REAL ESTATE
Commercial Division

10 - UNIT RESIDENTIAL INVESTMENT PORTFOLIO

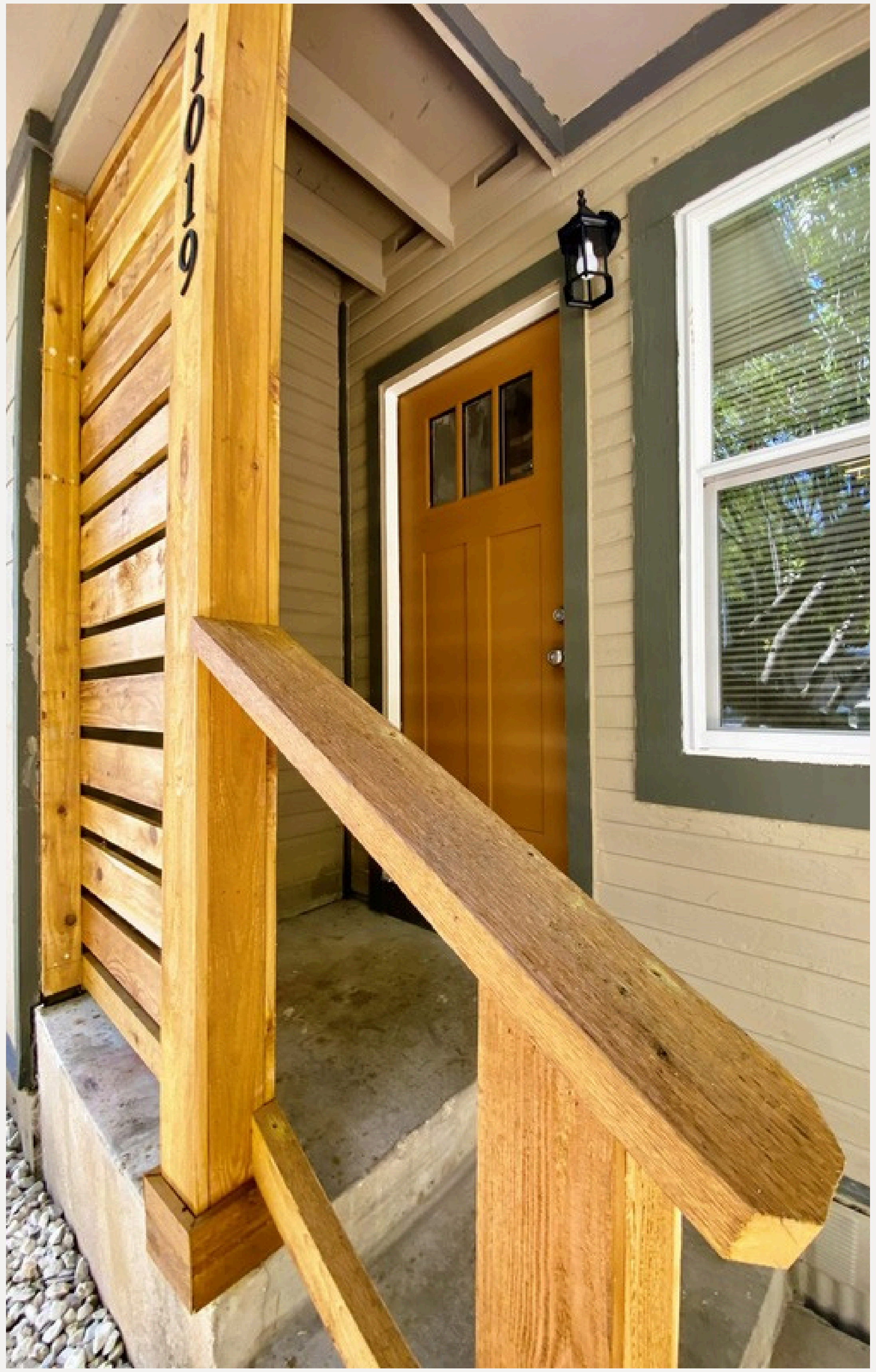
listing presented by
monica & company real estate
1920 corporate dr ste 201b | san marcos, tx

Executive Summary

10 UNITS | 80% OCCUPIED | $16,533 MONTHLY PGI | $198,396 ANNUAL PGI

The portfolio's combination of duplex and single-family residences provides built-in diversification, reducing reliance on a single unit type or tenant profile. This structure helps mitigate vacancy risk, smooth income fluctuations, and broaden tenant demand, positioning the asset for long-term stability in a growing rental market.

