



Real

443 S MAIN ST,
LONGVIEW, TX 75601



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|--|----------------|--------------------------------------|----------------------|
| REAL Broker, LLC | 9003138 | support@therealbrokerage.com | (855)450-0442 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael Yarrito | 0491108 | TxBroker@therealbrokerage.com | (214)202-7615 |
| Designated Broker of Firm | License No. | Email | Phone |
| Michael Vasquez | 719713 | michael@virtusrealttyx.com | (562)755-7049 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Michael Vasquez | 719713 | michael@virtusrealttyx.com | (562)755-7049 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



This presentation is provided for informational purposes only and is subject to change. It does not constitute investment advice, a recommendation, or an advertisement, and is not intended for public distribution. This presentation does not constitute an offer to sell or a solicitation of an offer to buy. Any such offer or solicitation will only be made through a confidential private offering memorandum or other appropriate disclosure documents, which will detail the material terms, including but not limited to risk factors, conflicts of interest, fees and charges, and tax implications. Such documents will be provided only in jurisdictions where permitted by applicable law.

Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.



real





VIRTUS REALTY GROUP

Fea.





EXECUTIVE SUMMARY

This multifamily investment opportunity consists of two adjacent buildings on a 0.185-acre lot, located at 443 S Main St in Longview, TX. Together, the buildings offer a combined 3,674 square feet of rentable space across eight total units, providing flexibility for a variety of leasing strategies and future value-add improvements.

The property is strategically positioned in central Longview, benefiting from close proximity to major employers, established retail corridors, and key community amenities, making it an appealing option for tenants seeking convenience and accessibility.

With strong rental demand in the Longview submarket and continued population growth in the region, this asset presents a compelling opportunity for investors looking to establish or expand their multifamily portfolio with a property well-suited for long-term appreciation and future income potential.

| | |
|-------------------|-------------|
| Year Built | 1940 |
| Number of Units | 8 units |
| Total Square Feet | 4,316 sq ft |
| Site Size | 0.21 acres |
| Tax Rate | 1.99 % |
| Zoning | PD-SM |



