



7 Fully Leased Single Family Home Portfolio For Sale

All located in Point Aquarius in Willis TX

Brought to you by -

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Asking - \$1,600,000



Addresses

- 13091 Hydra Ct, Willis, TX 77318
- 14831 Altair Ct, Willis, TX 77318
- 13086 Hydra Ct, Willis, TX 77318
- 12892 Orion Ct, Willis, TX 77318
- 14876 Cetus Ct, Willis, TX 77318
- 13095 Aquila Ct W, Willis, TX 77318
- 13032 Centaurus Ct, Willis, TX 77318

	13091 Hydra Ct	14831 Altair	13086 Hydra	12892 Orion	14876 Cetus	13095 Aquila	13032 Centaurus C
Expiration	4/30/2025	m to m	m to m	m to m	5/31/2024	3/31/2025	m to m
rent monthly	2000	1650	1600	1650	1875	1700	1650
insurance	\$51	83	79	79	95	81	71
hoa	\$83	83	83	83	83	83	83
sqft	2312	1469	1310	1264	1820	1545	1336
lot sqft	3600	4500	3600	3600	3600	3600	3375
Suggested Price	369000	256000	235000	219000	298700	255000	220000
year built	2014	2015	2015	2014	2013	2007	2000
taxes/month	522	443	388	385	475	419	376

