Multifamily Investment Opportunity | Offering Memorandum

Texas A&M University Victoria | ±10 Minutes Away

Simpson Fourplex Portfolio

806-907 Simpson Rd, Victoria, TX 77904

MATTHEWS™

SIMPSON FOURPLEXES

806-907 Simpson Rd, Victoria, TX 77904

Luke Matthews
Associate
(281) 809-4006
luke.matthews@matthews.com
License No. 796664 (TX)

Nathan Shields
Associate
(346) 326-8993
nathan.shields@matthews.com
License No. 826248 (TX)

Patrick Graham
Broker of Record
Broker Lic. No. 528005 (TX)
Firm Lic. No. 9005919 (TX)

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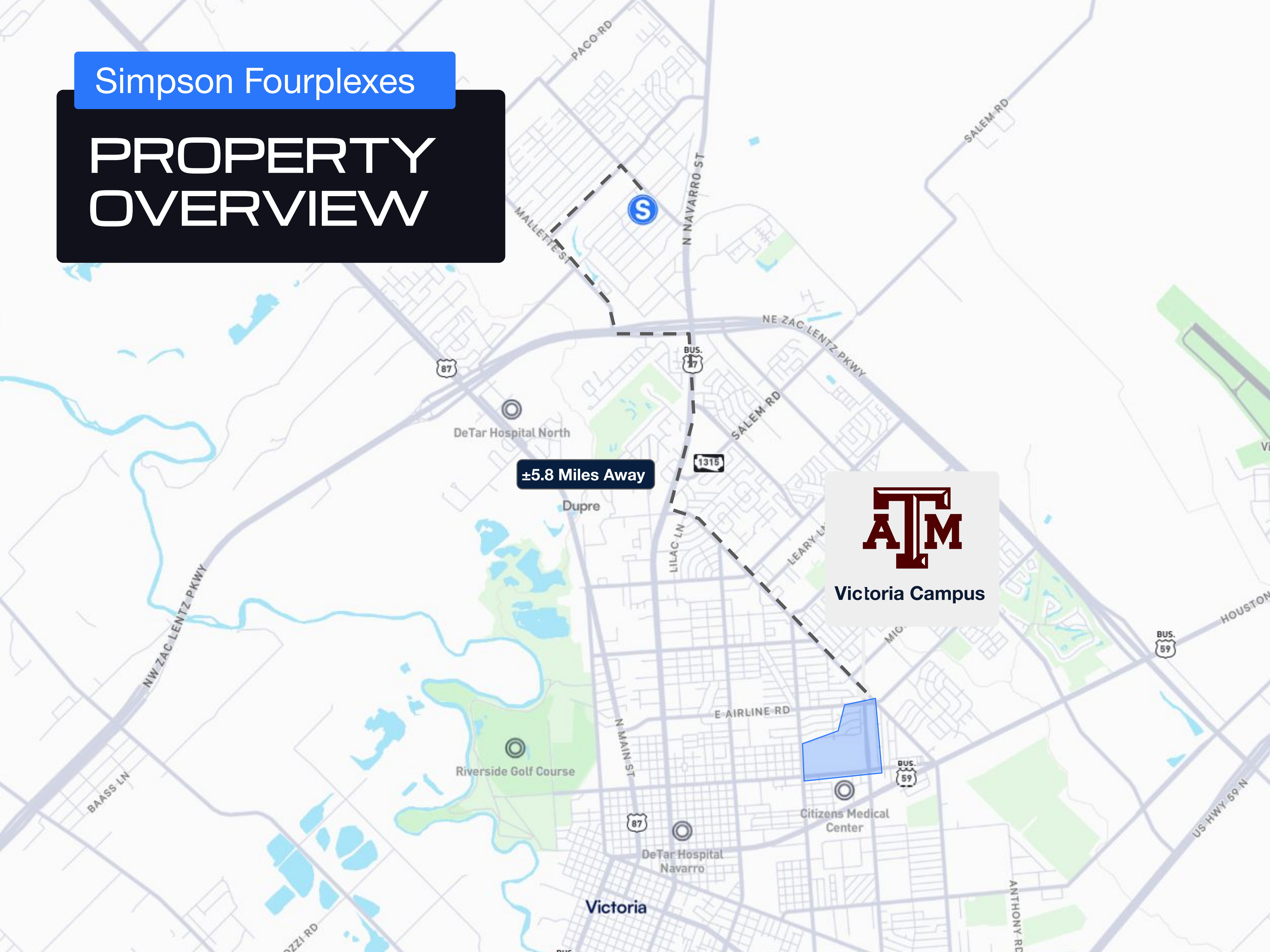


