

Turnkey Cash Flow at 8430 Round Rock

8-Unit Multi-Family Asset |
Houston, TX 77049



7.0%

Cap Rate

\$875,000

Purchase Price

100%

Day-One Occupancy

Core Investment Metrics at a Glance

\$875,000

LISTING PRICE

\$109,375 per door.

7.0%

CURRENT CAP RATE

Immediate cash flow with Section 8 eligibility.

8 Units

100% OCCUPIED

Totaling ~6,840 sq ft on a spacious 40,000 sq ft lot.

+\$1,195 / mo

VALUE-ADD GAP

Left on the table between current rents (\$10,005) and market rates (\$11,200).

The Bonus 10,000 SqFt: Free Expansion Lot



The Logic Branch

Monetization Paths

Path A (Capital Injection)

Re-plot the 10,000 SqFt lot and sell it to a local developer for immediate cash generation.

Path B (Yield Expansion)

Hold the lot and develop additional multi-family units, leveraging the existing infrastructure and management footprint.

Structural Profile



Year Built:
1975



Stories: 1
(Single-Level Duplex
Style Buildings)



Parking:
Expansive surface
lot



Exterior:
Low-maintenance
siding, covered
walkways



Land & Footprint



Lot Size: 40,000 SqFt
(0.91 Acres)

Density: High land-to-
building ratio

Core Value Pillars



Turnkey Condition

Move-in ready interiors with recent updates including vinyl plank flooring, subway tile backsplashes, and granite/laminate counters.



Stable Cash Flow

100% occupied with a diversified, carefully vetted tenant base.

Delivering a reliable **7.0% Cap Rate** on day one.



Embedded Upside

Proven market rents of **\$1,400/unit** reveal a distinct '**loss-to-lease**' gap, offering immediate revenue growth upon lease renewals.



Low-Maintenance Footprint

Single-story, duplex-style structures on a sprawling **40,000 SF lot**. Features tenant-appealing covered carports and durable brick/wood exteriors.

Site Layout & Exterior Condition

Single-story, duplex-style layout minimizes neighbor noise.



Dedicated covered carport parking for all units.



Private, direct-access entryways.



Turnkey Interiors: The Unit Case Study

Climate & Comfort:

Modern ceiling fans and central electric heating/cooling.

Flooring:

Durable, modern vinyl plank flooring throughout the main living areas.



Layout:

Open-concept 11x14 family room flowing seamlessly into the kitchen/dining space.

Low-CapEx Anatomy Diagram

Durable Vinyl Plank Flooring
(High lifespan, zero carpet-replacement costs during turnovers)

Granite & Hardwearing Laminate Countertops



Subway Tile Backsplash
(Modern tenant appeal, easy to clean)

Central Electric HVAC & Ceiling Fans
(Energy efficient, no gas dependencies)

Standardized 2-Bed / 1-Bath Layouts

10x10 Primary Bedrooms
Hard-surface flooring
Walk-in closet potential



Modernized fixtures
Low-maintenance tub surrounds
Tile/Vinyl finishing



Operations & Leasing Profile

Landlord Responsibilities



Water & Sewer



Trash Pickup



Yard Maintenance

***Investor Note:** Centralizing these utilities streamlines billing and protects the physical asset.*

Tenant Requirements



Minimum Credit Score: **580**

Security Deposit:
1 Month's Rent

Application via Transunion
SmartMove (\$40 fee)

Minimum 2-Years Lease

Leasing Advantages



Section 8 Welcomed
(Ensures guaranteed government rent payments)



Pets Allowed
(Case by Case – broadens tenant pool)

The Rent Roll Heatmap (Current vs. Market)

| Unit | SqFt | Current Rent | Market Rent | Upside Gap |
|----------------|------|----------------------------------|---------------------------------|------------|
| Unit 1 | 850 | \$1,250 | \$1,400 | +\$150/mo |
| Unit 2 | 850 | \$1,200 | \$1,400 | +\$200/mo |
| Unit 3 | 850 | \$1,200 | \$1,400 | +\$200/mo |
| Unit 4 | 850 | \$1,200 | \$1,400 | +\$200/mo |
| Unit 5 | 850 | \$1,305 | \$1,400 | +\$95/mo |
| Unit 6 | 850 | \$1,400 | \$1,400 | Stabilized |
| Unit 7 | 850 | \$1,200 | \$1,400 | +\$200/mo |
| Unit 8 | 850 | \$1,250 | \$1,400 | +\$150/mo |
| Totals: | | \$10,005/mo (Current) | \$11,200/mo (Market) | |

The Upside Matrix: Capturing Loss-to-Lease

With Unit 6 already proving the \$1,400 market rate, an investor can systematically capture over \$14,000 in additional annual revenue simply by marking remaining leases to market upon renewal.



