



Investment Portfolio

SINGLE-FAMILY RENTAL HOMES

Offered as a Single Portfolio Sale
Houston MSA, Texas



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Executive Summary



Diversified Residential Investment Portfolio in Greater Houston

This offering features a diversified portfolio of 11 residential properties located in the highly desirable Woodlands and Lake Conroe corridor, including Conroe, Willis, and Montgomery. Positioned within one of the fastest-growing regions in the Greater Houston area, the portfolio offers investors the opportunity for strong rental demand and long-term appreciation in a market driven by continued population growth and economic expansion.

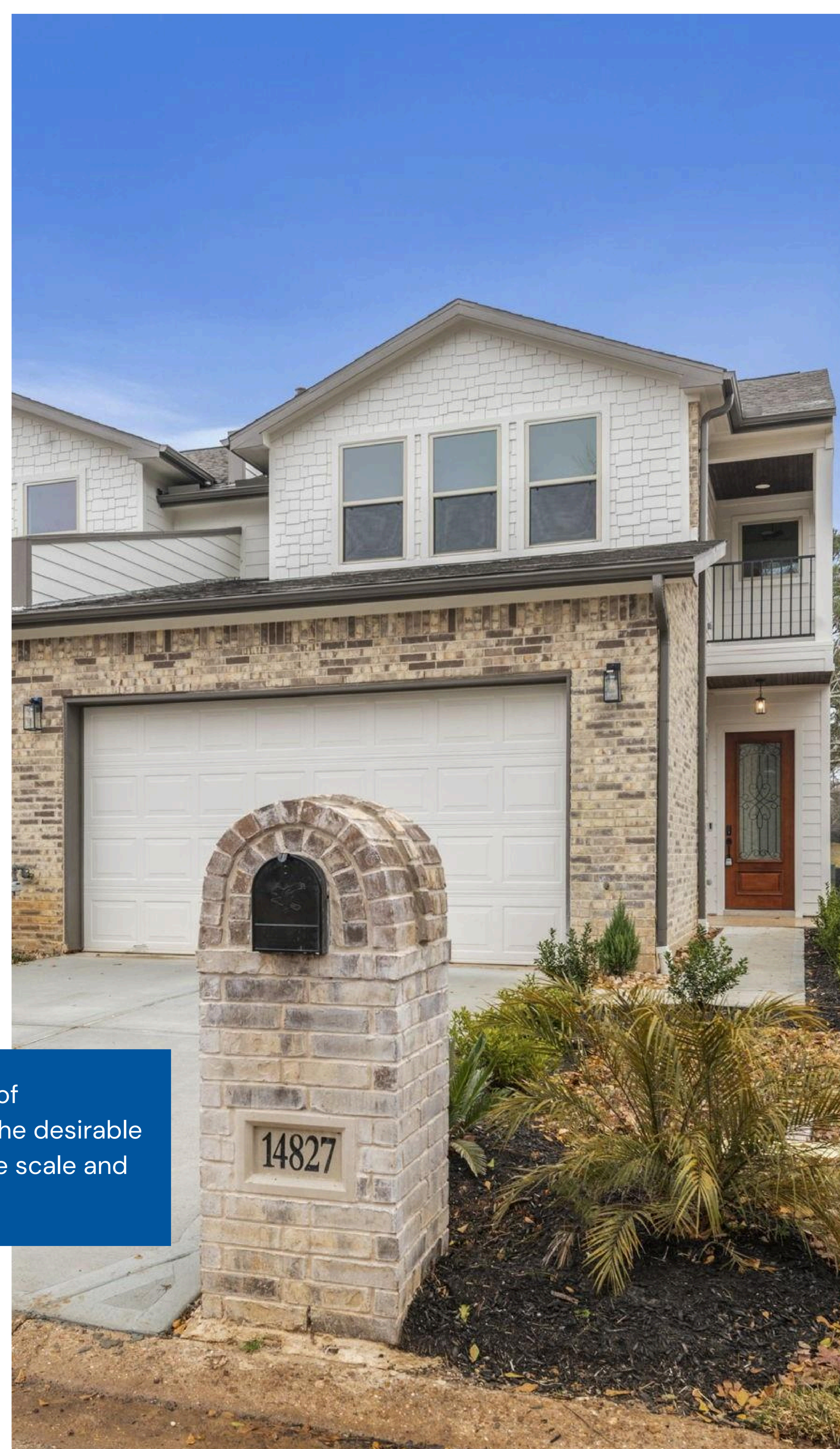
The properties include a mix of newly constructed and recently renovated homes, showcasing modern finishes, attractive curb appeal, and reduced near-term capital expenditure needs. These upgrades help support competitive rental positioning while enhancing the long-term durability and value of each asset.

