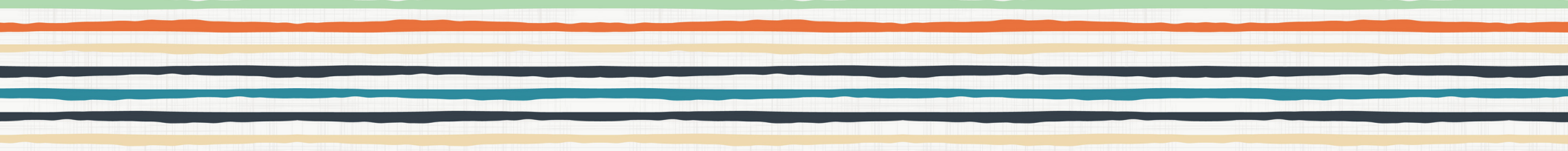




WILLOW

AT SIERRA VISTA



AT A GLANCE

**Newly built &
institutionally maintained**

for minimal
maintenance expense

A-Grade location

with top rated schools

High monthly cash flow

\$100+ per month per door
(down payment & interest rate dependent)

Resort-style amenities

in a master-planned community

Strong lease & sale comps

for solid investment security

**Low fee property
management**

6% manager already in place

**Existing tenants on
long-term leases**

reducing vacancy risk

**Aggressive
appreciation history**

8.4% year over year in the zip
code over the last 10 years

Prime growth market

20 mins from downtown Houston,
with booming retail, and
infrastructure development

PREMIUM RENTS COME FROM A premium tenant offering

Dog Park
Greenbolt Neighborhood Trails
Future Daycare
Future Montessori School

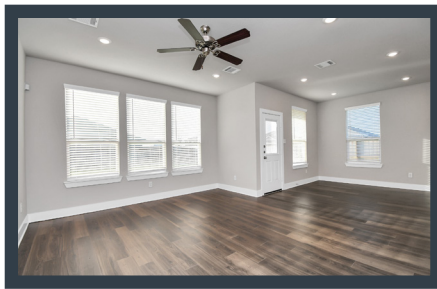
AMENITY VILLAGE *including*

Heated Lazy River
Resort-Style Pool
Splash Pad
White Sand Beach
Clubhouse with Fitness Center
Playground
Basketball Court
Tennis Court
Bocce Ball Court
Pickleball Court
Sports Field



Superior construction quality

AND HIGH END FINISHES FROM CLAY RESIDENTIAL



10' Ceiling pop-ups in living, kitchen, dining, and first floor primary

Suites with 9' standard ceilings on first level

Dual vanities with quartz countertops in primary bathrooms

Fully tiled surrounds in bathrooms

Ceiling fans in Family Room & Bedrooms with brushed nickel finish

Quartz countertops with Islands

Stainless steel appliance package

Extended length 42" Kitchen Cabinets with Crown Molding

Under Cabinet Lighting

Walk-in Pantry with built-in shelving

Subway Tile Backsplash

6" Privacy Fence with side gate

Full perimeter Rain Gutters

Covered back patio

Hard surface flooring throughout the entire home

Washing Machine & Dryer

Management



COMPETITIVE 6% FEE

Professional property management is already in place at a competitive 6% fee—one of the lowest in the area. The current manager will remain after the sale, ensuring a seamless transition for the new owner. With a **proactive maintenance schedule** in place to prevent deferred maintenance, this is an excellent hands-free investment opportunity for out-of-state or overseas investors.

Tenants

ALREADY LEASED

Many properties are already leased to **long-term tenants**, allowing both local and out-of-state investors to close with **minimal vacancy risk** and start cash flowing from day one. Upon submitting an offer, investors will receive a copy of the tenant's lease, rental application and payment history for review.

Location

This community is 20 minutes from the Houston Medical Center, one of the **highest employment density areas in the country**. State Highway 288 serves as a major corridor connecting the area to downtown Houston, and its recent expansion—completed last week—has significantly **reduced commute times**. This marks a key inflection point for the local economy, enabling tenants to lease more space in a **top-rated school district** while maintaining quick access to the urban core.

SCHOOLS

- A** Delbra Orum Nichols-Wilma Elementary (PreK-5)
- B** Jackie Doucet Caffey Junior High School (6-8)
- C** Iowa Colony High (9-12)

MUSEUMS

- 1** Menil
- 2** Lone Star Flight Museum

COLLEGES & UNIVERSITIES

- 3** Alvin Community College
- 4** San Jacinto College South
- 5** Houston Community College
- 6** University of Houston

DAYCARE

- 7** Step by Step Learning Academy
- 8** Kiddie Academy
- 9** Primrose School
- 10** Silverline Montessori School

