

INVESTMENT PORTFOLIO FOR SALE

7-UNIT SINGLE FAMILY RENTALS

2314-2324 BRINGHURST ST., HOUSTON, TX 77026



S&P INTERESTS

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5373 W. Alabama St., Ste. 325 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



ADDRESS

2314-2324 Bringhurst St.
Houston, TX 77026



BUILDING PORTFOLIO

7 Residential Units
± 5,680 SF (total)



AVG HH INCOME

\$89,854 within 3 miles

FINANCIALS

NET OPERATING INCOME

\$75,820.24

CAP RATE

10%

SALE PRICE

\$75,820.24



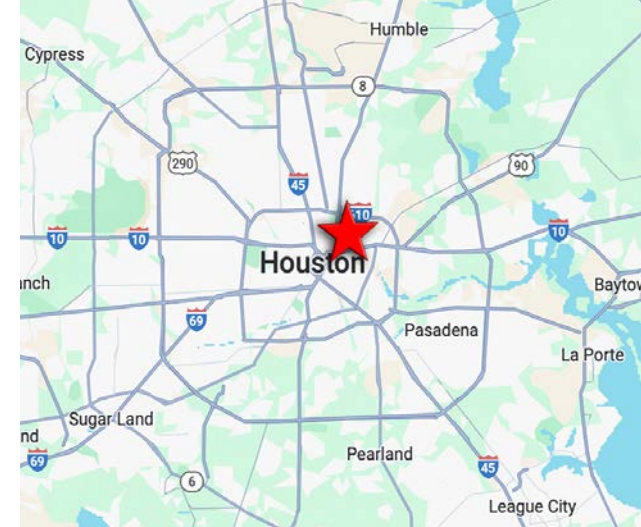
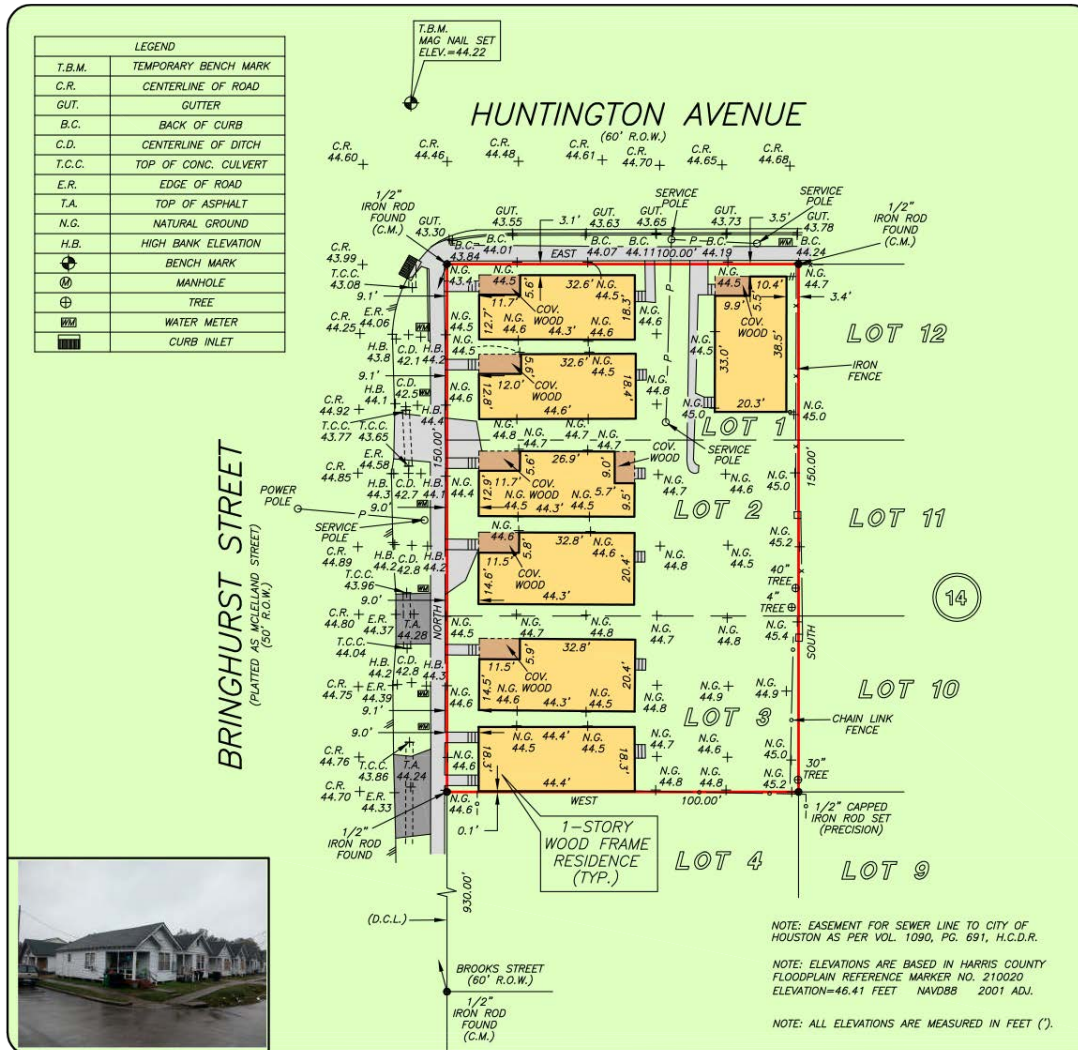
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SURVEY