Strategically situated near The Woodlands' major employment centers, top-rated schools, and expanding retail and medical facilities, the homes benefit from consistent housing demand. Proximity to The Woodlands Town Center, Lake Conroe, Interstate 45, and the ExxonMobil campus further strengthens the area's appeal to residents seeking both convenience and quality of life in one of the region's most sought-after communities.

The portfolio is offered as a bundle sale of 11 residential properties for a total price of **\$4,350,000**. This packaged offering allows investors to acquire multiple assets in the desirable Woodlands and Lake Conroe area through a single transaction, providing immediate scale and strong market exposure within one of North Houston's fastest-growing regions.

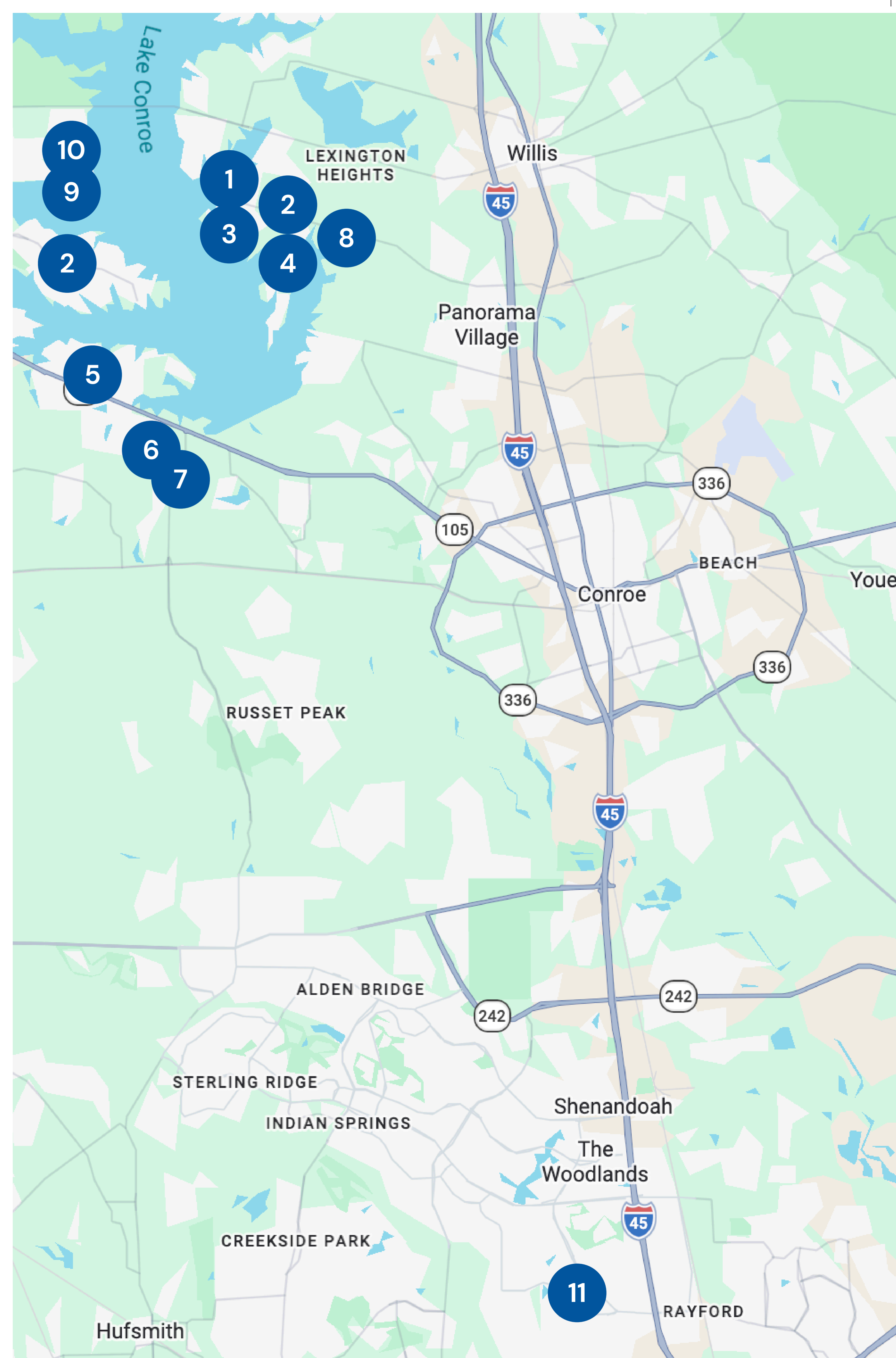


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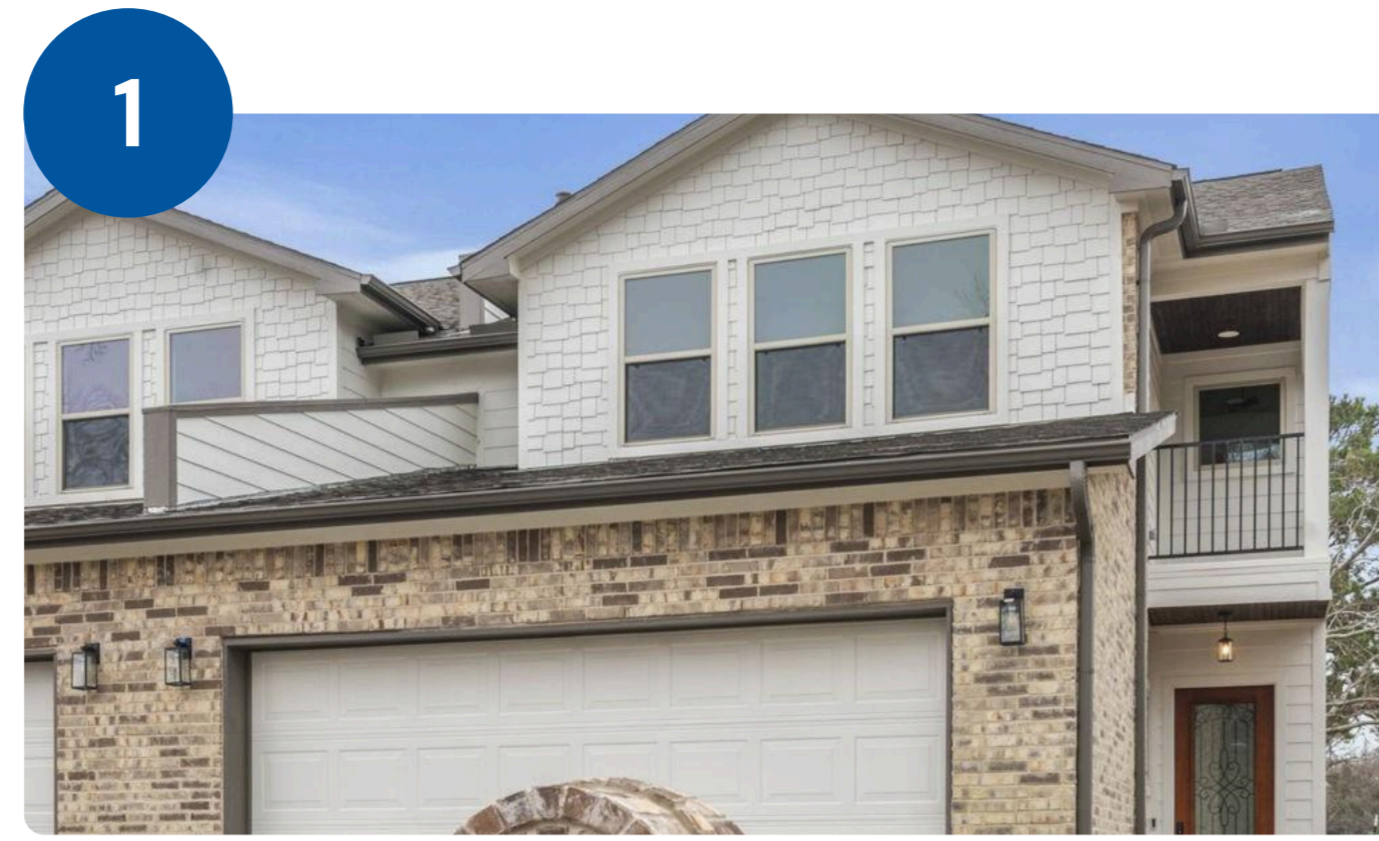


