



INVESTOR HOME PACKAGE

LAKE SOMERVILLE

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PORTFOLIO SUMMARY

This exceptional Lake Somerville portfolio presents a rare opportunity to acquire four recently constructed homes in one of Central Texas' most desirable recreational markets. Available individually, in select groupings, or as an entire portfolio, the offering provides investors with multiple acquisition strategies while benefitting from established rental operations and immediate income potential.

Designed to accommodate a variety of investment objectives, the properties are well-positioned for short-term vacation rentals, mid-term corporate or workforce housing, traditional long-term leasing, or personal lake-home ownership. Each residence is turnkey, professionally furnished, and located just minutes from Lake Somerville, offering broad appeal to vacationers, retirees, second-home buyers, and investors alike.

The portfolio consists of four newer-construction homes totaling approximately \$1.31M in combined asking price, including:

Birch Creek Estates

- 205 Cedar Road – 2 bedrooms, 1 bathroom, ±980 SF
- 306 Mistletoe Lane – 3 bedrooms, 2 bathrooms, ±1,280-1,300 SF

Birch Creek Forest

- 308 Sweet Gum Lane – 3 bedrooms, 2 bathrooms, ±1,200-1,300 SF
- 310 Sweet Gum Lane – 3 bedrooms, 2 bathrooms, ±9,600 SF

Seller is open to multiple transaction structures, including the purchase of individual homes, the Sweet Gum properties as a paired investment, a three-property package, or acquisition of the complete portfolio. Furnishings may also be included as part of a negotiated transaction, creating a seamless, turnkey investment opportunity.

With proven rental infrastructure already in place, flexible exit strategies, and strong demand drivers supported by Lake Somerville's recreational market, this offering represents an attractive opportunity for investors seeking immediate cash flow, long-term appreciation potential, operational flexibility.

PROPOSED TRANSACTION CONFIGURATIONS

Recognizing that every investor has unique acquisition objectives, ownership is offering the Lake Somerville Portfolio through multiple purchase configurations. Whether seeking a single turnkey vacation rental, a small residential portfolio, or the complete collection of income-producing assets, buyers have the flexibility to pursue an investment structure that best aligns with their strategy.

Each home is offered fully furnished, allowing for a seamless transition of ownership and minimizing the time and capital typically required to place a property into service. Combined with established rental operations and newer construction, the portfolio presents a rare opportunity to acquire ready-to-operate residential assets in one of Central Texas' premier recreational markets.

The following acquisition structures are currently available:

Individual Property Acquisition

Acquire any of the four residences independently, providing an opportunity to own a single fully furnished home with immediate rental or personal-use potential.

Birch Creek Forest

Purchase 308 & 310 Sweet Gum Lane as a two-property portfolio. Located side by side, these homes create operational efficiencies while providing expanded accommodation options for families, groups, and vacation travelers.

Birch Creek Forest + 306 Mistletoe Circle

Acquire 306 Mistletoe Circle together with 308 & 310 Sweet Gum Lane to create a concentrated portfolio of three fully furnished homes with increased rental capacity and operational scale.

Birch Creek Estates + Birch Creek Forest

Purchase all four residences as a single investment totaling approximately \$1.31M. This option offers the greatest economies of scale, immediate portfolio diversification, and maximum flexibility for future operations, refinancing, or individual asset disposition.