PROPERTY FEATURES:

- 2314-2324 Bringhurst St., Houston, TX 77026
- 7-Unit Residential Portfolio
- Total Improvement(s) Size: 5,680 SF
- ± 15,000 SF Land For Sale
- Minutes from Major Highways
- Additional Parking at Rear of Each Unit

PRICING:

Sale Price: \$75,820.24 | Cap Rate:10%

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2025 Population	17,012	140,845	409,504
Households	6,313	52,723	168,086
Average HH Income	\$51,776	\$89,854	\$106,365

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	18,562		152,584		443,464	
2025 Estimate	17,012		140,845		409,504	
2020 Census	14,126		119,334		350,801	
Growth 2025 - 2030	9.11%		8.33%		8.29%	
Growth 2020 - 2025	20.43%		18.03%		16.73%	

2025 Population by Age	17,012		140,845		409,504	
Age 0 - 4	1,046	6.15%	8,487	6.03%	27,684	6.76%
Age 5 - 9	1,118	6.57%	8,066	5.73%	23,900	5.84%
Age 10 - 14	1,207	7.09%	7,876	5.59%	21,243	5.19%
Age 15 - 19	1,232	7.24%	8,023	5.70%	21,411	5.23%
Age 20 - 24	1,167	6.86%	8,427	5.98%	25,388	6.20%
Age 25 - 29	1,141	6.71%	10,251	7.28%	32,969	8.05%
Age 30 - 34	1,169	6.87%	12,391	8.80%	39,039	9.53%
Age 35 - 39	1,160	6.82%	12,717	9.03%	38,241	9.34%
Age 40 - 44	1,125	6.61%	11,402	8.10%	32,719	7.99%
Age 45 - 49	1,041	6.12%	9,664	6.86%	26,596	6.49%
Age 50 - 54	1,011	5.94%	8,682	6.16%	23,394	5.71%
Age 55 - 59	1,030	6.05%	8,141	5.78%	21,834	5.33%
Age 60 - 64	1,025	6.03%	7,610	5.40%	20,655	5.04%
Age 65 - 69	894	5.26%	6,541	4.64%	18,219	4.45%
Age 70 - 74	678	3.99%	5,109	3.63%	14,558	3.56%
Age 75 - 79	462	2.72%	3,520	2.50%	10,218	2.50%
Age 80 - 84	278	1.63%	2,121	1.51%	6,177	1.51%
Age 85+	231	1.36%	1,818	1.29%	5,259	1.28%
Age 65+	2,543	14.95%	19,109	13.57%	54,431	13.29%
Median Age	36.80		37.70		36.70	
Average Age	37.70		38.10		37.50	