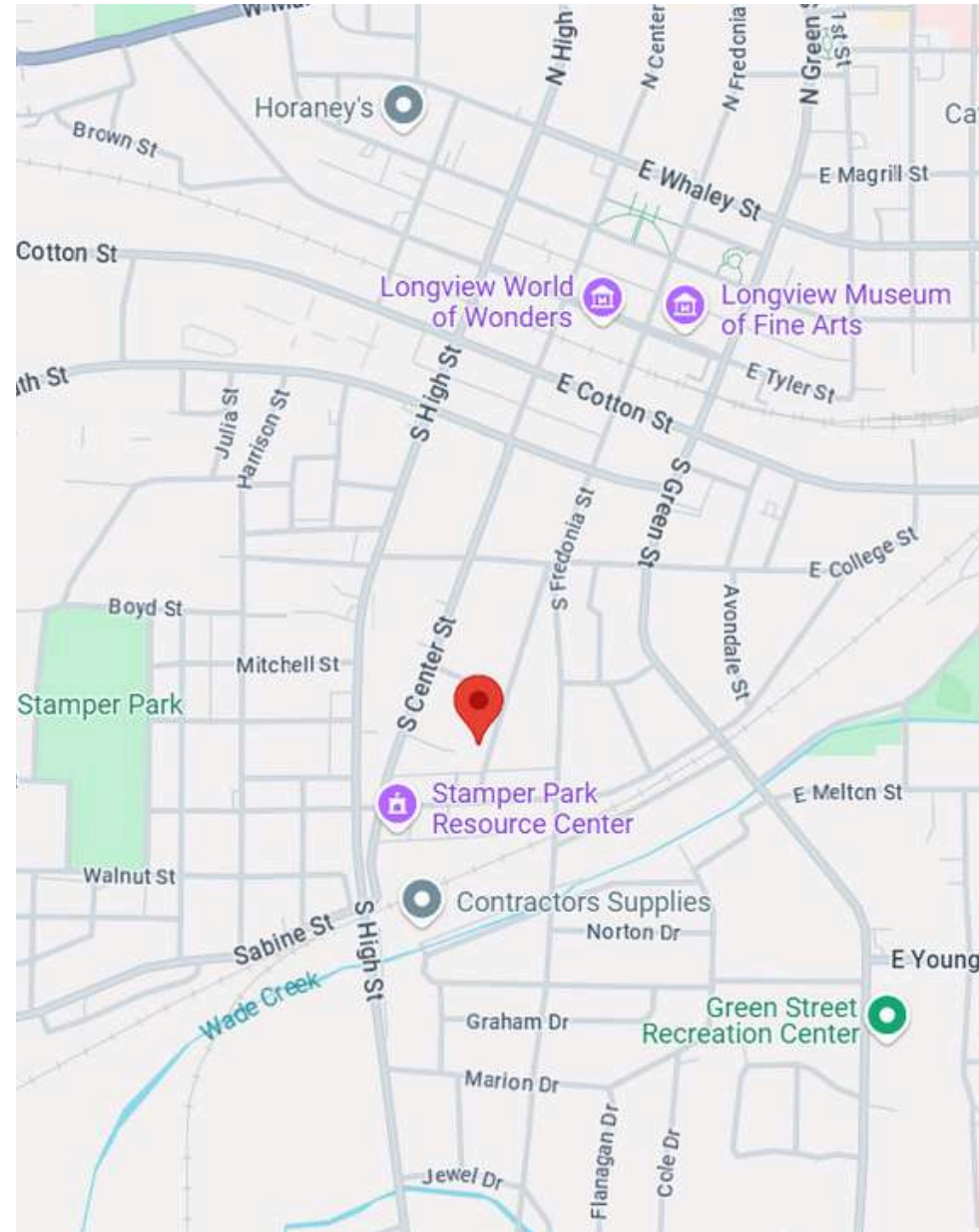
Attractive Investment Opportunity: With eight total units across two well-designed buildings, this property is ideal for investors looking to capitalize on rental demand and build steady cash flow.

Prime Location Benefits: Centrally located in Longview, the property offers convenient access to major employers, shopping centers, and local amenities, making it highly appealing to prospective tenants.

Long-Term Growth Potential: Situated in a thriving submarket with rising demand for multifamily housing, this asset presents strong prospects for value appreciation and future income stability.