PROPERTY INFORMATION

All units have been thoroughly renovated in 2020. Renovations include restriped parking, plumbing replacement, interior improvements, paint, and more.

Addresses	806, 807, 904, 906, & 907 Simpson Rd, Victoria, TX 77904
Year Built	1977/1978/2000
Unit Count	20
Building Size	±19,976 SF
Unit Mix	2x1, 3x1
Avg Unit Size	±999 SF
HVAC	Central Air Conditioning
Occupancy	100%
Laundry	W/D Connections (Tenant Responsibility)
Stories	2
Parking	33 Spaces (Covered/Uncovered)
ZONED SCHOOLS	
Elementary (PK-5)	Vickers Elementary School
Middle (6-8)	Harold Cade Middle School
High (9-12)	Victoria West High School

INVESTMENT HIGHLIGHTS

Education Access

The recent transition of **Texas A&M University Victoria** into the main A&M System is primed to drive rapid enrollment growth past its current base of over four thousand students. This influx of faculty and students will create a highly captive and long term tenant pool for off campus housing.

Supply Constraints

Multifamily construction in Victoria remains **limited**, with little competing product entering the local market. Smaller markets like Victoria are posting rent growth while many major metros sit flat or negative.

Economic Growth

The asset sits at the crossroads of **US 59 (Future I-69), US 77, and US 87, with Loop 463 / the Zac Lentz Parkway** ringing the city and quick access to I-10, I-35, and I-37 — placing Houston, San Antonio, Austin, and Corpus Christi each roughly two hours out.

Location

Located on the north side Victoria, the portfolio sits near the Victoria Mall and other prime retail hubs. Tenants are zoned to the top schools within the city and are along the **path of growth** through Hwy 77.

Flexible Exit Strategy

Situated in the **77904** zip code, the asset serves a large, affordability-driven renter base in a market where median rents have grown roughly **4–7% year-over-year**, outpacing oversupplied Texas metros.

5
Total Properties

20
Total Units

±999
Avg. Unit SF

WELL MAINTAINED EXTERIOR SUPPORTING LONG-TERM VALUE

INTERIOR PHOTOS

Bright, Modern Kitchen

Clean white cabinetry, stainless steel/black appliances, and Formica countertops, large floor plans perfect for individuals or families.