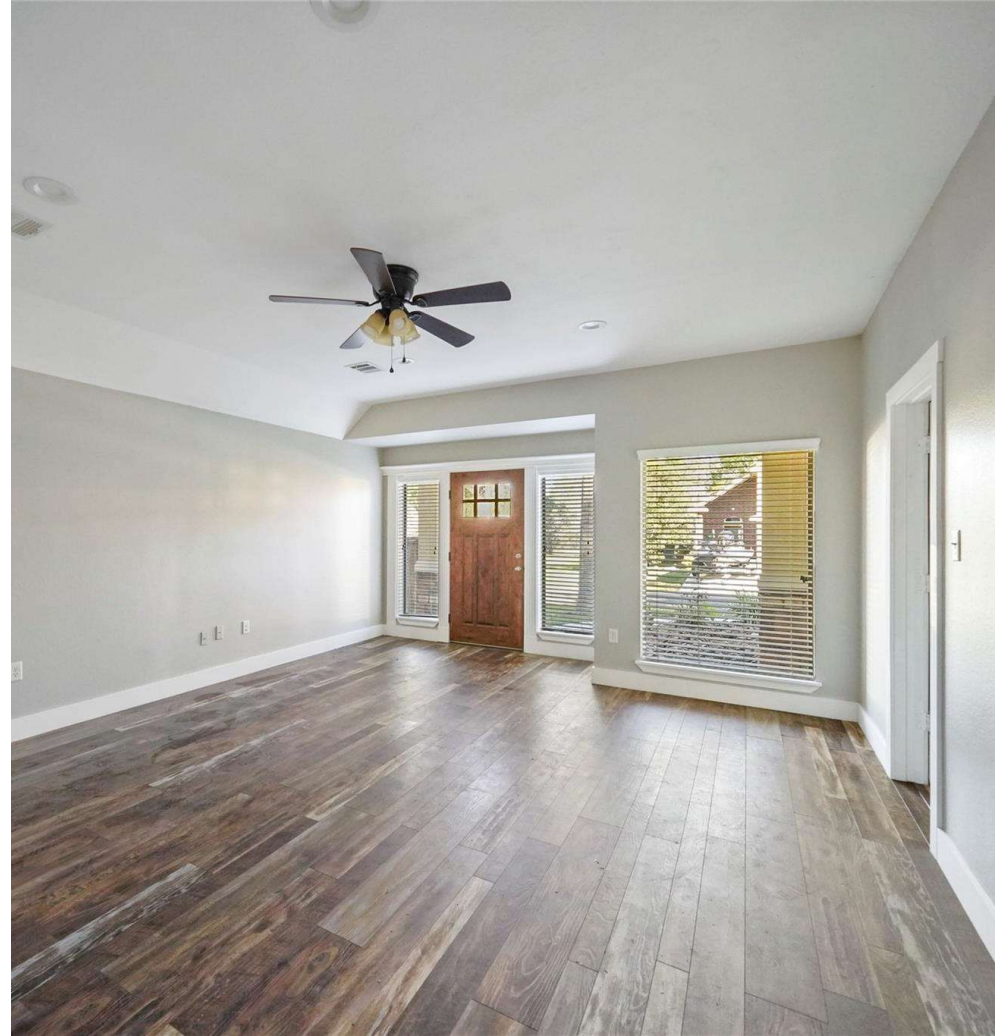


14876 Cetus – 3 bedrooms, 3 bathrooms





13091 Hydra – 3 bedroom 3 bathroom





13095 Aquila – 2 bedroom 2 bathroom





14831 Altair – 2 bedroom 2 bathroom



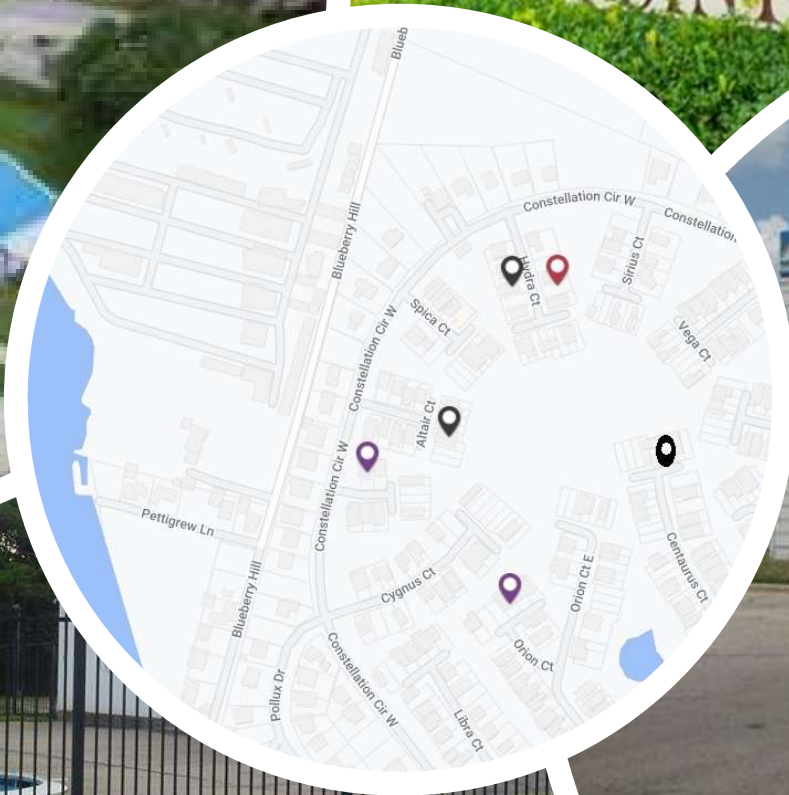
12892 Orion – 2 bedroom 2 bathroom



13032 Centaurus – 2 bedroom 2 bathroom



13086 Hydra – 2 bedroom 2 bathroom



Details

Property Type **Multifamily**

Subtype **Single Family Rental Portfolio**

Investment Type **Stabilized**

Class **A**

Net Rentable (sq ft) **11,056**

Cap Rate **6%**

Occupancy **100%**

NOI **\$95,856**

Units **7**

Buildings **7**

Parking (per unit)**4**

APN **8090-01-15600, 8090-01-26600, 8090-01-10200, 8090-01-19900, 8090-01-14400, 8090-01-18000, 8090-01-32900**

Price/Unit **\$235,714.29**

- **Marketing Description**

- 7 Single Family Homes all located in the gated, lakefront subdivision of Point Aquarius on Lake Conroe in Willis TX. 100% Leased. The subdivision offers a 24/7 manned security gate, two marinas, boat ramps, tennis, basketball, and sand volleyball courts, disc golf, and open areas to relax and enjoy. It is a welcoming neighborhood with a small-town feel, professional management, and active residential involvement.

