



SEALY PARADISE APARTMENTS

808 SEALY AVE GALVESTON, TX 77550

NRES / COMPASS
COMPANY COMMERCIAL

PROPERTY SUMMARY



LOCATION: 808 Sealy Ave Galveston, TX 77550



SALES PRICE: Contact Broker



PRICE PER UNIT: Contact Broker



Unit Mix: 1 Bed / 1 Bath - 8 units
AVG SF - 500 /unit



BUILDING: 1 Building - 8 units
4,000 SF GBA



OCCUPANCY: Contact Broker



ZONING: 1F4



APN: 102056



Land: 5,140 SF
0,12 AC



PROFORMA

Operating Income & Expense

ANNUAL

INCOME

GROSS POTENTIAL RENT (\$1500.00/month/unit) \$144,00.00

VACANCY (4.60%) (\$7,281.98)

TOTAL OPERATING INCOME \$136,718.02

EXPENSE

PROPERTY TAXES (2025) Your paragraph text \$12,507.34

INSURANCE (Current) \$18,715.00

MANAGEMENT FEE (7.00% OF EGI) \$9,576.00

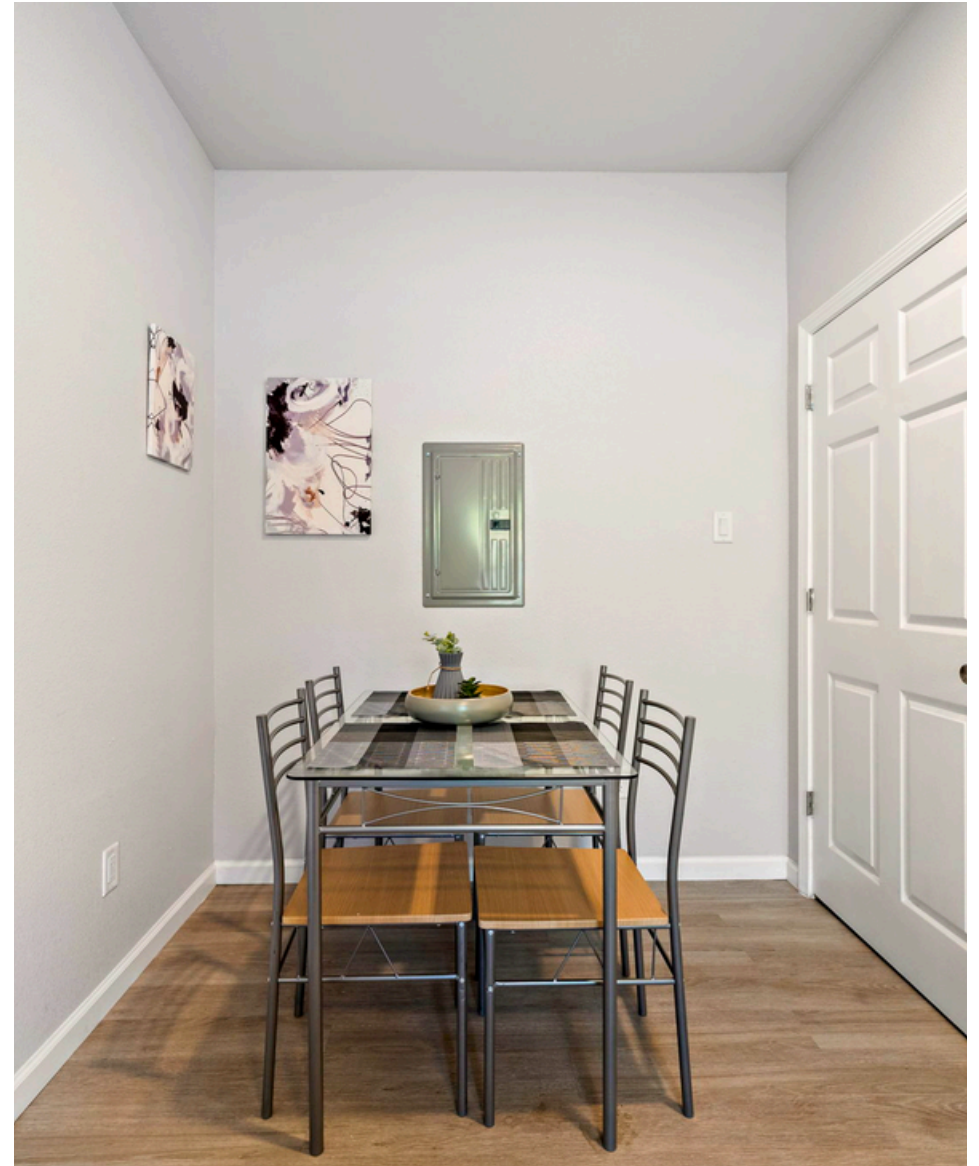
MAINTENANCE (\$900.00/unit/year) \$7,200.00