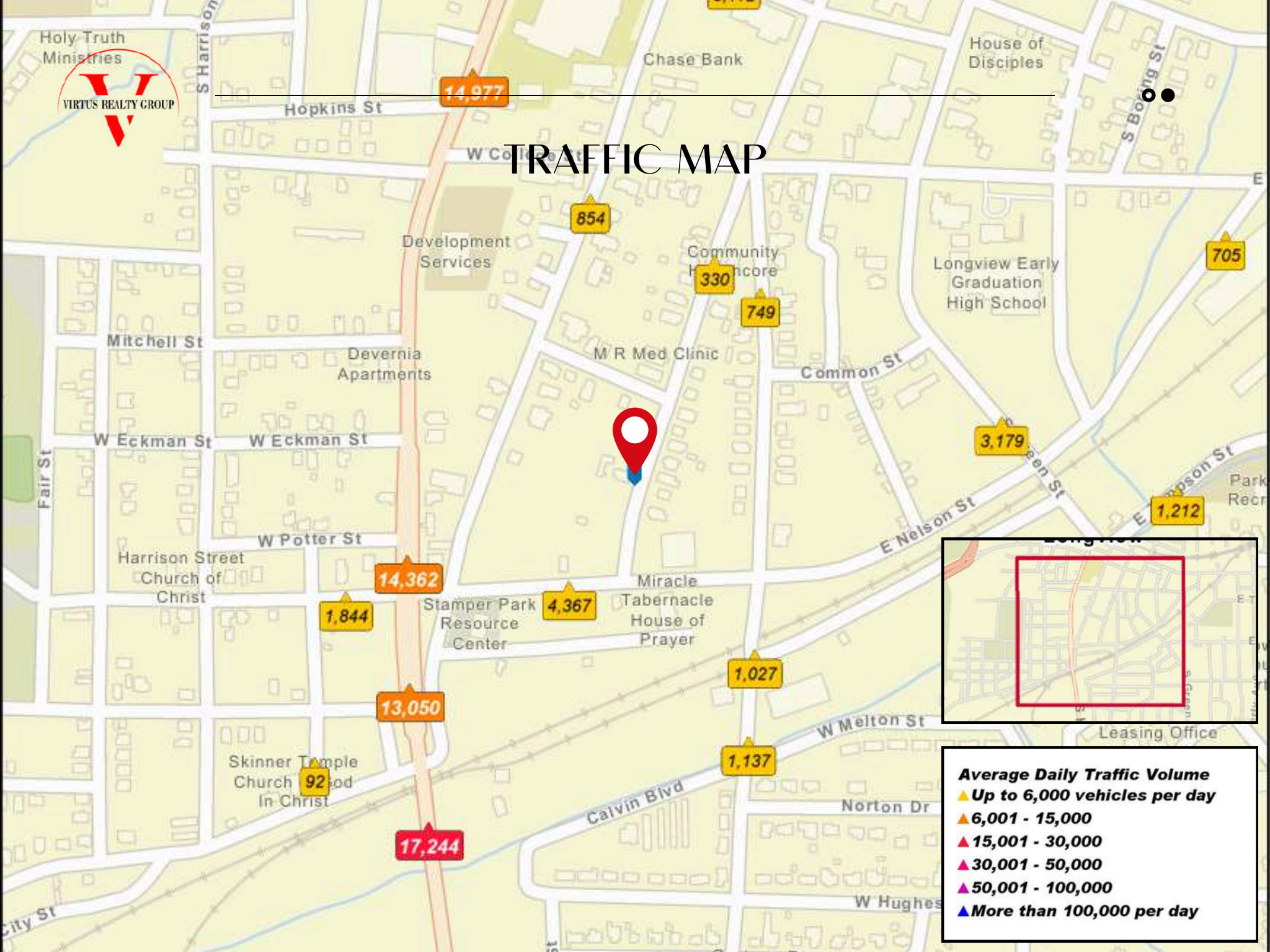
LOCATION ANALYSIS

- Downtown Longview (1 mile away) – Offers shopping, dining, and entertainment options.
- Major Employers – Close to industries like healthcare, manufacturing, and education, ensuring a steady tenant base.
- Educational Institutions – Nearby schools and colleges contribute to long-term rental demand.
- Transportation Access – Conveniently located near major roads, including Loop 281 and I-20, providing easy access to other parts of Longview and beyond.