LOCATION OVERVIEW

- 1** 14827 Spica Ct
Willis, TX
- 2** 3518 Misty Moss
Walden, TX 77318
- 3** 14822 Spica Ct
Willis, TX
- 4** 14828 Spica Ct
Willis, TX
- 5** 327 Paradise Ln
Walden, TX
- 6** 1005 Spokane River Rd
Conroe, TX
- 7** 1007 Spokane River Rd
Conroe, TX
- 8** 7007 Longmire Circle
Conroe, TX
- 9** 107 Monterrey
Montgomery, TX
- 10** 70 Wyndemere Ct
Montgomery, TX
- 11** 75 Scarlet Ct
Spring, TX



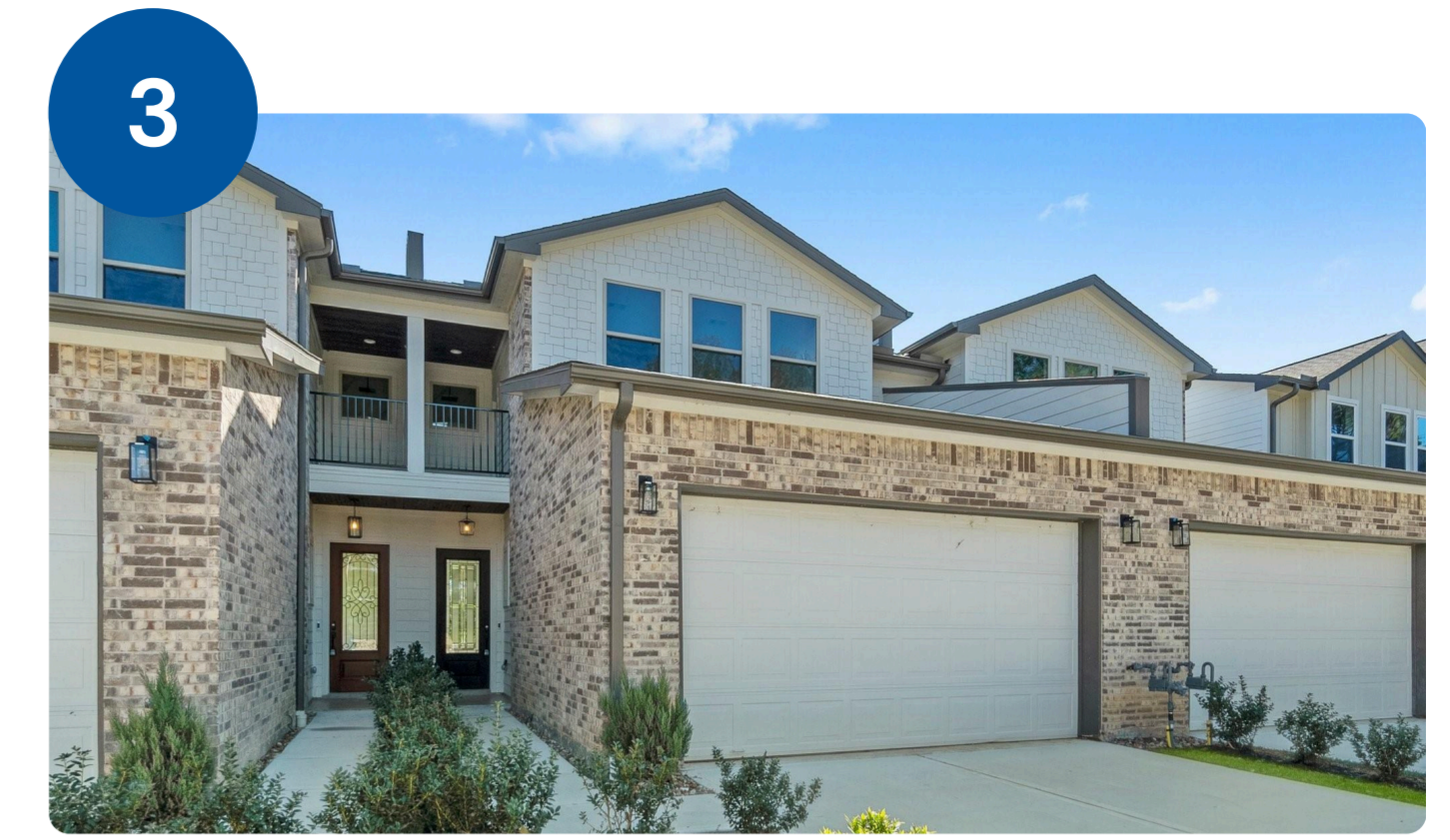
LOCATION BREAKDOWN



14827 Spica Ct
Willis, TX



3518 Misty Moss
Walden, TX



14822 Spica Ct
Willis, TX

Monthly Rent	\$2,500.00	\$2,390.00	\$2,250.00
Yearly Income	\$30,000.00	\$28,680.00	\$27,000.00
Mortgage	\$1,555.02	\$1,790.20	\$1,509.24
Lease Term	31/05/2026	31/07/2026	30/04/2027
Est Property Tax	\$317.13	\$250.00	\$317.13
HOA	\$112.50	\$20.67	\$129.38
Admin fee	\$135.00	\$135.00	\$135.00
Dwelling Insurance	\$130.47	\$131.24	\$130.30
Flood Insurance	\$50.25	\$56.00	\$50.33
Total Monthly Cost	\$745.35	\$592.91	\$762.13
Monthly Profit	\$1,754.65	\$1,797.09	\$1,487.87
ROI	5.93%	5.99%	5.44%
Year profit	\$21,055.84	\$21,565.13	\$17,854.40