PROPERTY PHOTOS













205 CEDAR ROAD “BIRCH CREEK ESTATES”

PROPERTY HIGHLIGHTS



Location

205 Cedar Rd,
Somerville, TX
77879



Asking Price

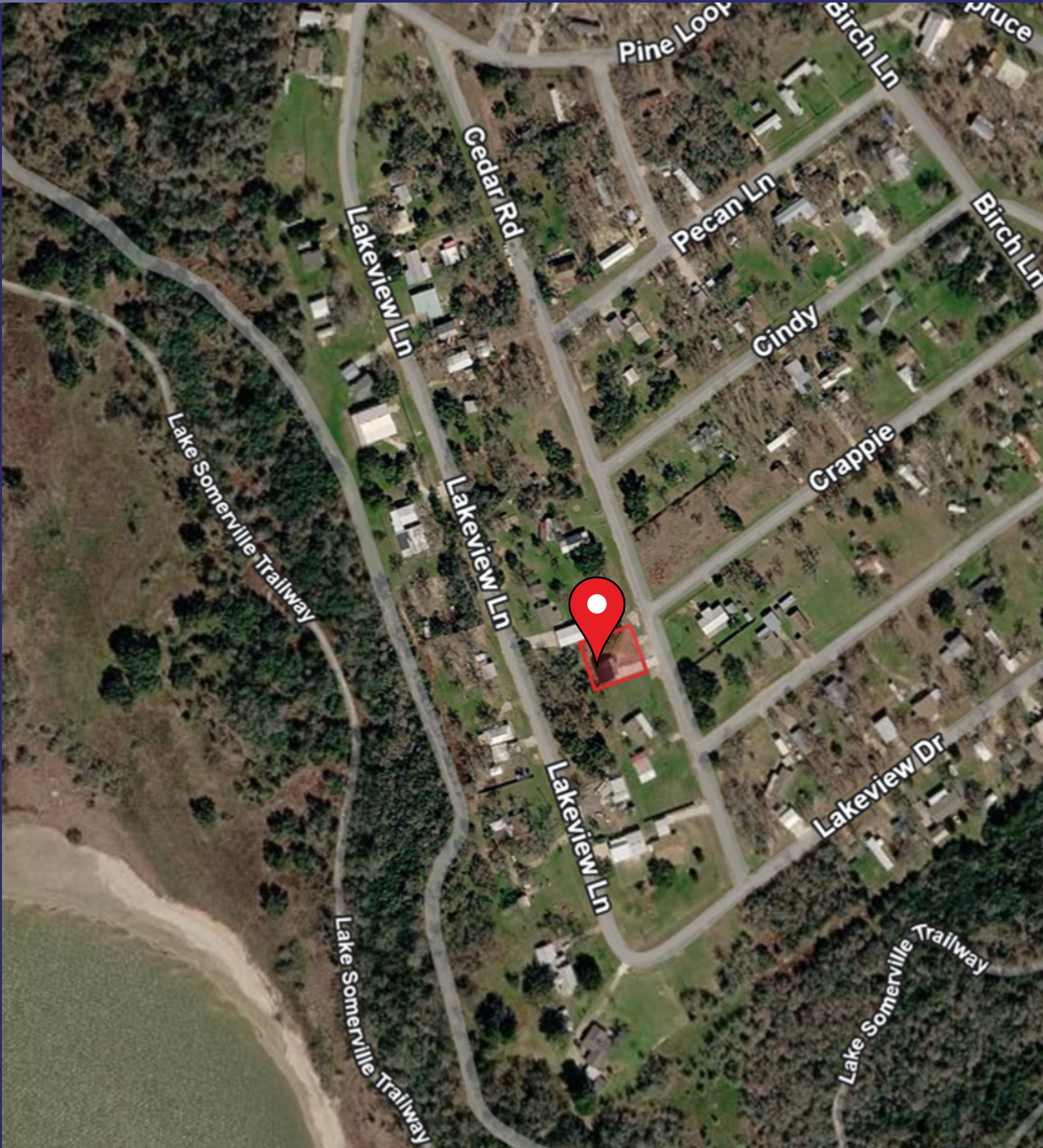
\$259,000



Size

±980 SF

- **One of two fully furnished residences comprising Birch Creek Estates**
- **±980 SF newer-construction home** with an efficient, low-maintenance footprint
- **Two-bedroom, one-bathroom layout** well suited for individuals, couples, or small families
- **Fully furnished and turnkey**, allowing for a streamlined transition to rental or personal use
- **Established rental property** with existing operational history
- **Minutes from Lake Somerville**, with flexible potential for vacation, mid-term, or long-term rental use



LOCATION MAP



306 MISTLETOE CIRCLE “BIRCH CREEK ESTATES”

PROPERTY HIGHLIGHTS



Location

306 Mistletoe
Circle, Somerville,
TX 77879



Asking Price

\$349,900



Size

±1,280-1,300 SF

- **One of two fully furnished residences comprising Birch Creek Estates**
- **Approximately ±1,280-1,300 SF newer-construction home**
- **Three-bedroom, two-bathroom layout providing comfortable accommodations for residents and guests**
- **Fully furnished and move-in ready, supporting a seamless transition for the next owner**
- **Flexible potential for vacation, mid-term, or long-term rental use, as well as owner occupancy**
- **LTO arrangement currently in place**