TRAFFIC MAP

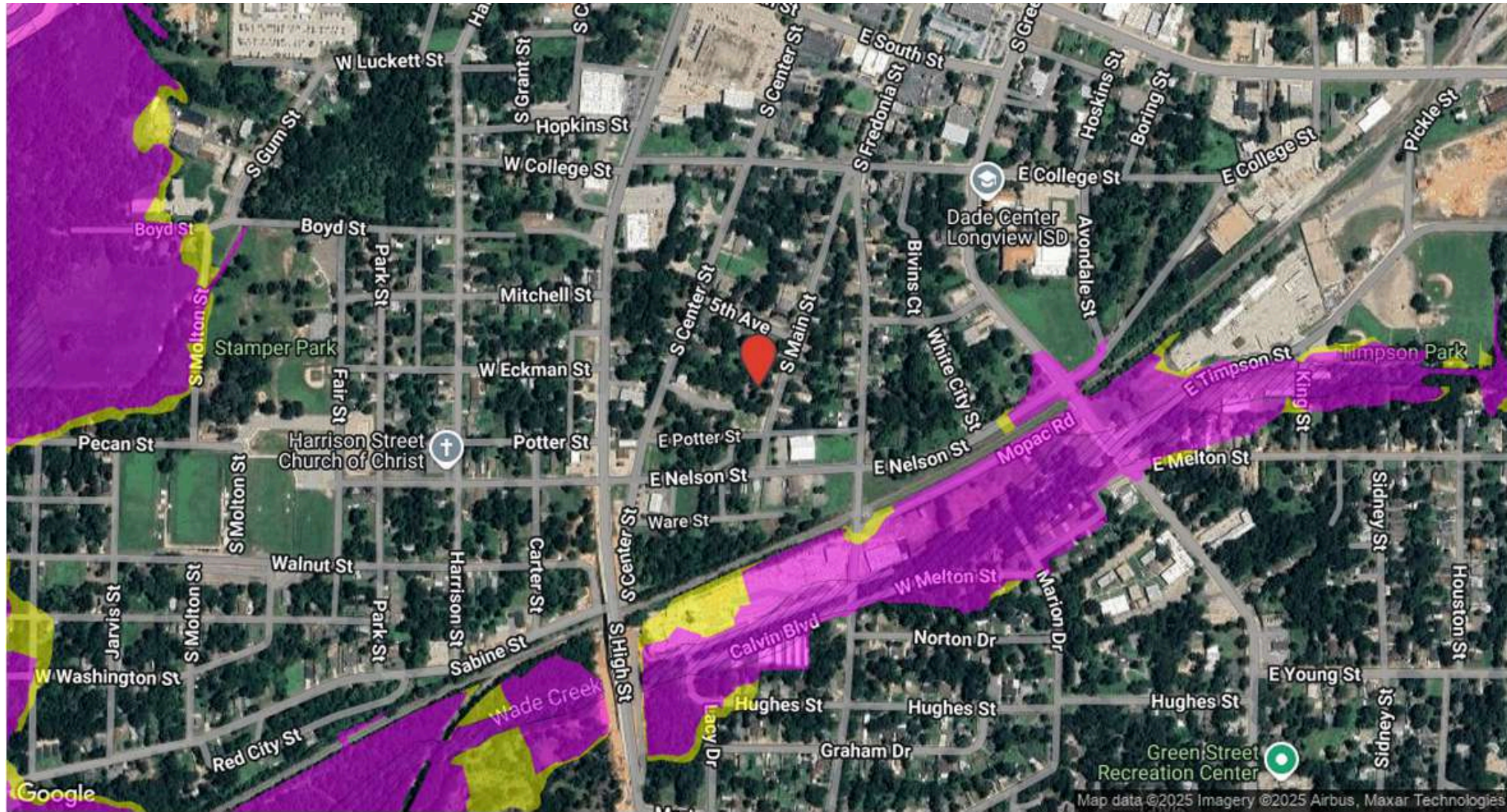


Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



FLOOD ZONE MAP



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

443 S Main St, Longview, Texas, 75601

Ring of 1 mile

KEY FACTS

5,997

Population

35.0

Median Age



2,058

Households

\$40,160

