

SINGLE TENANT HEALTHCARE ASSET FOR SALE | 10-YEAR NNN LEASE (~7 YEARS REMAINING)

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 **GATSBY
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TABLE OF CONTENTS

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THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM HAS BEEN OBTAINED FROM SOURCES WE BELIEVE RELIABLE; HOWEVER, REMAX COMMERCIAL REAL ESTATE ADVISORS HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS REMAX COMMERCIAL REAL ESTATE ADVISORS CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. PROSPECTIVE BUYERS SHALL BE RESPONSIBLE FOR THEIR COSTS AND EXPENSES OF INVESTIGATING THE SUBJECT PROPERTY.

CONTENTS

1. EXECUTIVE SUMMARY	4
2. THE AREA	9
3. COMPANY PROFILE	13

SECTION 1

THE ASSET

- EXECUTIVE SUMMARY
 - PROPERTY & LEASE INFO
 - INVESTMENT HIGHLIGHTS
 - RENT SCHEDULE
- FINANCIAL SUMMARY
- PHOTOS

EXECUTIVE SUMMARY



PROPERTY INFO

Sale Price:	\$1,250,000
Building Size:	± 3,968 RSF
Lot Size:	0.2324 AC
Year Built / Year Renovated:	1972 / 2023
Real Estate Taxes:	\$8,892 (Actual 2025)

LEASE INFO

Tenant:	Trels Home For Children
Tenant's Use:	Assisted Living Facility
Annual Rental Income:	\$87,296.04
Lease Structure:	NNN
Original Lease Term:	Ten (10) Years
Lease Execution:	06/01/2023
Lease Expiration:	05/31/2033
Renewal Option:	N/A

INVESTMENT HIGHLIGHTS

- **Long-Term NNN Lease (~7 Years Remaining):** Provides stable, predictable cash flow with minimal landlord responsibilities.
- **Attractive 1031 Exchange Option:** Passive NNN asset ideal for hands-off investors.
- **Embedded Rental Upside Potential:** In-place lease provides stable income today with the ability to capture higher market rents upon rollover, enhancing future asset value.
- **Defensive Healthcare Asset Class:** Healthcare and assisted living uses benefit from strong demographic trends and recession-resistant demand.
- **Cap Rate:** ~7.00%
- **Cash-on-Cash:** 5.58%
- **DSCR:** 1.32x (see financing assumption on page 5)

RENT SCHEDULE

	ANNUAL RATE	BASE MONTHLY RENT	ANNUAL RENT
06/01/2023 TO 12/31/2023	\$18.75/SF	\$6,200.00	--
01/01/2024 TO 05/31/2033	\$22.00/SF	\$7,274.67	\$87,296.04

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PURCHASE PRICE	\$1,250,000
CAP RATE	~7.00%
CASH-ON-CASH RETURN	5.58%
ANNUAL CASH FLOW	\$20,929.04
DSCR	1.32x

OPERATING DATA

CURRENT

GROSS RENTAL INCOME	\$87,296.04 + NNN
NET OPERATING INCOME	\$87,296.04

ILLUSTRATIVE FINANCING ASSUMPTION

DOWN PAYMENT	\$375,000 (30%)
LOAN TYPE	CONVENTIONAL
AMORTIZATION	30 YEARS
INTEREST RATE	6.50%*
ANNUAL DEBT SERVICE	\$66,367
DSCR	1.32x

*Rates are for illustrative purposes only and subject to market conditions







SECTION 2

THE AREA

- AREA
 - AREA DESCRIPTION
 - AREA HIGHLIGHTS
- AERIAL MAP
- REGIONAL MAP



37,769
PEOPLE IN 77301



\$66,475
MEDIAN HHI

AREA

AREA DESCRIPTION

Located in Conroe, Texas, approximately 40 miles north of Houston, the subject property benefits from positioning within one of the fastest-growing submarkets in the Houston MSA. Conroe serves as the county seat of Montgomery County and has experienced significant population and economic expansion driven by strong in-migration, affordability, and proximity to major employment centers.

The city's population has more than doubled over the past decade, surpassing 115,000 residents, with continued annual growth driven by residential development and business expansion. Montgomery County itself has grown to over 800,000 residents, making it one of the fastest-growing counties in Texas.