Average Current Rent
~\$1,250 / unit

Proven Market Rent
\$1,400 / unit
(already achieved in Unit 6)

Annualized Revenue Upside
\$14,340

Opportunity to charge per fees (Current owner is not charging per fees)

Lease Maturity & Tenant Profile

Highly staggered lease maturities mitigate sudden turnover risk, while strict upfront screening ensures a reliable, high-quality tenant base.



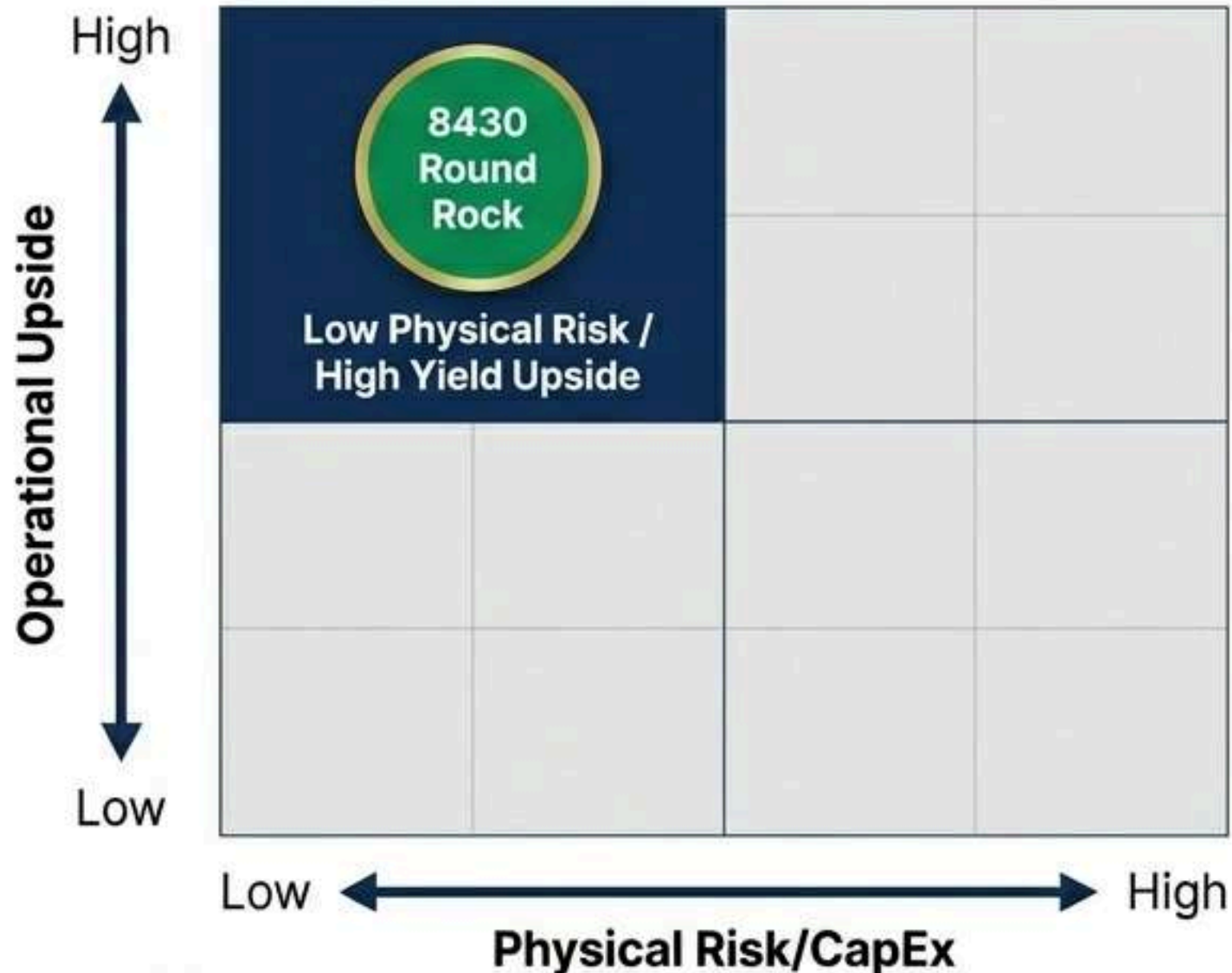
Approval Criteria

Tenants love it and will continue to stay. Avergare tenant has been at the property for 3 years. This shows that it's a highly desirable place tenants want to live.