TOTAL OPERATING EXPENSES \$47,998.34

(35.10% OpEx)

NOI - Net Operating Income \$88,719.68

PHOTOS



PHOTOS



GALVESTON, TEXAS

Galveston, Texas is a dynamic coastal rental market supported by tourism, healthcare, education, and port-driven economic activity, combined with long-term housing demand influenced by both workforce and lifestyle renters. Located along the Gulf Coast approximately 50 miles southeast of Houston, Galveston benefits from strong regional connectivity via Interstate 45, providing residents with access to one of the largest employment centers in the state while maintaining the unique appeal of coastal living.

The local economy is anchored by a diverse mix of industries, including tourism, healthcare, higher education, maritime trade, and government services. Major institutions such as University of Texas Medical Branch and the Port of Galveston serve as significant employment drivers, supporting a steady base of year-round rental demand. In addition, Galveston's position as a major cruise port and vacation destination contributes to ongoing economic activity and population flow.

Galveston's renter profile is diverse, consisting of healthcare professionals, university staff and students, service industry workers, port employees, and tourism-related labor. This mix creates consistent demand across multiple housing types, from workforce housing to higher-end rentals catering to seasonal or relocating tenants. The presence of both permanent residents and transient populations helps sustain occupancy levels throughout the year.

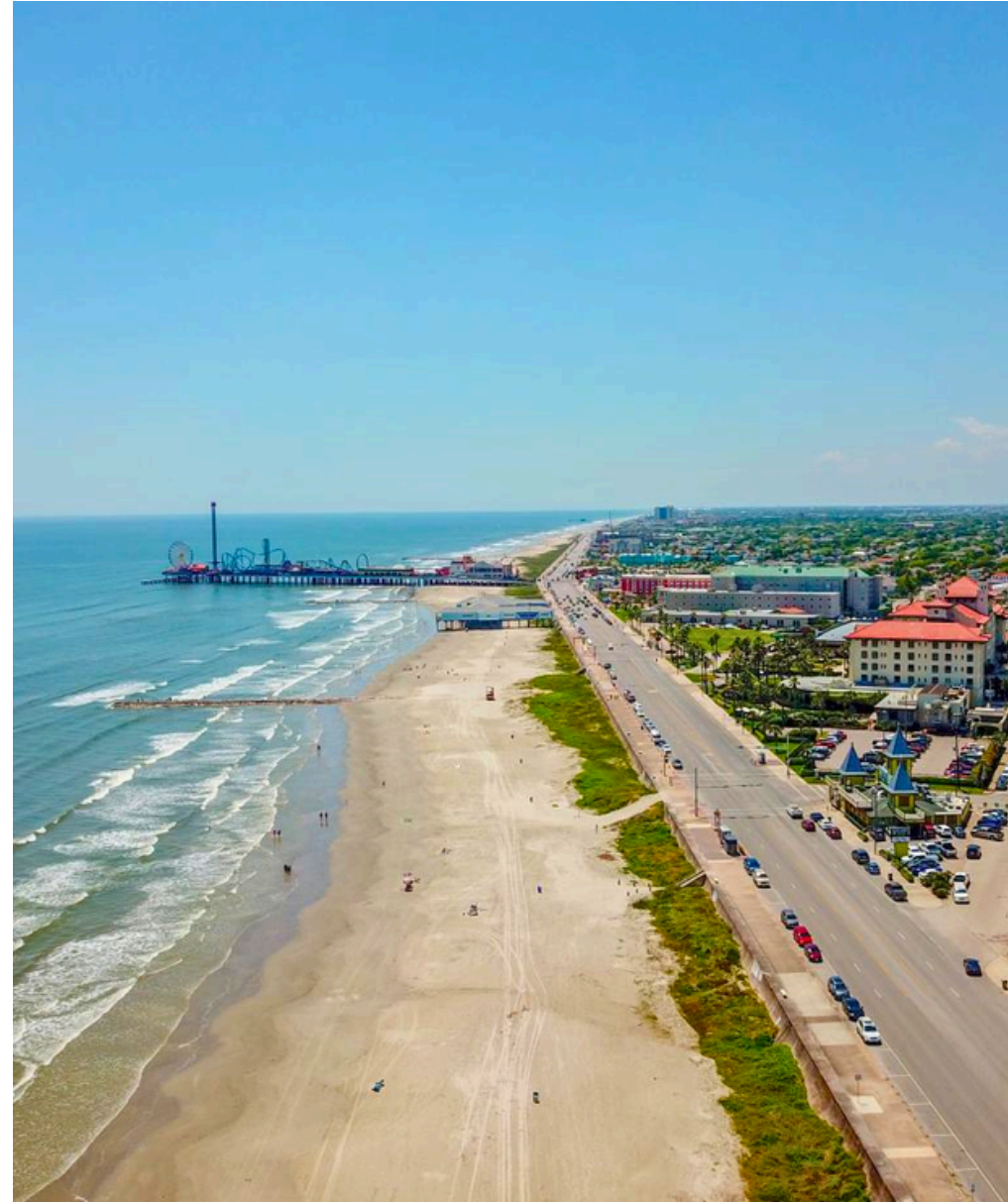
Affordability, relative to nearby coastal and metropolitan markets, remains a key factor in Galveston's rental appeal. While pricing can vary based on proximity to the waterfront and historic districts, the market still offers competitive options compared to central Houston and other high-demand areas. As homeownership costs across Texas continue to rise, renting in Galveston presents a practical alternative for individuals seeking flexibility and access to coastal amenities.