LOCATION MAP



308 SWEET GUM LANE “BIRCH CREEK FOREST”

PROPERTY HIGHLIGHTS



Location

308 Sweet Gum Lane, Somerville, TX 77879



Asking Price

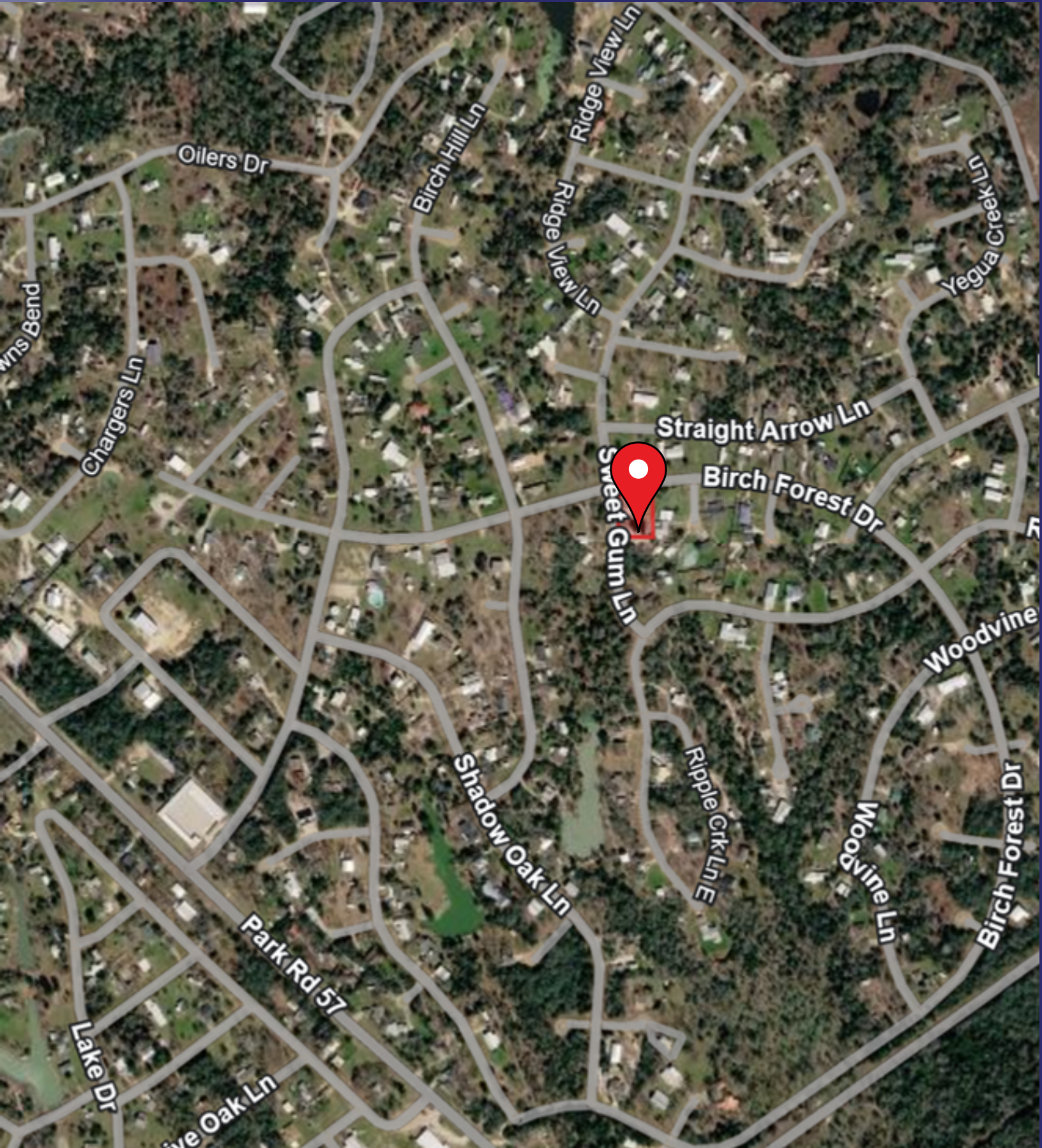
\$349,900



Size

±1,200-1,300 SF

- One of two fully furnished residences comprising Brich Creek Forest
- Approximately ±1,200-1,300 SF newer-construction home
- Three-bedroom, two-bathroom layout comfortably accommodating up to eight guests
- **Fully furnished and turnkey**, allowing for a streamlined transition to rental or personal use
- **Flexible potential** for vacation, mid-term, or long-term rental strategies