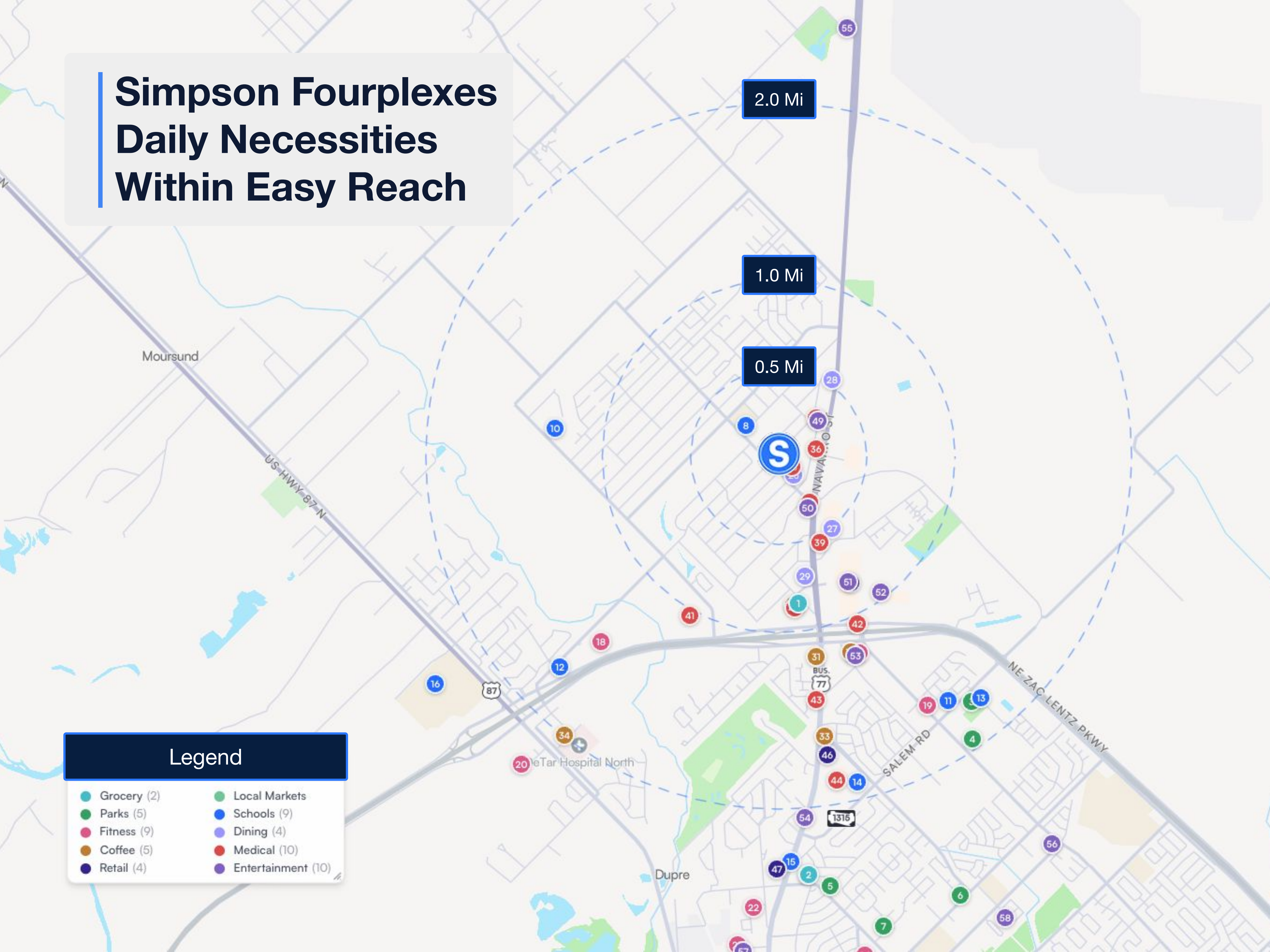
Open & Airy Living Space

Natural light pours into the spacious living area, complemented by sleek flooring and a seamless flow to the outdoor space.

Clean Vanity Setup

A spacious vanity, framed mirror, and well-appointed bathroom create a clean, inviting, comfortable space with contemporary finishes.

Simpson Fourplexes Daily Necessities Within Easy Reach



N
Subject Property
Victoria Square Mall
Walmart Supercenter
crumbl cookies
KIRKLAND'S
BEST BUY
THE HOME DEPOT
JCPenney
Chick-fil-A
LOWE'S
sam's club
Victoria's Major Employers
Formosa Plastics ±3,400 Employees
Victoria Independent School District ±2,025 Employees
The Inteplast Group ±1,248 Employees
Citizens Medical Center ±1,220 Employees
DeTar Healthcare System ±775 Employees
TARGET
ROSS DRESS FOR LESS
LONGHORN STEAKHOUSE
PETSMART
87
77
± 31,710 VPD
463
± 31,710 VPD
DeTar Healthcare System
More than care. Commitment.
±174 Beds | ±238 Employees
H-E-B
Victoria Regional Airport
±7.8 Miles Away
Northcross Center
ALDI
Office DEPOT
SPEC'S
TEXAS ROADHOUSE
planet fitness
Victoria East High School
±1,850 Students and Teachers
Stem Middle School
±675 Students
CATERPILLAR
±800 Employees
Texas Logistics Center (TXLC)
±2,000 Acre Multi-Modal Industrial Hub
at the Port of Victoria
VICTORIA COLLEGE
Est. 1925
Victoria College
±3,300 Students | ±100 Employees
UNIVERSITY of HOUSTON
University of Houston-Victoria Campus
±3,500 Students | ±100 Employees
± 14,992 VPD
PORT OF VICTORIA
±18.5 Miles Away
Gulf of America
±35 Miles Away Via Port of Victoria
TEXAS A&M UNIVERSITY
Texas A&M University Victoria Campus
±3,254 Students | ±275 Employees
Citizens MEDICAL CENTER
±317 Beds | ±1,200 Employees
59
Google Earth