This portfolio is well-suited for an investor seeking a turnkey residential asset with strong in-place income, rental growth potential, and long-term appreciation in a proven growth corridor.



Investment Strategy & Upside

- **MARK-TO-MARKET OPPORTUNITY**
  - Two vacant units provide immediate lease-up potential.
- **LEASE ROLLOVER**
  - Two additional units are currently month-to-month.
- **DIVERSIFIED INCOME**
  - Duplex and single-family inventory broadens the renter pool.
- **LOWER NEAR-TERM CAPEX EXPOSURE**
  - Renovated interiors and updated units reduce immediate improvement needs.

Product Mix

Haynes Duplexes

- 4 duplexes (8 units) are centrally located in San Marcos
- 0.5 miles from the San Marcos River and Rio Vista Park
- 1.6 miles from the TXST Quad
- 1 mile from Downtown

Millbrook Single Family

- 2 single family homes located on the southeast side of San Marcos
- 1 mile north of the Outlet Malls
- Adjacent to new H-E-B
- 0.5 miles from IH-35

Rental Demand Drivers

- **DIVERSE RENTER BASE**
  - Demand supported by students, professionals and the broader San Marcos workforce.
- **CENTRAL LOCATION**
  - Walkable streets with convenient access to downtown, recreation, employment and Texas State.
- **UNIVERSITY DEMAND**
  - Continued Texas State enrollment and institutional growth support long-term housing demand.
- **LIFESTYLE**
  - Proximity to the San Marcos River, parks and downtown amenities enhances renter appeal.

Unit Mix

Unit	Bed	Bath	Square Footage	Market Rent	Lease End Date
1005 Haynes	2	1	637	$1,350	06/30/2027
1007 Haynes	2	1	637	$1,350	MTM
1006 Haynes	2	1	600	$1,250	VACANT
1008 Haynes	2	1	600	$1,600	11/06/2026
1017 Haynes	3	2	650	$1,825	05/31/2028
1019 Haynes	3	2	650	$1,650	07/16/2027
1101 Haynes	3	1	737	$1,550	MTM
1103 Haynes	3	1	737	$1,883	VACANT
1332 Plymouth	3	2	1344	$1,790	05/19/2027
1327 Plymouth	3	2	1495	$1,950	09/30/2026

Total Units: 10

Vacant Units: 2

Monthly PGI: $16,533

FINANCIAL OVERVIEW - Pro Forma

ASKING PRICE	$2,240,000
PRICE PER UNIT	$224,000
ANNUAL PGI	$198,396
PRO FORMA NOI	$148,400
PRO FORMA CAP RATE	6.6%

10 Units | 80% Current Occupancy | 95% Stabilized Occupancy | Tenant-Paid Utilities

Pro forma NOI is based on current/market rents at stabilized 95% occupancy and estimated operating expenses. Management fees, debt service, depreciation and ownership-specific administrative expenses are excluded. Buyer to independently verify all income, expenses and assumptions.

Texas State University

40,000+ Students | 200+ Degree Programs | NCAA Division I / Pac-12

Growing Enrollment & Economic Impact

Texas State serves as one of San Marcos' largest economic and housing-demand drivers, supporting consistent rental demand from students, faculty, staff and university-related employment.

Expanding National Profile

Texas State's move to the Pac-12 further elevates the university's national profile and brings increased athletic, visitor and media activity to San Marcos.

Contact Us

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