Median Disposable Income

EDUCATION

24.7%

No High School Diploma



37.4%

High School Graduate



26.6%

Some College/ Associate's Degree



11.4%

Bachelor's/Grad/ Prof Degree

INCOME



\$49,147

Median Household Income



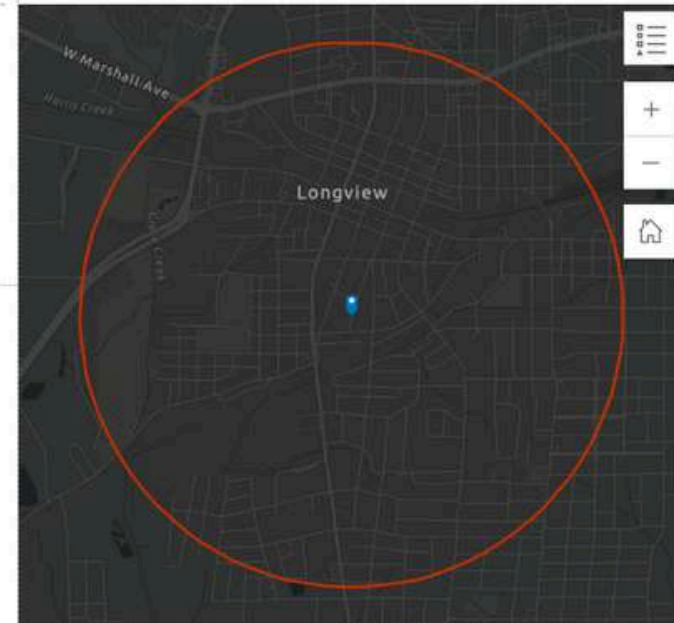
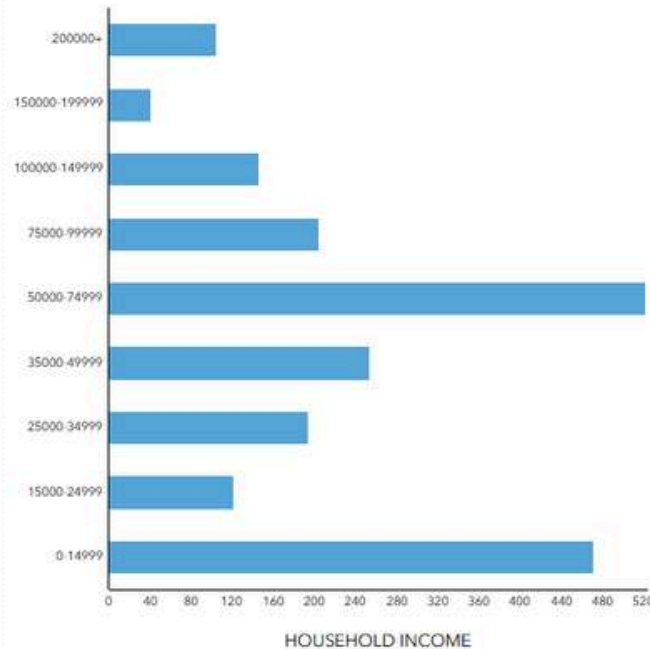
\$23,012