Supply constraints—particularly for well-maintained and professionally managed multifamily properties—support a stable rental environment. Development is naturally limited by geographic boundaries and zoning considerations associated with the island setting. As a result, existing inventory benefits from reduced competition, and updated units are especially well-positioned to capture tenant demand.

From a livability standpoint, Galveston offers a unique blend of coastal lifestyle and urban accessibility. Residents enjoy walkable neighborhoods, beach access, and a slower-paced environment compared to larger cities, while still remaining within commuting distance of Houston. This balance appeals to a wide range of renters, from young professionals to retirees and remote workers.

Local amenities further enhance renter demand. Attractions such as Galveston Island Historic Pleasure Pier, Moody Gardens, and the The Strand Historic District provide dining, entertainment, and cultural experiences. Combined with beach access, waterfront recreation, and year-round events, these features contribute to strong tenant retention and overall market appeal.

Overall, Galveston represents a resilient and demand-supported multifamily market driven by economic diversity, coastal desirability, and constrained supply. With a stable mix of workforce and lifestyle renters, strong institutional employment anchors, and ongoing tourism activity, the market offers consistent occupancy trends and broad-based rental demand. These fundamentals position Galveston as an attractive location for multifamily investment, offering the potential for stable cash flow, long-term appreciation, and operational durability in a uniquely supply-constrained coastal environment.



AREA EMPLOYMENT

Galveston, Texas benefits from a diverse and economically active local base that supports consistent demand for both workforce and lifestyle-oriented rental housing. While influenced by its coastal location, the market is anchored by several stable industries that provide reliable employment and a broad tenant base for multifamily properties.

HOSPITALITY:

Hospitality is a major economic driver in Galveston, supported by a strong concentration of hotels, resorts, restaurants, and entertainment venues across the island. Properties near beachfront areas and destinations such as Galveston Island Historic Pleasure Pier and Moody Gardens generate steady employment for hotel staff, food service workers, and operations personnel. This sector supports a large workforce that often prefers rental housing due to flexibility, seasonality, and proximity to work.

HEALTHCARE:

Healthcare is one of the most stable and significant employment sectors in the area, led by University of Texas Medical Branch. As a major teaching hospital and research institution, UTMB employs thousands of professionals, including physicians, nurses, researchers, and administrative staff. This creates consistent, year-round demand for quality rental housing across multiple price points.

MARITIME & PORT OPERATIONS:

The Port of Galveston serves as a key economic engine, supporting cargo operations, cruise terminals, and maritime services. Employment from port-related activities—including logistics, transportation, and shipping—drives demand for workforce housing, particularly among skilled laborers and port personnel.

EDUCATION & PUBLIC SECTOR:

In addition to UTMB, local schools and government institutions provide stable employment for educators, administrators, and public service employees. These tenants seek long-term housing solutions and contribute to consistent occupancy within the rental market.

RETAIL & SERVICE INDUSTRY:

Galveston's local economy supports a strong retail and service sector, with activity concentrated in areas such as The Strand Historic District and throughout neighborhood corridors. This sector employs a wide range of workers who rely on accessible and affordable rental options. Together, these industries create a well-rounded economic foundation that supports sustained rental demand in the Galveston market, with a healthy mix of workforce stability and service-driven employment.