- ✓ **Minimum Credit: 580**
- ✓ **Screening:** Transunion SmartMove background checks
- ✓ **Deposit:** 1 Month Security Deposit
- ✓ **Programs:** Section 8 Accepted (guaranteed government income backing)

Investment Synthesis: Pure Operational Focus

The Low-Risk / High-Reward Matrix



The Shield - Risk Mitigation

- **100%** Day-One Occupancy.
- **Zero** deferred maintenance.
- Durable interior finishes.



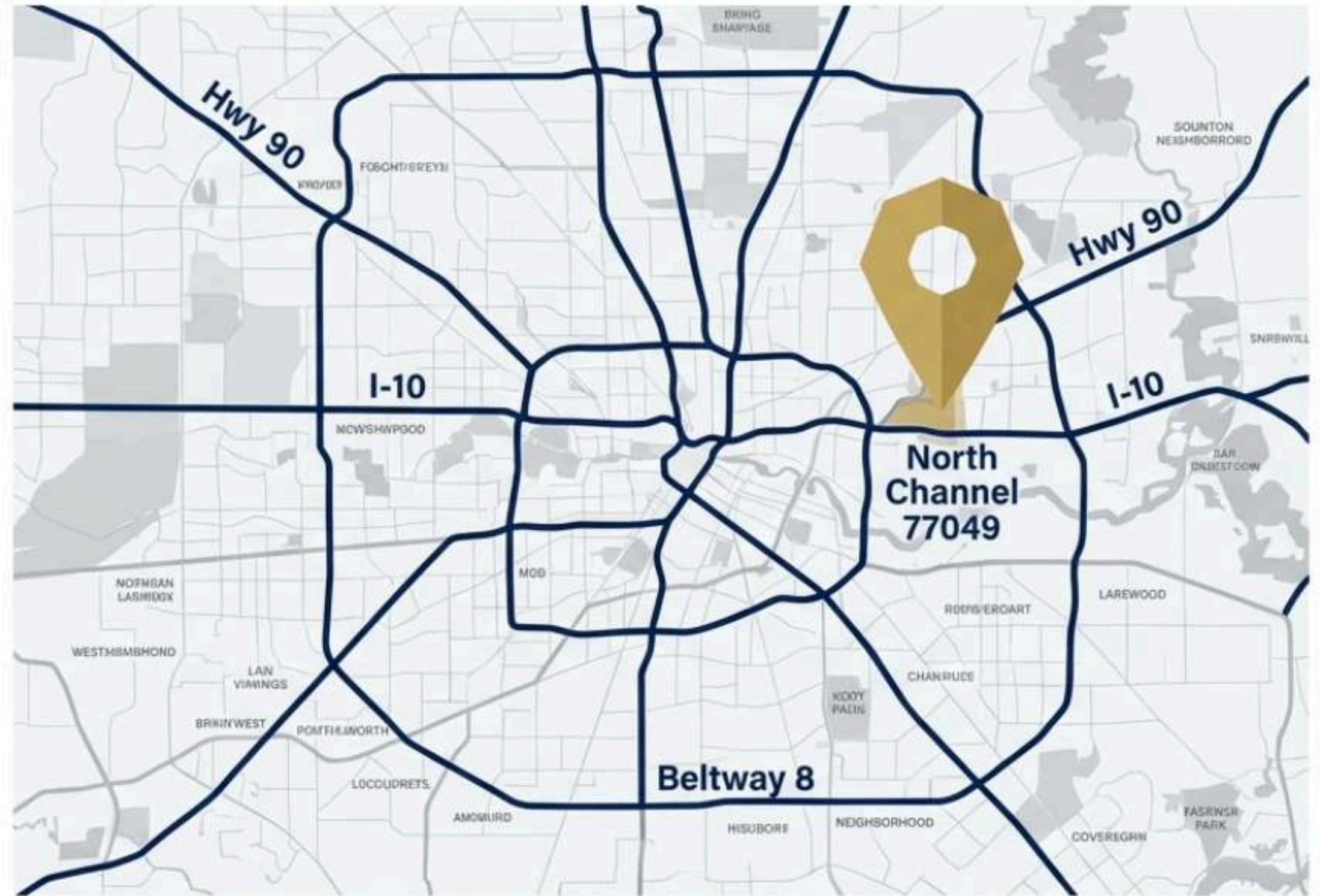
The Sword - Yield Expansion

- **\$14,340** annual revenue gap to market rent.
- Natural lease expirations over 14 months allow for sequential rent bumps without displacement costs.