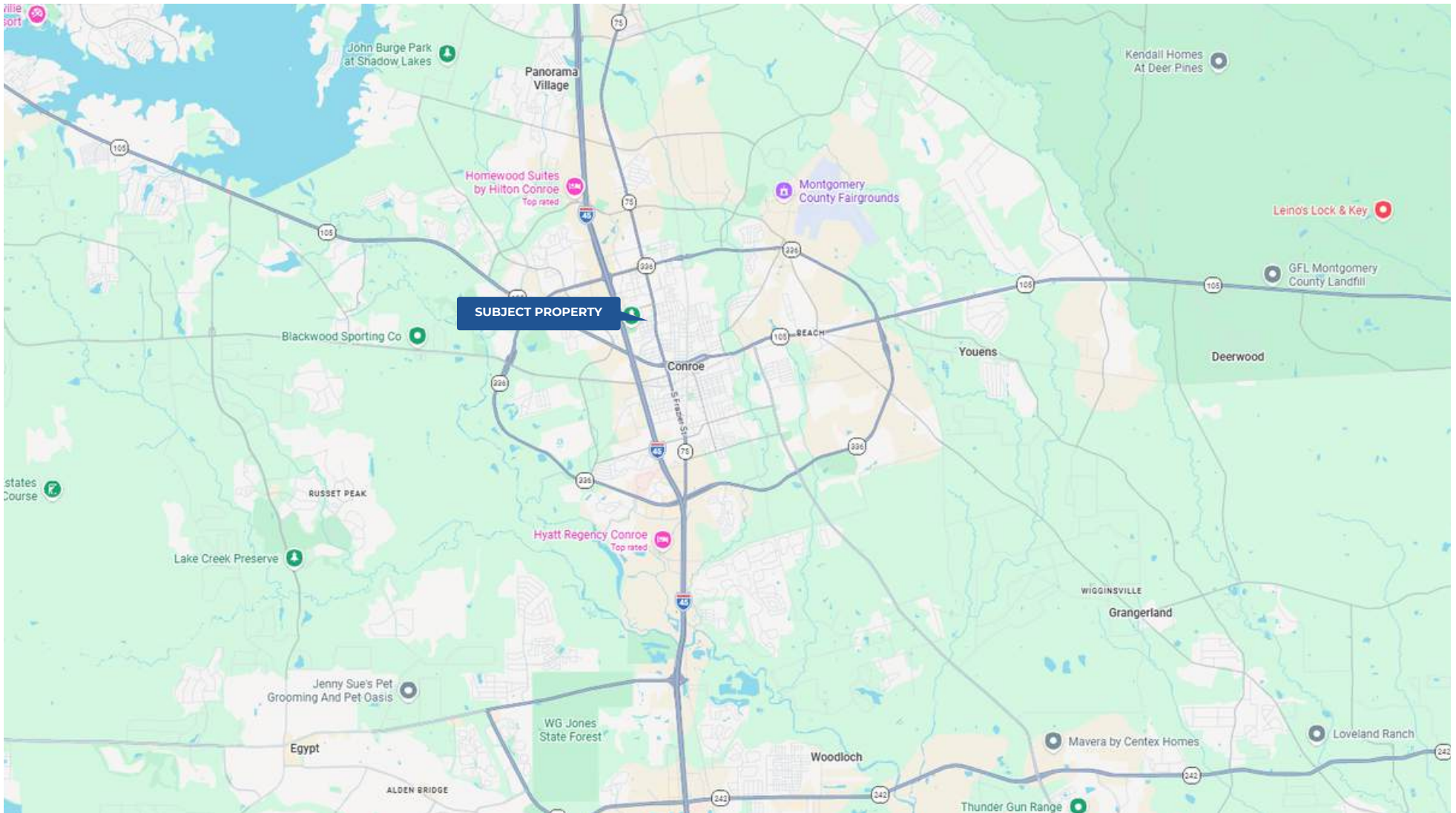
Conroe's strategic location along major transportation corridors provides convenient access to The Woodlands, ExxonMobil's corporate campus, and the greater Houston employment base. The area is supported by a strong local economy anchored by healthcare, education, and government sectors, with major employers including Conroe ISD and regional medical facilities.

Additionally, the region continues to see ongoing infrastructure investment and commercial development, further enhancing accessibility and long-term growth prospects. Combined with a relatively lower cost of living compared to central Houston, Conroe has become a highly desirable destination for both residents and businesses, supporting sustained demand for healthcare and assisted living services.

AREA HIGHLIGHTS

- Montgomery County population exceeds 800,000+ and continues rapid growth
- Strong demographic trends supporting senior housing demand
- Proximity to The Woodlands & major employment hubs
- Growing healthcare presence with regional medical centers and providers
- Significant new residential and commercial development pipeline
- Affordable cost of living attracting sustained in-migration

REGIONAL MAP



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CHARLES PATAWARAN, CCIM **PRESIDENT & JANITOR**

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisory Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.



STEVE SCHEMSEL **SALES DIRECTOR | HEALTHCARE ADVISORY**

Steve Schemmel, Broker Associate, is a multi-faceted dealmaker with hands on experience across several core commercial sectors. His background of investment sales cover Assisted Living Facilities, Multifamily Assets, Industrial Properties, and Business Acquisitions. Known for aggressive deal sourcing, creative financing strategies, and an investor first mindset, Steve has also helped several international clients successfully leverage E-2 and EB-5 investor visas, guiding them through business acquisitions and commercial real estate investments.



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date