OXFORD
APARTMENTS

Boutique Multifamily Investment Opportunity

4515 Oxford Street | Houston, Texas 77022

Presented by Maria Rebollar | Gold Quest Realty | (713) 551-6299

INVESTMENT SNAPSHOT

Stable in-place income. Renovated interiors. Houston upside.

$1,849,922	OFFERING PRICE
25	APARTMENT HOMES
8.65%	MARKETING CAP RATE
6.17	GRM
20,787 SF	GROSS BUILDING AREA
1.02 AC	SITE AREA
100%	OCCUPIED
1972	YEAR BUILT

THE PROPERTY

Garden-style, one-story multifamily community

ADDRESS

4515 Oxford St, Houston, TX 77022

UNIT MIX

25 predominantly 2BR / 1BA homes

AVERAGE UNIT SIZE

Approximately 822 SF

PARKING

Surface parking; additional paid spaces

LOCATION

Minutes to I-45, Loop 610 and Downtown

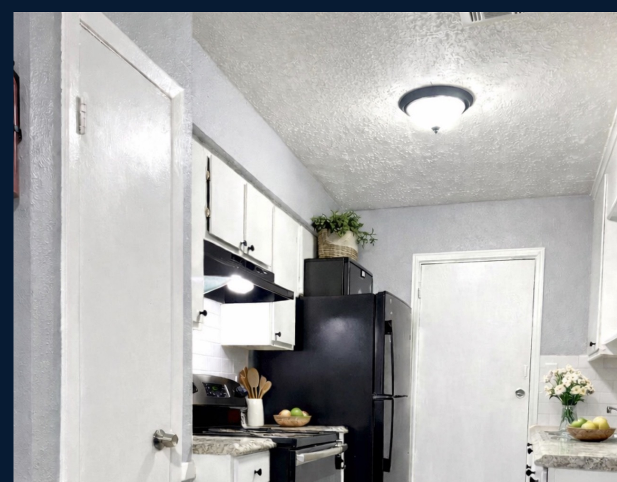
SALE TYPE

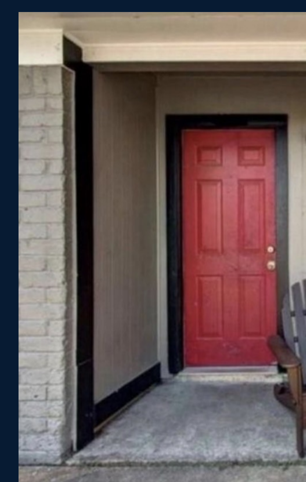
Investment / 1031 Exchange opportunity

Oxford Apartments combines a highly accessible infill location with updated interiors and multiple income streams, including water reimbursement and paid parking.

RENOVATED LIVING

Contemporary finishes designed to support resident appeal and retention.





FINANCIAL PERFORMANCE

$303,404	**$150,725**	**$152,680**	**$23,158**
T-12 TOTAL REVENUE	T-12 OPERATING EXPENSES	T-12 NET OPERATING INCOME	MONTHLY BASE RENT ROLL

Revenue composition

Gross rents $299,204

Imputed maintenance rent $4,200

OPERATING HIGHLIGHTS

- All 25 units shown occupied on the 6/30/26 rent roll
- Monthly water reimbursements total $1,275
- Additional parking fees total $590 per month
- T-12 includes annual insurance and property-tax payments

Note: the 8.65% cap rate and 6.17 GRM are marketing metrics from the current flyer. T-12 figures are presented separately without adjustment.

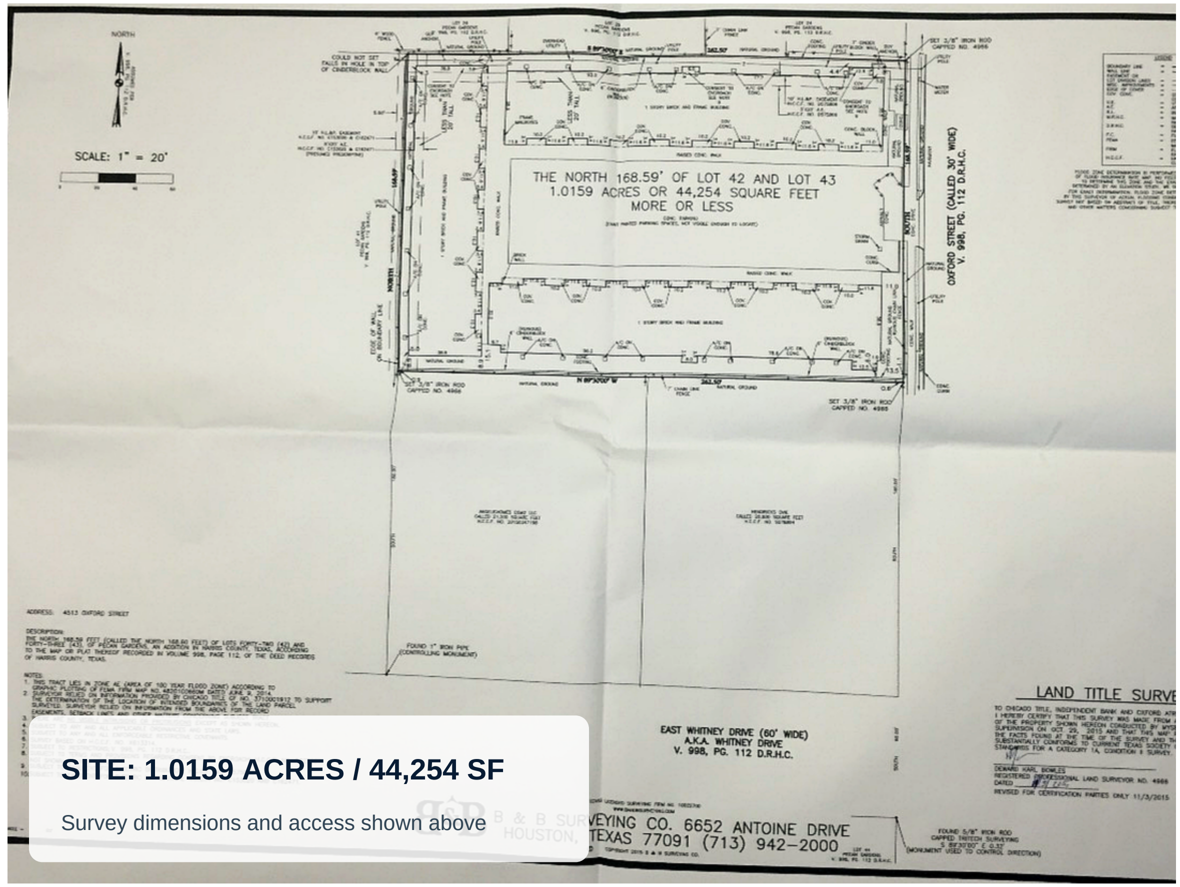
VALUE-ADD
OPPORTUNITY

RENT GROWTH
Continue lease renewals toward market rents.

ANCILLARY INCOME
Optimize paid parking and water reimbursement.

LAUNDRY
Evaluate a card-operated laundry facility, if feasible.

ASSET CARE
Continue renovations and targeted exterior enhancements.



SITE: 1.0159 ACRES / 44,254 SF

Survey dimensions and access shown above

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For financials, rent roll, due diligence materials or a private tour