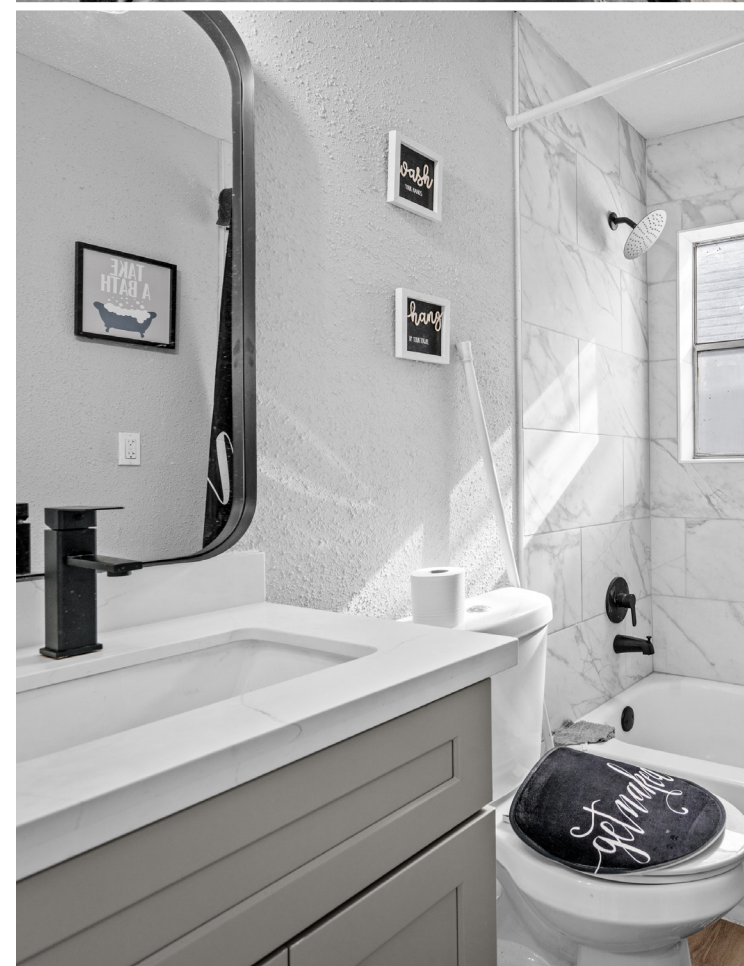
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# CLICK TO VIEW PROPERTY SITE

[VIEW PROPERTY](#)



# 3613 CRANE Financials



#' as of Dec. 2024

Unit	Current Rent	Pro Forma	\$/Ft Actual	#/Ft Pro Forma	Size	Lease Type	Lease Start	Lease End
<b>1</b>	\$ 1,000.00	\$ 1,050.00	\$ 1.36	\$ 1.42	737	1 Bed 1 Bath	7-1-2024	7-1-2025
<b>2</b>	\$ 800.00	\$ 900.00	\$ 1.70	\$ 1.91	471	1 Bed 1 Bath	7-1-2024	7-1-2025
<b>3</b>	\$ 1,000.00	\$ 1,050.00	\$ 1.36	\$ 1.42	737	1 Bed 1 Bath	8-1-2024	8-1-2025
<b>4</b>	\$ 800.00	\$ 900.00	\$ 1.70	\$ 1.91	471	1 Bed 1 Bath	9-3-2024	9-3-2025
<b>5</b>	\$ 1,000.00	\$ 1,050.00	\$ 1.36	\$ 1.42	737	2 Bed 1 Bath	8-1-2024	8-1-2025
<b>6</b>	\$ 800.00	\$ 900.00	\$ 1.70	\$ 1.91	471	2 Bed 1 Bath	8-1-2024	8-1-2026
<b>7</b>	\$ 1000.00	\$ 1,050.00	\$ 1.36	\$ 1.42	737	2 Bed 1 Bath	8-7-2024	8-7-2025
<b>8</b>	\$ 800.00	\$ 900.00	\$ 1.70	\$ 1.91	471	2 Bed 1 Bath	8-7-2024	8-7-2025
<b>Laundry</b>	\$ 0.00	\$ -	\$ -	\$ -	4.832	-	9-3-2024	9-3-2025

**Monthly \$ 7,200.00 \$ 7,800.00**

**Annually \$ 86,400.00 \$ 93,600.00**

**Gross 86,400.00 \$ 93,600.00**

Expenses	Monthly	Annually
<b>Property Water/Sewer</b>	\$ 107.00	\$ 1,284.00
<b>Gas - 2 Water Heaters</b>	\$ 0.00	\$ 0.00
<b>Trash</b>	\$ 0.00	\$ 0.00
<b>Property Electric</b>	\$ 0.00	\$ 0.00
<b>Lawn</b>	\$ 50.00	\$ 600.00
<b>Insurance</b>	\$ 620.00	\$ 7,440.00
<b>Flood Insurance</b>	\$ 442.90	\$ 5,314.78
<b>Tax 2023</b>	\$ 1,000.00	\$ 12,000.00
	<b>\$ 2,219.90</b>	<b>\$ 26,638.78</b>
<b>Vacancy</b>	\$ 234.00	\$ 2,808.00
<b>Maintenance</b>	\$ 234.00	\$ 2,808.00
	<b>\$ 468.00</b>	<b>\$ 5,616.00</b>
	<b>\$ 2,687.90</b>	<b>\$ 32,254.78</b>

	Actual	Pro Forma
<b>Asking</b>	\$ 650,000.00	\$ 650,000.00
<b>Income</b>	\$ 86,400.00	\$ 93,600.00
<b>Expenses</b>	\$ -32,254.78	\$ -32,254.78
<b>NOI</b>	<b>\$ 54,145.22</b>	<b>\$ 61,345.22</b>



# FOR SALE INFO

# CONTACT



## **LOREN MINER**

loren@eastwoodrealty.com  
626.826.5906

## **BOBBY TYSON**

bobby@eastwoodrealty.com  
832.721.5131