ENTERTAINMENT

- 11** Cinemark
- 12** Top Golf

FITNESS

- 13** 24 Hour Fitness
- 14** Orange Theory
- 15** Planet Fitness

GROCERY STORES

- 16** HEB
- 17** Aldi
- 18** Randalls
- 19** Costco

HOME IMPROVEMENT

- 20** The Home Depot

PARKS

- 21** Brazos Bend State Park
- 22** Houston Zoo

DINING

- 23** The Burger Barn
- 24** Jimmy Changas
- 25** BJ's Restaurant & Brewhouse
- 26** Gringo's Mexican Kitchen
- 27** Cracker Barrel

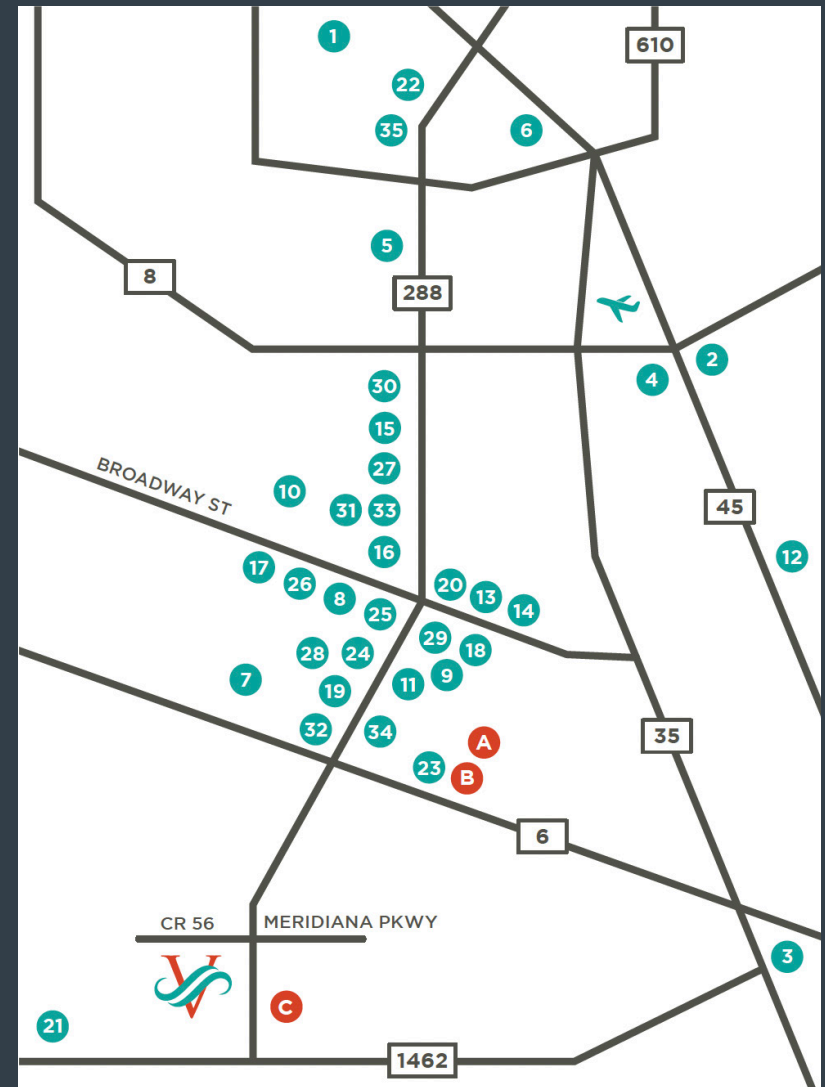
SHOPPING & MORE

- 28** Pearland Town Center
 - 29** Target
 - 30** Bass Pro
 - 31** Academy
 - 32** Manvel Town Center
- Coming Soon!*

HOSPITALS & MEDICAL

- 33** Pearland Medical Center
- 34** Apt Urgent Care
- 35** Texas Medical Center

 **HOBBY AIRPORT**



Financials

Purchase a single home or bundle up to 90 homes for a discount.
Sale prices range from \$300,000 to \$370,000 per door.
Availability list, leases and payment history available.

EXAMPLE PRO-FORMA

Sale Price	\$305,000.00	Current Income	\$2,705.00
Principal & Interest (25% down at 6.49%)			\$1,444.00
Cash Needed (purchase price & closing costs)			\$80,825.00
Monthly NOI			\$1,541.70

Operating Expenses			
Taxes	\$663.00	Insurance	\$127.00
Maint. Reserve	\$115.00	Landscaping	\$0.00
Management	\$162.30	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$96.70
Monthly Opex	\$1,163.30	Monthly Cashflow	\$97.70
Cap Rate	6.07%	Cash on Cash	1.45%



Next Steps & CONTRACT CONTINGENCIES

An off-market deal means securing an exceptional property with very little contract risk. Every offer includes the following contingencies:

10-day inspection contingency

21-day financing contingency

Appraisal contingency

Lease review contingency

Flexible 30-60 day closing timeline

Cash or conventional financing preferred