

1915-45TH STREET
GALVESTON, TEXAS 77550
OFFERING MEMORANDUM



\$1,000,000 ASKING PRICE | 9.97% CAP RATE

This offering presents an opportunity to acquire a stabilized mixed-use investment property located in Galveston, Texas. The asset consists of a two-story brick building featuring seven residential apartments and four street-front retail suites.

Investment Highlights

- 11 Income-Producing Units
- 7 Residential Apartments
- 4 Retail Storefronts
- Strong Existing Cash Flow
- Tenants Pay Their Own Utilities
- Long-Term Commercial Tenants
- Prime Galveston Location
- Value-Add Opportunity Through Rental Growth

Financial Summary

Gross Annual Income: \$152,400
Operating Expenses: \$52,700

Net Operating Income: \$99,700
Cap Rate: 9.97%