UNIVERSITY SPOTLIGHT

Texas A&M University - Victoria

- Member of the **Texas A&M University System**
- 20-acre campus in Victoria, **established 1973**
- **3,254 students** · 50+ programs · 275 Employees

University of Houston - Victoria

- Part of the **University of Houston System**
- Upper-division & graduate degree programs
- **3,500 Students** · 50+ programs · 100 Employees

Victoria College

- Public community college serving the Crossroads region.
- Academic transfer plus workforce & technical training.
- **3,300 students** · 50+ programs · 100 Employees

10,000+

students form a steady, captive rental pool

Enrollment across Victoria's campuses, plus faculty and staff, drives consistent off-campus housing demand within minutes of the property.

Simpson Fourplexes

FINANCIAL OVERVIEW

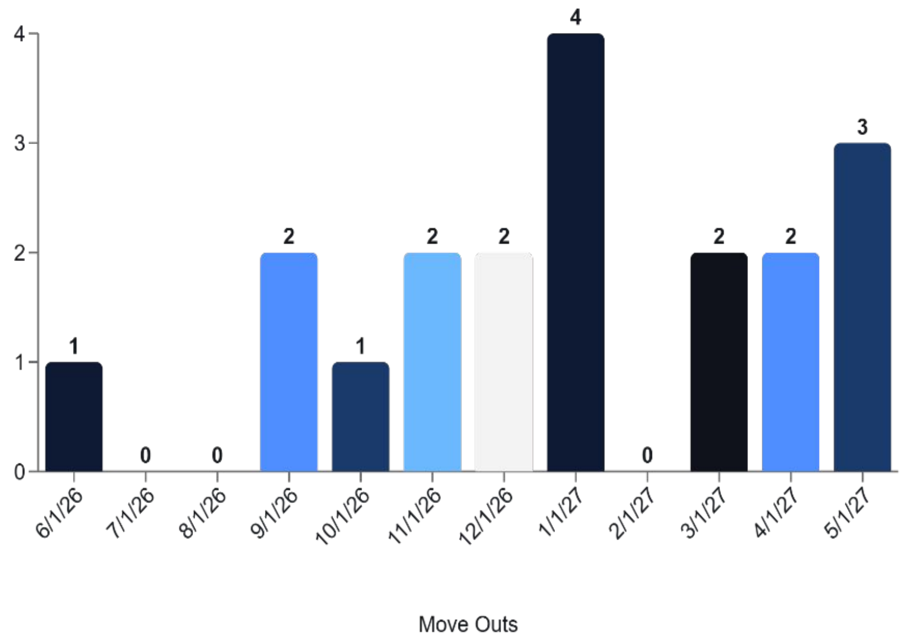
FINANCIAL SUMMARY

$2,500,000	**$125,000**	**$125.15**	**±19,976 SF**	**±999 SF**
List Price	Price Per Unit	Price Per SF	Rentable SF	Avg. Unit SF

