

Lorraine | Multifamily

Confidential Investment Offering

2705 Lorraine St. | Houston, TX 77026

MAZ.



Lorraine | Multifamily



Exclusively Listed By

Zach Weik

713-855-7375

Zach@MAZre.com

License No. 735610 (TX)

\$925,000

Price

8.1%

In-Place Cap

10.8%

Pro Forma CAP

16

Units

88%

Occupancy



Investment Opportunity

MAZ Real Estate is pleased to exclusively offer the opportunity to acquire 2705 Lorraine St in Houston, TX. This deal consists of 1 building with 6 studios and 10 (1) bedroom, (1) baths.

Located just 10 minutes northeast of Downtown Houston, this property offers prime access within a rapidly transforming urban corridor.

Positioned just off the major thoroughfare of US-59/I-69, which sees over 200,000 vehicles per day, the site benefits from high visibility and connectivity. The property sits within a growing commercial and residential zone, just minutes from Hardy Yards, Fifth Ward redevelopment, and the Houston Farmers Market. Surrounded by new construction homes, local retail, and community-focused redevelopment projects, this location is ideally suited for investors or users looking to capitalize on Houston's inner-loop momentum.

Implement RUBS: Currently, all utilities are paid by the owner. Introducing a RUBS would shift utility costs to tenants, improving net operating income and reducing owner expense exposure.

Increase Rents to Market: Opportunity to increase rents to \$950, and apply for section 8, to increase further.

Exterior Enhancement: Opportunity exists for exterior improvements to further boost curb appeal and tenant retention.

Asset Overview

Property Name	Lorraine
Address	2705 Lorraine St.
City, St. , ZIP	Houston, TX 77026
Property Type	Multifamily
Gross Leasable Area	8,500 SF
Lot Size	4,792 SF
Year Built	1955
No. Units	16
Avg. Unit Size	541 SF
Occupancy	88%
Utilities	ALL Paid by Owner
Laundry	W/D Connections
Roofs	Pitched



Financial Overview

	In-Place (T12)	Pro Forma
INCOME		
Gross Scheduled Rent	\$142,925	\$177,720
Less: Vacancy Loss	(\$4,250)	(\$8,886)
Other Income (laundry / RUBS / fees)	\$4,924	\$9,000
Effective Gross Income	\$143,599	\$177,834
OPERATING EXPENSES		
Property Management	\$4,800	\$10,670
Utilities	\$14,955	\$9,600
Repairs, Maintenance & Turns	\$4,880	\$9,600
Property Taxes	\$16,828	\$16,828
Insurance	\$13,200	\$13,200
Landscaping, Pest, Trash & Other	\$13,645	\$13,645
Capital Reserves (\$250/unit)	—	\$4,000
Total Operating Expenses	\$68,308	\$77,543
NET OPERATING INCOME	\$75,291	\$100,291
Cap Rate @ \$925,000	8.1%	10.8%

Proforma based upon market assumption and industry benchmarks. Buyer are advised to consult their counsel in regard to property tax

ess2021

Payne Chapel
AME Church



SITE



Ebenezer The
Hospital Church



Interstate 69 HOV (Toll road)



Interstate 69 HOV (Toll road)

Brewster Park

Ne
Missi

Rent Comparables

#	Address	Location	ZIP	Year Built	Units	Avg. Rent/Unit
1	2531 Stevens St.	Houston, TX	77026	--	2	\$1,100
2	5101 Crane St.	Houston, TX	77026	1945	2	\$900
3	3031 Sumpter St.	Houston, TX	77026	1962	75	\$850
4	3613 Crane St.	Houston, TX	77026	1975	8	\$900
5	2706 Lorraine St.	Houston, TX	77026	1955	16	\$783
Averages				1959	20	\$907

#	Address	Location	ZIP	Year Built	Units	Date Sold
1	4116 Linn Street St	Houston, TX	77026	1960	10	May 2026
2	5301 Collingsworth St	Houston, TX	77026	1979	11	February 2026
3	3910 Hoffman St	Houston, TX	77026	1932	12	July 2025
Averages				1957	11	

Information About Brokerage Services

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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 on 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 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 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.

MAZ Real Estate LLC DBA MAZ	9014338	Info@MAZre.com	713-900-5555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeris M. Ganim	607578	Jganim@MAZre.com	713-900-5555
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales/Associate	License No.	Email	Phone
Zachary Weik	735610	Zach@MAZre.com	713-900-5555
Sales Agent/Associates'Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initial	Date
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Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenants for real property located at 2705 Lorraine St, 4514 Crane Street, 4010 Reid St, Houston, TX 77026 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or MAZ Real Estate. The material and information in the Offering Memorandum is unverified. MAZ Real Estate has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses. the future financial performance of the property, future rent and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

MAZ Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation an/or endorsement of MAZ Real Estate, the property, or the seller by such entity.

Owner and MAZ Real Estate expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing of this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or MAZ Real Estate or any of their affiliate or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or marketing or sale of Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

The image features a solid blue background with a complex pattern of light blue geometric shapes. These include several sets of concentric circles of varying radii, some of which are filled with a fine grid of dots. There are also several thin, straight lines of varying lengths and orientations scattered across the field. A prominent, semi-transparent, light blue shape resembling a stylized arrow or a brushstroke points from the bottom right towards the center. In the center of the image, the word "MAZ." is written in a bold, white, sans-serif font. The period at the end of the word is a small, solid orange dot.

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