LOCATION BREAKDOWN



14828 Spica Ct
Willis, TX



327 Paradise Ln
Walden, TX



1005 Spokane River Rd
Conroe, TX

Monthly Rent	\$2,250.00	\$2,250.00	\$1,900.00
Yearly Income	\$27,000.00	\$27,000.00	\$22,800.00
Mortgage	\$1,546.16	\$1,550.00	\$1,278.26
Lease Term	15/06/2026	30/09/2027	28/02/2026
Est Property Tax	\$317.13	\$205.67	\$191.19
HOA	\$129.38	\$20.00	\$10.42
Admin fee	\$135.00	\$135.00	\$135.00
Dwelling Insurance	\$130.30	\$134.16	\$97.94
Flood Insurance	\$50.33	\$48.17	\$51.33
Total Monthly Cost	\$762.13	\$543.00	\$485.88
Monthly Profit	\$1,487.87	\$1,707.00	\$1414.00
ROI	5.44%	6.11%	6.28%
Year profit	\$17,854.40	\$20,484.05	\$16,969.49

LOCATION BREAKDOWN



7

1007 SpokaneRiver Rd
Conroe, TX



8

7007 Longmire Circle
Conroe, TX



9

107 Monterrey
Montgomery, TX

Monthly Rent	\$1,900.00	\$3,500.00	\$3,550.00
Yearly Income	\$22,800.00	\$42,000.00	\$42,600.00
Mortgage	\$1,202.96	N/A	N/A
Lease Term	N/A	31/12/2026	31/03/2026
Est Property Tax	\$191.19	\$512.42	\$733.33
HOA	\$10.42	\$51.67	\$98.84
Admin fee	\$135.00	\$135.00	\$135.00
Dwelling Insurance	\$97.94	\$234.90	\$126.00
Flood Insurance	\$51.33	\$53.17	\$63.50
Total Monthly Cost	\$555.88	\$987.16	\$1,156.68
Monthly Profit	\$1,344.12	\$2,512.84	\$2,393.32
ROI	5.97%	4.75%	4.79%
Year profit	\$16,129.49	\$30,154.07	\$28,719.8

LOCATION BREAKDOWN



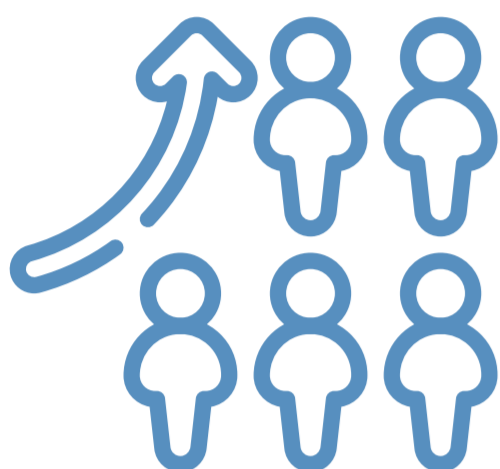
10
70 Wyndemere Ct
 Montgomery, TX



11
75 Scarlet Ct
 Spring, TX

Monthly Rent	\$2,700.00	\$2,050.00
Yearly Income	\$32,400.0	\$24,600.00
Mortgage	N/A	\$1,296.06
Lease Term	31/03/2027	31/07/2026
Est Property Tax	\$423.25	\$393.61
HOA	\$95.50	\$355.87
Admin fee	\$135.00	\$135.00
Dwelling Insurance	\$134.00	\$190.80
Flood Insurance	\$71.50	\$64.86
Total Monthly Cost	\$859.25	\$1,140.07
Monthly Profit	\$1,840.75	\$909.93
ROI	5.32%	3.64%
Year profit	\$22,089.00	\$10,919.19