Because the physical asset is turnkey, capital can be preserved. The investor's sole focus is optimizing the lease schedule to drive the 7% Cap Rate even higher.

Strategic Location: Houston's North Channel

- Immediate access to Old Hwy 90, I-10, and Beltway 8 North.
- Positioned in an "ACTIVE" neighborhood zone, balancing suburban calm with essential commercial proximity.
- High demand for accessible, single-story rental products in the surrounding workforce demographic.



Submarket Intelligence: Houston North Channel

Neighborhood

Reservoir Acres

School District Zoning


Sheldon ISD (Sheldon Lake Elementary, C.E. King Middle, C.E. King High)


Environmental Profile



Noise Score of 80

("Active" rating, isolated from airport/heavy traffic noise)

 **Topography:** Flat, established residential multi-family zone

 **Proximity:** Fast access to Beltway 8 and Highway 90



Transaction Directives

Asset:

8430 Round Rock Drive, Units 1-8

Asking Price: \$875,000

Next Steps:

- ✓ Request full trailing financials.
- ✓ Schedule a contactless or private tour.
- ✓ Submit LOI / Application.



| Rent Roll | | | | | | | | | |
|-----------|--------------------------|------------------|--------------------|--------------------|------------------|------|-----------|------------|------------|
| Units No | Unit Mix | Square Foot | Current Rent | Security Deposit | Market Rent | SQFT | RENT/SQFT | MOVED IN | LEASE END |
| Unit 1 | 2bed/1bath | 855 | 1250 | 0 | \$1,400 | 850 | \$1.47 | 3/9/2026 | 3/31/2027 |
| Unit 2 | 2bed/1bath | 855 | 1200 | 1000 | \$1,400 | 850 | \$1.41 | 2/1/2026 | 2/28/2027 |
| Unit 3 | 2bed/1bath | 855 | 1200 | 800 | \$1,400 | 850 | \$1.41 | 3/1/2022 | 4/30/2027 |
| Unit 4 | 2bed/1bath | 855 | 1200 | 800 | \$1,400 | 850 | \$1.41 | 3/1/2024 | 3/31/2027 |
| Unit 5 | 2bed/1bath | 855 | 1305 | 0 | \$1,400 | 850 | \$1.54 | 12/1/2026 | 11/28/2027 |
| Unit 6 | 2bed/1bath | 855 | 1400 | 800 | \$1,400 | 850 | \$1.65 | 3/1/2024 | 3/31/2027 |
| Unit 7 | 2bed/1bath | 855 | 1200 | 700 | \$1,400 | 850 | \$1.41 | 12/17/2025 | 1/31/2027 |
| Unit 8 | 2bed/1bath | 855 | 1250 | 1000 | \$1,400 | 850 | \$1.47 | 9/1/2025 | 10/31/2026 |
| | | | \$10,005.00 | \$5,100.00 | \$11,200 | | | | |
| | | | | | | | | | |
| | First, Last Name | Occupants | | | | | | | |
| | Daphne Hicks | 2 | | Total Units | 8 | | | | |
| | Terri Cockram | 1 | | Vacant | 0 | | | | |
| | Sandra and Jason Chapman | 3 | | | | | | | |
| | Alisa Solis | 3 | | Occupancy | 100.00% | | | | |
| | Monica | 2 | | Vacancy | 0.00% | | | | |
| | Jose Padilla Gonzalez | 1 | | | | | | | |
| | Jenny Turner | 2 | | RR Total | 10,005.00 | | | | |
| | Dominique | 1 | | | | | | | |