2025 Population By Race	17,012		140,845		409,504	
White	1,918	11.27%	40,791	28.96%	141,771	34.62%
Black	7,449	43.79%	35,642	25.31%	86,610	21.15%
Am. Indian & Alaskan	219	1.29%	1,670	1.19%	4,530	1.11%
Asian	58	0.34%	2,901	2.06%	19,868	4.85%
Hawaiian & Pacific Island	15	0.09%	82	0.06%	321	0.08%
Other	7,353	43.22%	59,759	42.43%	156,404	38.19%

Population by Hispanic Origin	17,012		140,845		409,504	
Non-Hispanic Origin	8,305	48.82%	64,630	45.89%	219,999	53.72%
Hispanic Origin	8,707	51.18%	76,215	54.11%	189,505	46.28%

2025 Median Age, Male	37.40		38.00		37.30	
2025 Average Age, Male	37.70		38.20		37.60	

2025 Median Age, Female	36.20		37.30		36.10	
2025 Average Age, Female	37.70		38.10		37.40	

Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation Classification	13,397		114,814		332,391	
Civilian Employed	7,222	53.91%	65,783	57.30%	206,192	62.03%
Civilian Unemployed	764	5.70%	3,343	2.91%	10,506	3.16%
Civilian Non-Labor Force	5,411	40.39%	45,487	39.62%	115,446	34.73%
Armed Forces	0	0.00%	201	0.18%	247	0.07%

Households by Marital Status						
Married	1,591		15,948		50,958	
Married No Children	908		10,195		32,901	
Married w/Children	683		5,753		18,057	

2025 Population by Education	12,219		105,589		306,914	
Some High School, No Diploma	4,345	35.56%	27,209	25.77%	62,162	20.25%
High School Grad (Incl Equivalency)	3,609	29.54%	27,232	25.79%	60,422	19.69%
Some College, No Degree	2,259	18.49%	19,695	18.65%	55,539	18.10%
Associate Degree	974	7.97%	5,623	5.33%	17,037	5.55%
Bachelor Degree	634	5.19%	15,873	15.03%	64,205	20.92%
Advanced Degree	398	3.26%	9,957	9.43%	47,549	15.49%

2025 Population by Occupation	13,288		121,270		382,739	
Real Estate & Finance	227	1.71%	4,151	3.42%	14,281	3.73%
Professional & Management	1,929	14.52%	33,823	27.89%	127,688	33.36%
Public Administration	116	0.87%	1,239	1.02%	4,677	1.22%
Education & Health	1,881	14.16%	12,094	9.97%	40,533	10.59%
Services	2,392	18.00%	12,272	10.12%	30,759	8.04%
Information	49	0.37%	719	0.59%	2,485	0.65%
Sales	1,072	8.07%	12,156	10.02%	37,952	9.92%
Transportation	742	5.58%	3,466	2.86%	8,495	2.22%
Retail	571	4.30%	5,644	4.65%	16,930	4.42%
Wholesale	84	0.63%	2,259	1.86%	6,298	1.65%
Manufacturing	724	5.45%	5,687	4.69%	17,691	4.62%
Production	1,246	9.38%	9,063	7.47%	22,172	5.79%
Construction	1,116	8.40%	8,896	7.34%	22,262	5.82%
Utilities	544	4.09%	4,005	3.30%	12,053	3.15%
Agriculture & Mining	49	0.37%	2,085	1.72%	8,565	2.24%
Farming, Fishing, Forestry	0	0.00%	101	0.08%	271	0.07%
Other Services	546	4.11%	3,610	2.98%	9,627	2.52%

2025 Worker Travel Time to Job	6,902		60,608		184,583	
<30 Minutes	3,879	56.20%	35,743	58.97%	111,031	60.15%
30-60 Minutes	2,504	36.28%	21,049	34.73%	62,857	34.05%
60+ Minutes	519	7.52%	3,816	6.30%	10,695	5.79%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	5,231		43,826		142,207	
1-Person Households	1,746	33.38%	15,075	34.40%	54,503	38.33%
2-Person Households	1,206	23.05%	12,295	28.05%	42,078	29.59%
3-Person Households	858	16.40%	6,390	14.58%	18,573	13.06%
4-Person Households	627	11.99%	4,670	10.66%	13,292	9.35%
5-Person Households	367	7.02%	2,749	6.27%	7,280	5.12%
6-Person Households	247	4.72%	1,467	3.35%	3,689	2.59%
7 or more Person Households	180	3.44%	1,180	2.69%	2,792	1.96%
2025 Average Household Size	2.60		2.40		2.20	