THE WOODLANDS, TEXAS



121,002
RESIDENTS SINCE 2024



88.7%
US citizens



\$511,700
MEDIAN PROPERTY
VALUE 2024

500

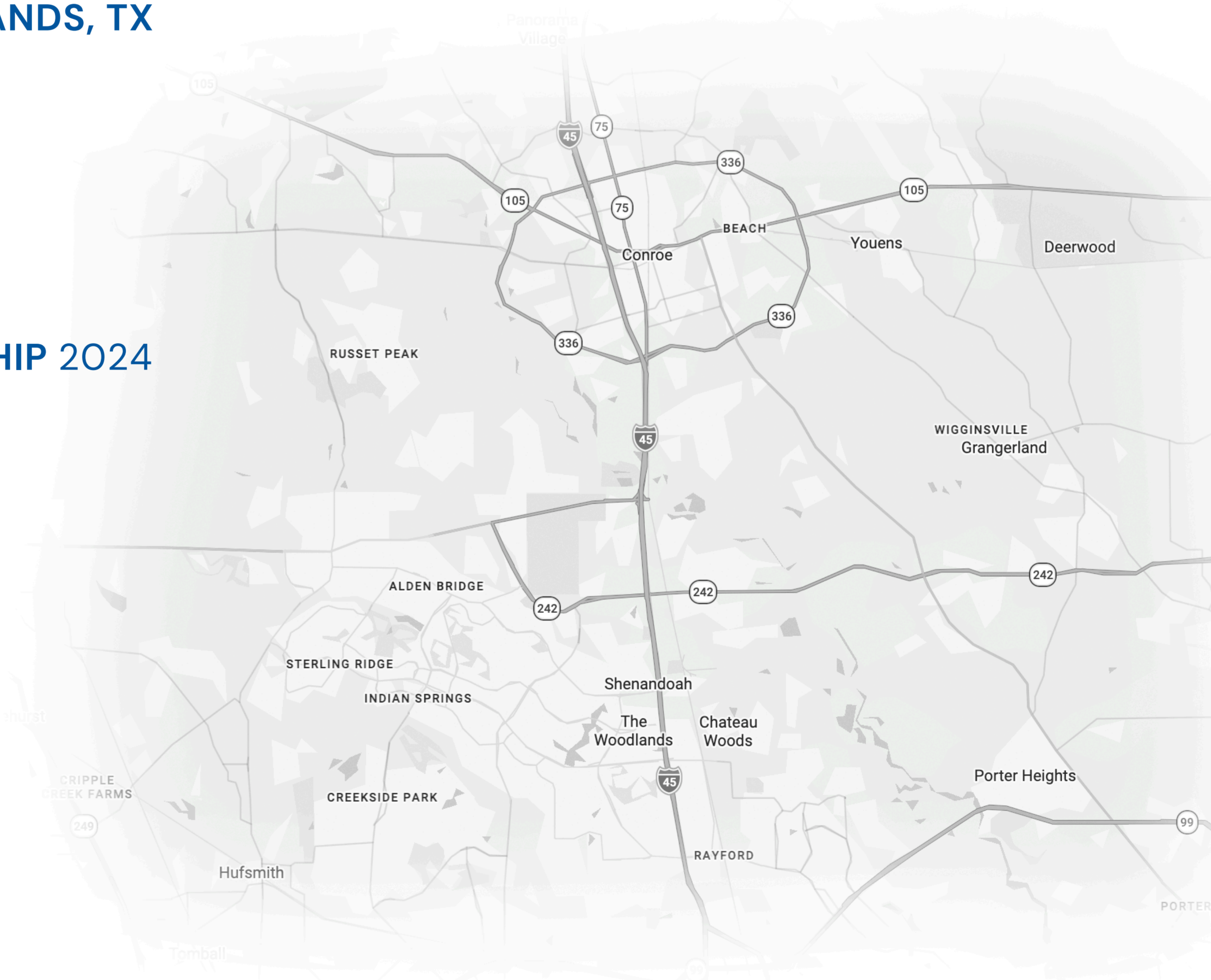
3 FORTUNE 500
COMPANY HQ'S
IN THE WOODLANDS, TX



\$140,701
MEDIAN HOUSEHOLD INCOME



72.5%
HOMEOWNERSHIP 2024



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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
CB&A	9001502	Nicky@NickyGomez.com	832-998-3958
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nicky Gomez	658352	Nicky@NickyGomez.com	832-998-3958
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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