Per Capita Income



\$37,018

Median Net Worth



EMPLOYMENT



36.4%

White Collar



42.4%

Blue Collar



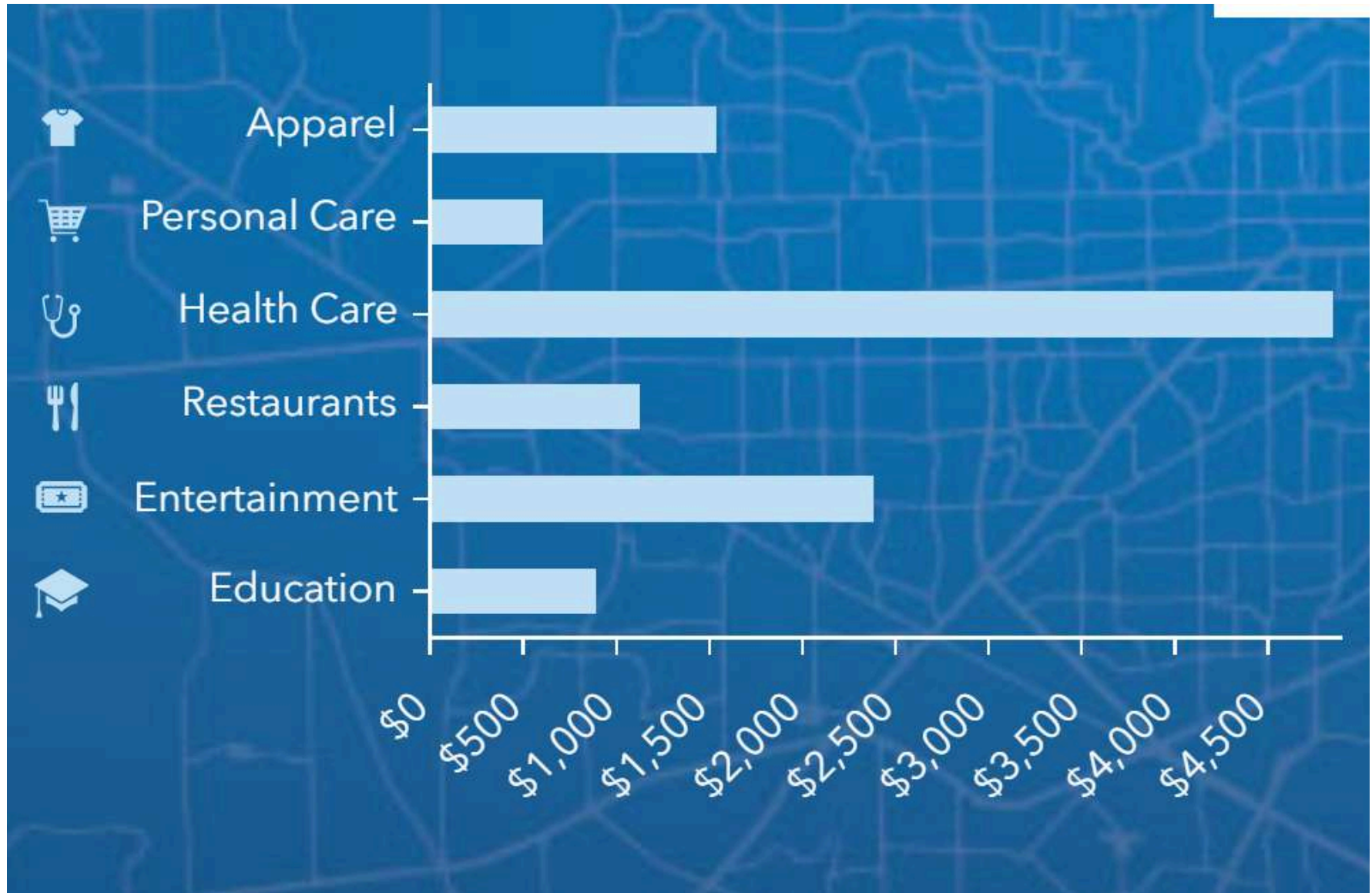
26.8%

Services

3.0%

Unemployment Rate

DEMOGRAPHICS









TAX VALUATION

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax |
|--------|------------------------|-----------------|--------------|---------------|---------------|
| CAD | APPRAISAL DISTRICT | 0.000000 | \$218,100 | \$218,100 | \$0.00 |
| CLV | CITY OF LONGVIEW | 0.561900 | \$218,100 | \$218,100 | \$1,225.50 |
| GCG | GREGG COUNTY | 0.294027 | \$218,100 | \$218,100 | \$641.27 |
| RDB | COUNTY ROAD AND BRIDGE | 0.004039 | \$218,100 | \$218,100 | \$8.81 |
| SLV | LONGVIEW ISD | 1.139900 | \$218,100 | \$218,100 | \$2,486.12 |
| | Total Tax Rate: | 1.999886 | | | |



RENT ROLL

| UNIT | STATUS | CURRENT RENT | PROFORMA RENT | START LEASE DATE | END LEASE DATE |
|------|--------|--------------|---------------|------------------|----------------|
| 1 | VACANT | | \$ 825.00 | 04/01/24 | 03/31/25 |
| 2 | ACTIVE | \$ 800.00 | \$ 825.00 | 12/23/23 | 11/30/24 |
| 3 | VACANT | | \$ 800.00 | 12/09/22 | 11/30/23 |
| 4 | ACTIVE | \$ 720.00 | \$ 720.00 | 03/17/24 | 02/28/25 |
| 5 | ACTIVE | \$ 725.00 | \$ 725.00 | 07/01/24 | 06/30/25 |
| 6 | ACTIVE | \$ 725.00 | \$ 725.00 | 11/23/24 | 10/31/25 |
| 9 | ACTIVE | \$ 520.00 | \$ 520.00 | 06/01/20 | ? |
| 10 | ACTIVE | \$ 695.00 | \$ 695.00 | 06/01/20 | ? |

| | | |
|--------------|--------------|----------|
| \$ 4,185.00 | \$ 5,835.00 | MONTHLY |
| \$ 50,220.00 | \$ 60,420.00 | ANNUALLY |

