

# 1915-45th Street | Galveston, TX 77550

**Mixed-Use Investment Opportunity | 10.0% Cap Rate | \$1,000,000  
Asking Price**



## Property Overview

Stabilized mixed-use investment property consisting of 7 residential apartments and 4 retail storefronts. Tenants pay their own utilities, creating strong in-place cash flow with minimal landlord expenses.

## Investment Highlights

- 11 Income-Producing Units
- 7 Residential Apartments
- 4 Retail Storefronts
- Strong Existing Cash Flow
- Long-Term Tenant Base
- Approximate 10% Cap Rate
- Prime Galveston Location

## Financial Summary

Asking Price: \$1,000,000  
Gross Annual Income: \$152,400  
Operating Expenses: \$52,700  
Net Operating Income: \$99,700

Cap Rate: 9.97%

Price Per Unit: \$90,909