| T-12 | | | | | | | | | | | | | |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|------------------|
| INCOME | JUNE, 2025 | JULY, 2025 | AUG, 2025 | SEPT, 2025 | OCT, 2025 | NOV, 2025 | DEC, 2025 | JAN, 2026 | FEB, 2026 | MARCH, 2026 | APRIL, 2026 | MAY, 2026 | TOTAL |
| Rental Income | \$8,645 | \$8,970 | \$9,350 | \$9,410 | \$9,490 | \$9,020 | \$9,560 | \$9,490 | \$9,680 | \$9,795 | \$10,050 | \$10,050 | \$113,510 |
| Late Fees | \$320 | \$410 | \$220 | \$195 | \$310 | \$365 | \$180 | \$280 | \$245 | \$325 | \$265 | \$120 | \$3,235 |
| Other Income | \$ - | \$45 | \$ - | \$165 | \$ - | \$ - | \$45 | \$85 | \$ - | \$65 | \$ - | \$75 | \$480 |
| Total Income | \$8,965 | \$9,425 | \$9,570 | \$9,770 | \$9,800 | \$9,385 | \$9,785 | \$9,855 | \$9,925 | \$10,185 | \$10,315 | \$10,245 | \$117,225 |
| | | | | | | | | | | | | | |
| EXPENSES | JUNE, 2025 | JULY, 2025 | AUG, 2025 | SEPT, 2025 | OCT, 2025 | NOV, 2025 | DEC, 2025 | JAN, 2026 | FEB, 2026 | MARCH, 2026 | APRIL, 2026 | MAY, 2026 | TOTAL |
| Property taxes | \$788 | \$788 | \$788 | \$788 | \$788 | \$788 | \$788 | \$788 | \$788 | \$788 | \$788 | \$788 | \$9,456 |
| Insurance | \$780 | \$830 | \$850 | \$916 | \$916 | \$916 | \$916 | \$916 | \$916 | \$916 | \$916 | \$916 | \$10,704 |
| Water & Sewer (Undine) | \$479 | \$482 | \$493 | \$474 | \$480 | \$489 | \$485 | \$489 | \$530 | \$523 | \$530 | \$537 | \$5,990 |
| Repairs and Maintenance | \$230 | \$145 | \$210 | \$125 | \$128 | \$120 | \$65 | \$530 | \$295 | \$110 | \$ - | \$205 | \$2,163 |
| Landscaping & Pest Control | \$285 | \$285 | \$285 | \$285 | \$285 | \$285 | \$285 | \$285 | \$285 | \$285 | \$285 | \$285 | \$3,420 |
| Sewer Maintenance | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$1,836 |
| Trash | \$265 | \$198 | \$548 | \$464 | \$419 | \$306 | \$312 | \$426 | \$308 | \$345 | \$362 | \$399 | \$4,352 |
| Mgmt Fees (5% Projection) | \$448 | \$471 | \$479 | \$489 | \$490 | \$469 | \$489 | \$493 | \$496 | \$509 | \$516 | \$512 | \$5,861 |
| | | | | | | | | | | | | | \$ - |
| Operating Expenses | \$3,428 | \$3,352 | \$3,806 | \$3,694 | \$3,659 | \$3,526 | \$3,493 | \$4,080 | \$3,771 | \$3,629 | \$3,549 | \$3,795 | \$43,782 |
| | | | | | | | | | | | | | |
| NOI | \$5,537 | \$6,073 | \$5,765 | \$6,077 | \$6,141 | \$5,859 | \$6,292 | \$5,775 | \$6,154 | \$6,556 | \$6,766 | \$6,450 | \$73,443 |

ABOUT YOUR ADVISOR



WALE LAWAL

Investor | Broker | Founder – The Networth Builders Team

Wale Lawal is a Houston-based real estate investor and licensed broker specializing in helping busy professionals and fellow investors build long-term wealth through strategic real estate acquisitions.

With a background in Chemical Engineering and years of experience in the oil & gas industry, Wale brings a **data-driven, disciplined approach** to every transaction. He is an active investor with hands-on experience in long-term rentals, small multifamily properties, value-add assets, and new construction.

Wale is a **full-time investor and broker** known for his clear underwriting, strong negotiation skills, and a **client-first approach to execution**.

PROVEN TRACK RECORD

- **\$108M+** in Transactions Closed
- **400+** Investor Clients Served
- **35+** Rental Units Owned & Managed
- **\$5M+** in Assets Under Management
- **200+** Five-Star Google Reviews
- **Featured In:** Yahoo! Finance, BiggerPockets, Top Agent Magazine

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CONTACT FOR INQUIRIES & TOURS

Wale Lawal

Realtor® | Real Estate Broker & Advisor
The Networth Builders Team
Brokered By: LPT Realty

CELL: 832-776-9582

EMAIL: Wale@NetworthBuilders.com



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

| | | | |
|--|----------------|----------------------------------|----------------------|
| <u>LPT Realty LLC</u> | <u>9012763</u> | <u>txbrokers@lptrealty.com</u> | <u>(877)366-2213</u> |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| <u>Richard Shea Cottar</u> | <u>638245</u> | <u>txbrokers@lptrealty.com</u> | <u>(832)597-5384</u> |
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| <u>Lacey Pipes</u> | <u>715283</u> | <u>txbrokers@lptrealty.com</u> | <u>(830)388-7915</u> |
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| <u>Adewale Lawal</u> | <u>736740</u> | <u>Wale@NetWorthBuilders.com</u> | <u>(832)776-9582</u> |
| Name of Sales Agent/Associate | License No. | Email | Phone |