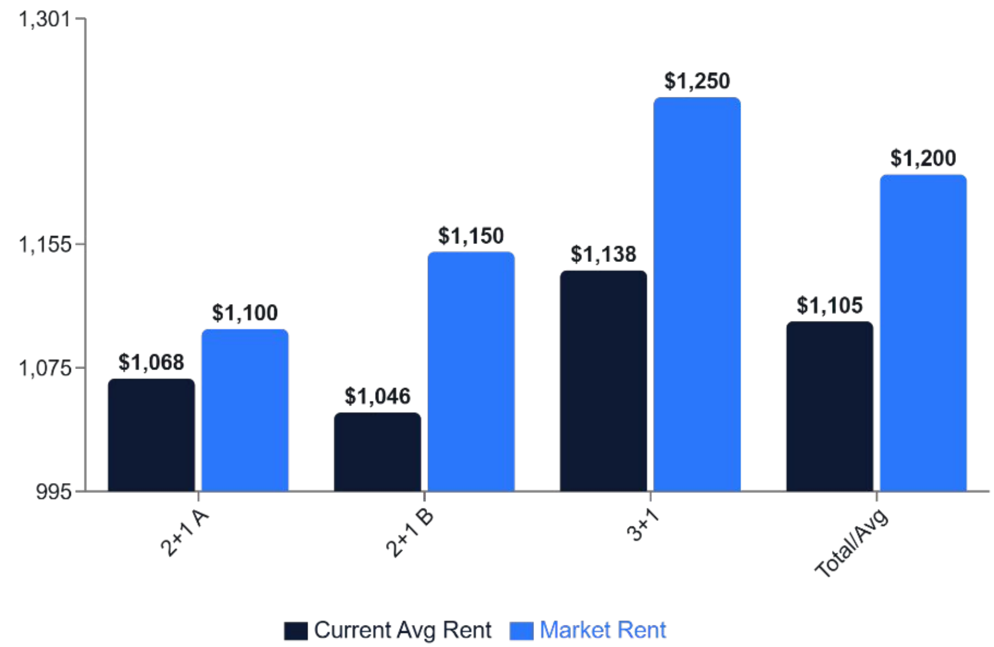
Unit Mix	Unit Number	Square Feet	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)	Move In Date	Lease End Date
3+1	806 A	1,008	$1,095	$1.09	$1,250	$1.24	-$155	14%	12/16/25	12/13/26
3+1	806 B	1,008	$1,095	$1.09	$1,250	$1.24	-$155	14%	1/1/25	1/1/27
3+1	806 C	1,008	$1,125	$1.12	$1,250	$1.24	-$125	11%	4/19/24	5/23/27
3+1	806 D	1,008	$1,020	$1.01	$1,250	$1.24	-$230	23%	12/2/24	5/30/27
2+1 A	807 A	962	$1,025	$1.07	$1,100	$1.14	-$75	7%	1/30/26	1/31/27
2+1 A	807 B	962	$1,075	$1.12	$1,100	$1.14	-$25	2%	12/2/24	1/3/27
2+1 A	807 C	962	$1,025	$1.07	$1,100	$1.14	-$75	7%	2/25/26	1/24/27
2+1 A	807 D	962	$1,145	$1.19	$1,100	$1.14	$45	-4%	5/11/25	At Will
2+1 B	904 A	1,008	$1,060	$1.05	$1,150	$1.14	-$90	8%	4/29/24	5/7/27
2+1 B	904 B	1,008	$1,075	$1.07	$1,150	$1.14	-$75	7%	4/1/24	10/5/26
2+1 B	904 C	1,008	$1,025	$1.02	$1,150	$1.14	-$125	12%	11/30/25	11/29/26
2+1 B	904 D	1,008	$1,025	$1.02	$1,150	$1.14	-$125	12%	6/6/25	6/5/26
3+1	906 A	1,008	$1,230	$1.22	$1,250	$1.24	-$20	2%	2/21/25	3/21/27
3+1	906 B	1,008	$1,200	$1.19	$1,250	$1.24	-$50	4%	10/25/24	11/1/26
3+1	906 C	1,008	$1,250	$1.24	$1,250	$1.24	$0	0%	4/28/24	4/25/27
3+1	906 D	1,008	$1,225	$1.22	$1,250	$1.24	-$25	2%	4/1/24	4/11/27
3+1	907 A	1,008	$1,095	$1.09	$1,250	$1.24	-$155	14%	9/26/25	9/27/26
3+1	907 B	1,008	$1,125	$1.12	$1,250	$1.24	-$125	11%	9/9/23	3/14/27
3+1	907 C	1,008	$1,095	$1.09	$1,250	$1.24	-$155	14%	12/31/25	12/27/26
3+1	907 D	1,008	$1,095	$1.09	$1,250	$1.24	-$155	14%	9/17/25	9/20/26
Totals	**20**	**19,976**	**$22,105**	**$22.13**	**$24,000**	**$24.02**	**-$1,895**	**9%**		
Averages		**999**	**$1,105**	**$1.11**	**$1,200**	**$1.20**	**-$95**			