STATUS SUMMARY:

ACTIVE: 6 (75%)

VACANT: 2 (25%)

TOTAL UNITS: 8



T3

| Account | Jan 2025 Actual | Feb 2025 Actual | Mar 2025 Actual | Adjusted Total | Variance |
|-----------------------------|--------------------|--------------------|--------------------|-------------------|------------|
| Gross Rent Income | 5,945.71 | 3,042.00 | 4,315.00 | 13,302.71 | 13,302.71 |
| Utilities (Electric/Water) | 1,570.82 | 1,834.01 | 1,457.76 | 4,862.59 | (4,862.59) |
| Administration Costs | 155.26 | 55.00 | 55.00 | 265.26 | (265.26) |
| Contract Services | 784.81 | 0.00 | 0.00 | 784.81 | (784.81) |
| Maintenance Related | 544.90 | 115.00 | 260.40 | 920.30 | (920.30) |
| Interest, Insurance & Taxes | 610.19 | 610.19 | 726.43 | 1,946.81 | (1,946.81) |
| Net Income | 2,279.73 | 427.80 | 1,815.41 | 4,522.94 | 4,522.94 |

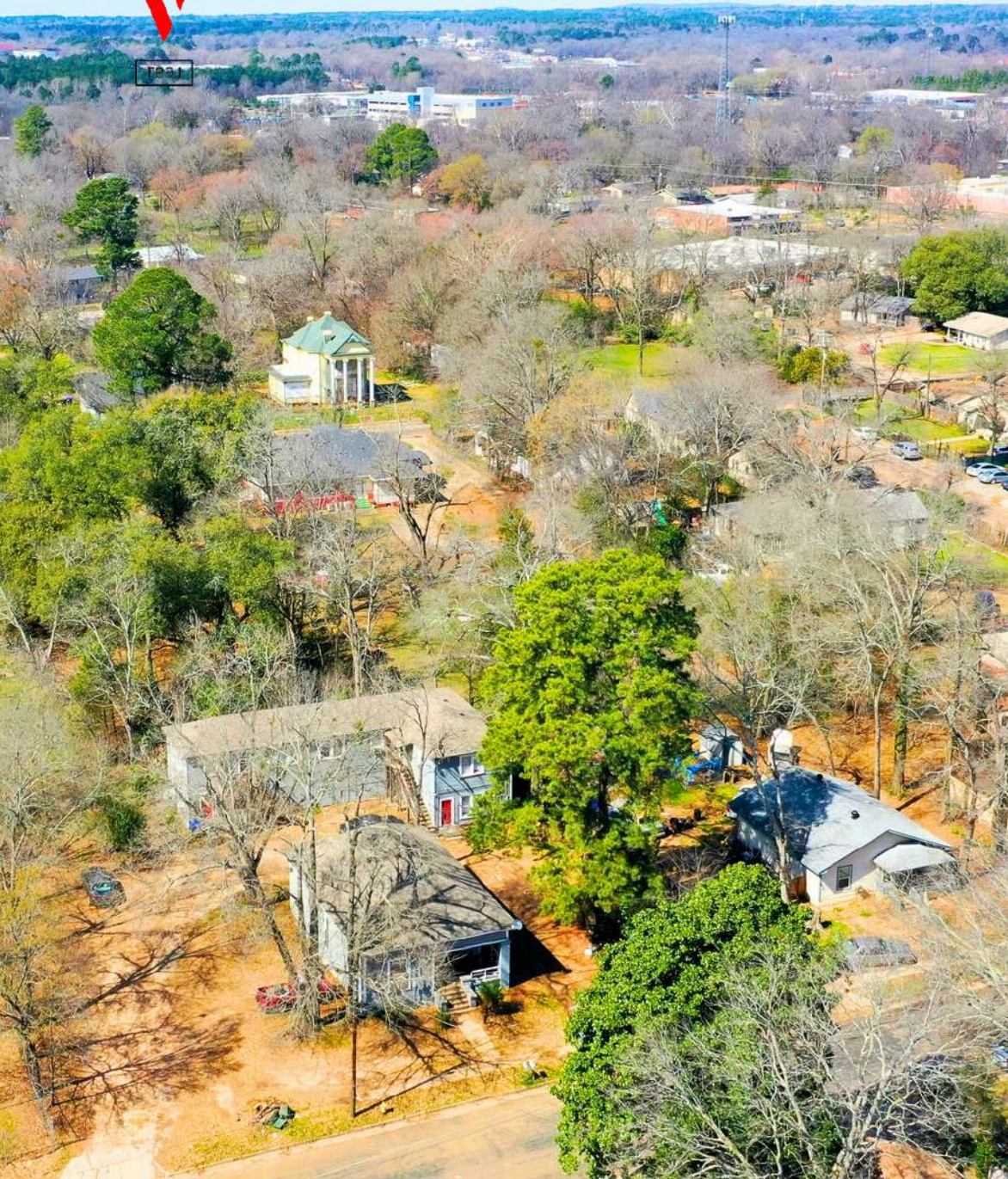


MARKET OVERVIEW

Healthcare is another major economic driver, anchored by Christus Good Shepherd Medical Center and Longview Regional Medical Center, which collectively employ nearly 3,500 people. These institutions serve as regional medical hubs and attract patients from surrounding areas. Education contributes to the local economy through institutions like Kilgore College and the Longview Independent School District, with hundreds of employees and programs that support workforce development