LOCATION MAP



310 SWEET GUM LANE “BIRCH CREEK FOREST”

PROPERTY HIGHLIGHTS



Location

310 Sweet Gum Lane, Somerville, TX 77879



Asking Price

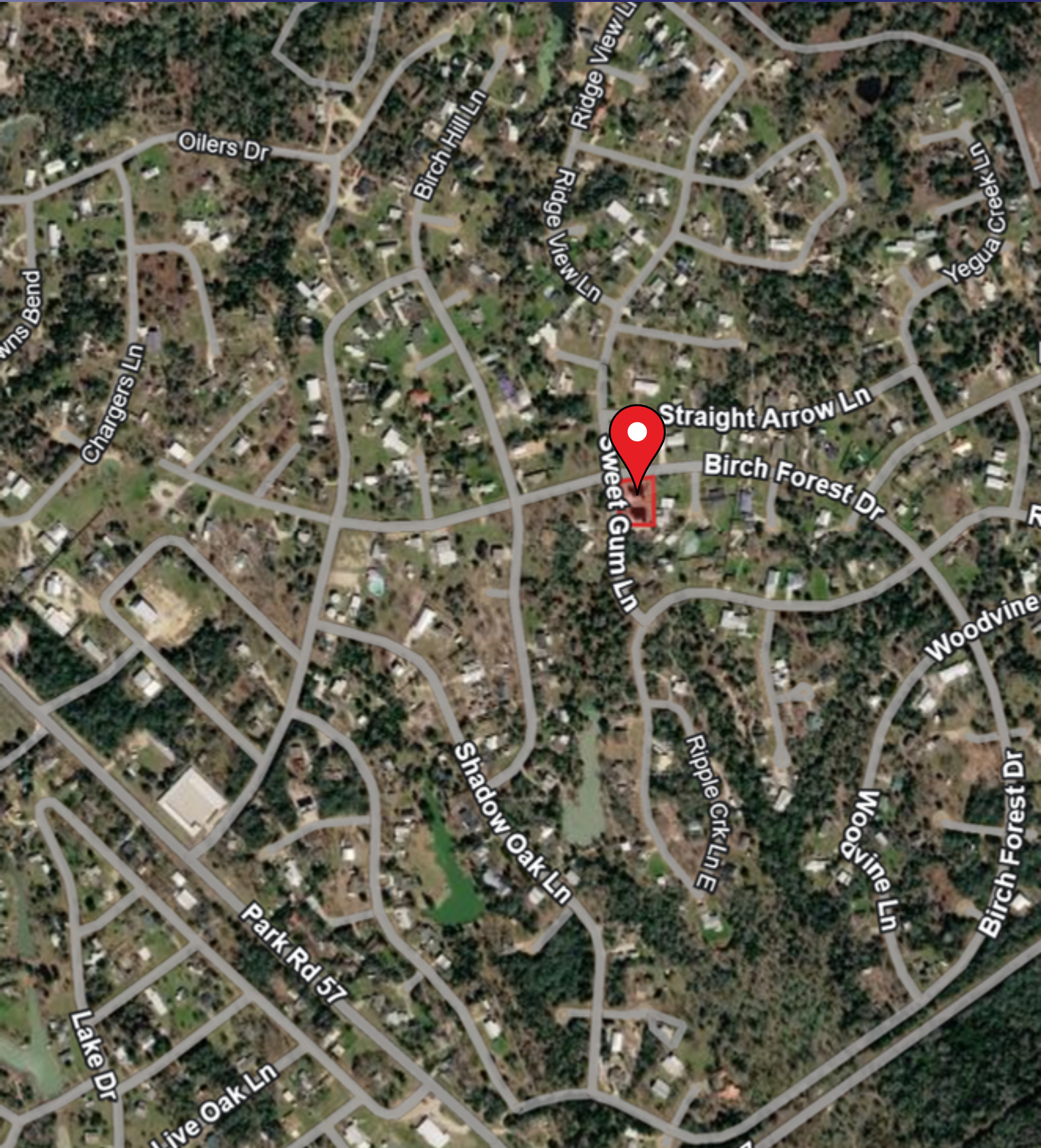
\$349,900



Size

±1,100 SF

- One of two fully furnished residences comprising Birch Creek Forest
- Approximately 1,100 SF newer-construction home
- Three-bedroom, two-bathroom layout comfortably accommodating up to eight guests
- Fully furnished and ready for continued rental or personal use
- Well suited and ready for continued rental or personal use
- Well suited for vacation, mid-term, or long-term rental strategies



LOCATION MAP





Information About Brokerage Services

11-2-2015

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.

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:
 - 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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<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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