Households						
2030 Projection	6,905		57,632		183,198	
2025 Estimate	6,313		52,723		168,086	
2020 Census	5,230		43,825		142,207	
Growth 2025 - 2030	9.38%		9.31%		8.99%	
Growth 2020 - 2025	20.71%		20.30%		18.20%	

2025 Households by HH Income	6,315		52,724		168,086	
<\$25,000	2,443	38.69%	12,453	23.62%	34,622	20.60%
\$25,000 - \$50,000	1,566	24.80%	9,262	17.57%	25,639	15.25%
\$50,000 - \$75,000	898	14.22%	8,774	16.64%	26,350	15.68%
\$75,000 - \$100,000	531	8.41%	6,394	12.13%	18,853	11.22%
\$100,000 - \$125,000	279	4.42%	3,875	7.35%	13,205	7.86%
\$125,000 - \$150,000	173	2.74%	2,745	5.21%	10,625	6.32%
\$150,000 - \$200,000	385	6.10%	3,959	7.51%	13,159	7.83%
\$200,000+	40	0.63%	5,262	9.98%	25,633	15.25%

2025 Avg Household Income	\$51,776		\$89,854		\$106,365	
2025 Med Household Income	\$36,876		\$60,749		\$72,432	

2025 Occupied Housing	6,312		52,723		168,087	
Owner Occupied	2,458	38.94%	22,745	43.14%	71,050	42.27%
Renter Occupied	3,854	61.06%	29,978	56.86%	97,037	57.73%
2020 Housing Units	6,789		58,152		185,273	
1 Unit	5,129	75.55%	37,999	65.34%	112,013	60.46%
2 - 4 Units	624	9.19%	4,715	8.11%	14,321	7.73%
5 - 19 Units	615	9.06%	4,069	7.00%	14,417	7.78%
20+ Units	421	6.20%	11,369	19.55%	44,522	24.03%

2025 Housing Value	2,458		22,744		71,049	
<\$100,000	815	33.16%	3,594	15.80%	8,217	11.57%
\$100,000 - \$200,000	490	19.93%	3,660	16.09%	9,780	13.77%
\$200,000 - \$300,000	409	16.64%	3,816	16.78%	9,579	13.48%
\$300,000 - \$400,000	459	18.67%	4,349	19.12%	11,795	16.60%
\$400,000 - \$500,000	78	3.17%	3,253	14.30%	10,377	14.61%
\$500,000 - \$1,000,000	175	7.12%	3,165	13.92%	16,404	23.09%
\$1,000,000+	32	1.30%	907	3.99%	4,897	6.89%
2025 Median Home Value	\$184,489		\$306,944		\$367,388	

Radius	1 Mile		3 Mile		5 Mile	
2025 Housing Units by Yr Built	7,024		58,566		186,362	
Built 2010+	1,281	18.24%	16,617	28.37%	53,566	28.74%
Built 2000 - 2010	267	3.80%	4,196	7.16%	22,788	12.23%
Built 1990 - 1999	468	6.66%	2,037	3.48%	10,858	5.83%
Built 1980 - 1989	326	4.64%	1,825	3.12%	7,532	4.04%
Built 1970 - 1979	411	5.85%	3,223	5.50%	9,900	5.31%
Built 1960 - 1969	1,337	19.03%	5,080	8.67%	14,650	7.86%
Built 1950 - 1959	850	12.10%	6,238	10.65%	19,742	10.59%
Built <1949	2,084	29.67%	19,350	33.04%	47,326	25.39%
2025 Median Year Built	1963		1966		1981	

Demographic Trend Report

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Age 80 - 84	278	1.63%	2,121	1.51%	6,177	1.51%
Age 85+	231	1.36%	1,818	1.29%	5,259	1.28%
Age 65+	2,543	14.95%	19,109	13.57%	54,431	13.29%

Median Age	36.80		37.70		36.70	
Average Age	37.70		38.10		37.50	



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.

11-2-2015

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.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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