| Industry | Jobs | LQ | Current Growth Market | Current Growth US | 10 Yr Historical Market | 10 Yr Historical US | 5 Yr Forecast Market | 5 Yr Forecast US |
|--|------|-----|-----------------------|-------------------|-------------------------|---------------------|----------------------|------------------|
| Manufacturing | 10 | 1.2 | 1.72% | -0.35% | -0.97% | 0.49% | -0.29% | 0.29% |
| Trade, Transportation and Utilities | 22 | 1.2 | 0.23% | 0.65% | 0.82% | 0.92% | -0.09% | 0.29% |
| Retail Trade | 12 | 1.2 | 0.69% | 0.21% | 1.23% | 0.12% | -0.88% | 0.19% |
| Financial Activities | 5 | 0.9 | 1.94% | 0.72% | 2.48% | 1.44% | 0.46% | 0.49% |
| Government | 8 | 0.8 | -0.62% | 1.74% | 0.65% | 0.70% | -0.70% | 0.34% |
| Natural Resources, Mining and Construction | 13 | 2.2 | -2.81% | 2.17% | -3.38% | 2.24% | 0.79% | 0.79% |
| Education and Health Services | 17 | 1 | 4.21% | 3.39% | 0.84% | 2.12% | -0.20% | 0.73% |
| Professional and Business Services | 9 | 0.6 | -0.35% | 0.37% | -0.97% | 1.82% | 0.58% | 0.68% |
| Information | 1 | 0.7 | 0.62% | -0.69% | -0.28% | 0.89% | -0.90% | 0.36% |
| Leisure and Hospitality | 10 | 0.9 | 0.63% | 1.67% | 1.74% | 1.74% | 0.24% | 0.35% |
| Other Services | 3 | 0.9 | 0.62% | 1.05% | 1.32% | 0.59% | 0.24% | 0.35% |
| Total Employment | 102 | 1 | 0.60% | 1.32% | -0.03% | 1.28% | 0.11% | 0.54% |



EXCLUSIVELY LISTED BY:



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