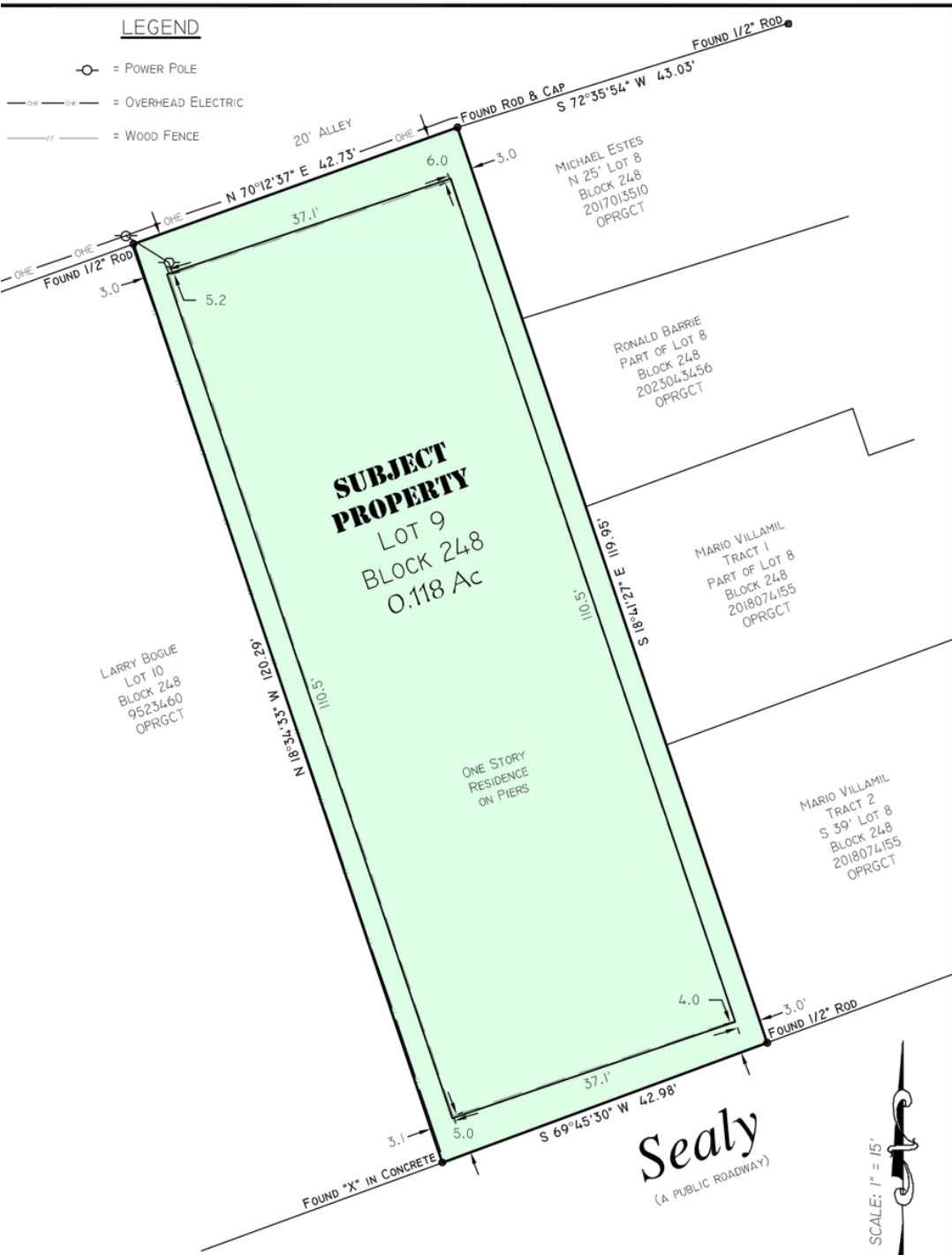
SURVEY

LEGEND

○ = POWER POLE

—O—O— = OVERHEAD ELECTRIC

—//— = WOOD FENCE



**SUBJECT
PROPERTY**
LOT 9
BLOCK 248
0.118 Ac

ONE STORY
RESIDENCE
ON PIERS

Sealy
(A PUBLIC ROADWAY)

SCALE: 1" = 15'

SEALY PARADISE APARTMENTS - 808 SEALY AVE GALVESTON, TX 77550

REACH OUT FOR ALL DUE DILIGENCE ITEMS .

ANDREW NEUMANN

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NRES
COMPANY

COMPASS
COMMERCIAL

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an inter- mediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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|------------------------------------|-------------|------------------------|----------------|
| NRES | 9006927 | broker@nrescompany.com | (817) 336-5172 |
| LICENSED BROKER / BROKER FIRM NAME | LICENSE NO. | EMAIL | PHONE |
| DESIGNATED BROKER OF FIRM | LICENSE NO. | EMAIL | PHONE |
| SALES AGENT/ASSOCIATES NAME | LICENSE NO. | EMAIL | PHONE |