RENT ROLL ANALYSIS

Lease Expiration Schedule



Rent Roll Analysis



Unit Mix & Scheduled Income

Unit Mix	Total Units	Unit Mix %	Avg SF	Current Avg Rent	Current Avg Rent/SF	Market Avg Rent	Market Avg Rent/SF	Current Max Rent	Total Current Monthly Rent	Total Market Monthly Rent
2+1 A	4	20%	962	$1,068	$1.11	$1,100	$1.14	$1,145	$4,270	$4,400
2+1 B	4	20%	1,008	$1,046	$1.04	$1,150	$1.14	$1,075	$4,185	$4,600
3+1	12	60%	1,008	$1,138	$1.13	$1,250	$1.24	$1,250	$13,650	$15,000
Average/Total	**20**	**100%**	**19,976**	**$1,105**	**$1.11**	**$1,200**	**$1.20**	**$1,194**	**$22,105**	**$24,000**

FINANCIAL OVERVIEW

Annual Operating Income

	Pro Forma Estimates	T-12	Per Unit	Year 1 Proforma	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent		$261,234	Collections	$288,000	Market Rent	$305,539	+3% YoY
(Less Vacancy)	-5.0%	$0	0.0%	-$14,400	-5.0%	-$15,277	-5.0%
(Loss/Gain to Lease)	-2.0%	$0	0.0%	-$5,760	-2.0%	-$6,111	-2.0%
(Less Delinquency)	-1.0%	$0	0.0%	-$2,880	-1.0%	-$3,055	-1.0%
Expense/Utility Reimbursement	T3 Annualized x 2% YoY	$4,307	$215	$17,571	$879	$18,274	+2% YoY
Other Income	T3 Annualized x 2% YoY	$2,601	$130	$10,612	$531	$11,040	+2% YoY
Pet Fees/Rent	T3 Annualized x 2% YoY	$400	$20	$1,632	$82	$1,698	+2% YoY
Late Fees	T3 Annualized x 2% YoY	$660	$33	$2,693	$135	$2,802	+2% YoY
Gross Operating Income		**$269,201**		**$297,467**		**$314,910**	
Expenses		**$109,801**	**40.79%**	**$115,256**	**38.75%**	**$122,970**	**39.05%**
Net Operating Income		**$159,400**	**$7,970**	**$182,211**	**$9,111**	**$191,940**	**$9,597**

Annual Operating Expenses

	Pro Forma Estimates	% of SGI	T-12	Per Unit	Year 1 Proforma	Per Unit	Year 3 Stabilized	Per Unit
Real Estate Taxes	Future Assessment Ratio x ‘26 Mill Rate	12.16%	$31,774	$1,589	$32,984	$1,649	$36,365	$1,818
Management Fee	7.0% GOI	5.30%	$13,843	$692	$20,823	$1,041	$22,044	$1,102
Insurance	$800 Per Unit	4.98%	$13,015	$651	$16,000	$800	$16,810	$841
Payroll	$0 Per Unit	5.87%	$15,340	$767	$0	$0	$0	$0
General and Administrative	$100 Per Unit	0.17%	$440	$22	$2,000	$100	$2,101	$105
Contract Services	$150 Per Unit	1.09%	$2,848	$142	$3,000	$150	$3,152	$158
Landscaping/Grounds	$150 Per Unit	1.07%	$2,790	$139	$3,000	$150	$3,152	$158
Turnover	$150 Per Unit	0.94%	$2,453	$123	$3,000	$150	$3,152	$158
Repairs & Maintenance	$350 Per Unit	2.48%	$6,487	$324	$7,000	$350	$7,354	$368
Electricity	2% Over Actual	0.38%	$1,006	$50	$1,026	$51	$1,078	$54
Water/Sewer	2% Over Actual	4.27%	$11,142	$557	$11,365	$568	$11,941	$597
Trash Removal	2% Over Actual	3.21%	$8,391	$420	$8,558	$428	$8,992	$450
Marketing/Advertising	$25 Per Unit	0.10%	$273	$14	$500	$25	$525	$26
Reserves	$300 Per Unit	0.00%	$0	$0	$6,000	$300	$6,304	$315
Total Expenses		**40.79%**	**$109,801**	**$5,490**	**$115,256**	**$5,763**	**$122,970**	**$6,148**
			Current	**Per Unit**	**% of SGI**			
Non-Controllable Expenses Taxes, Ins., Reserves			$47,579	$2,379	16.52%			
Total Expense without Taxes & Reserves			$78,027	$3,901	27.09%			

*Accounting software was changed at the start of 2026. Other income/reimbursements are broken out by line-item instead of summed up.
*Proforma other income/reimbursements are projected by annualizing the T3 income and growing it by 2% year-over-year

Simpson Fourplexes

MARKET OVERVIEW

VICTORIA, TX

66,020
Total Population

$3.1B+
Annual Consumer Spending

$73,885
Median Household Income

±43,000
Local Employees

Local Neighborhood Overview

806–907 Simpson Road is strategically located in northwest Victoria with immediate access to U.S. Highway 87 and convenient connections to Loop 463, Future I-69E (U.S. Highway 59), and U.S. Highway 77. Situated within one of Victoria's established industrial corridors, the property is surrounded by distribution facilities, manufacturing operations, logistics users, and service-oriented businesses, providing an ideal location for industrial and outdoor storage operations.

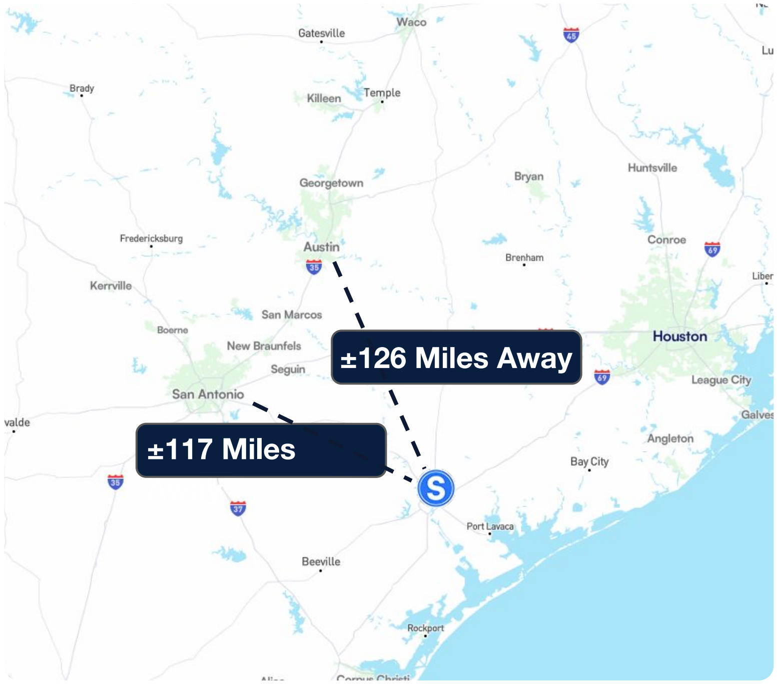
As the economic hub of South Texas' Crossroads region, Victoria serves a trade area of more than 200,000 residents and is supported by a diverse economy anchored by the Port of Victoria, petrochemical manufacturing, healthcare, logistics, energy, and agriculture. The city's central location between Houston, San Antonio, Corpus Christi, and Austin, combined with excellent regional highway connectivity and access to the Gulf Coast, continues to drive demand for industrial development and commercial investment.

Strategic Position

Crossroads of South Texas: US-59 / I-69, US-77 and US-87 converge in Victoria.

Port of Victoria: A barge canal to the Gulf of Mexico, just 30 miles inland.

Texas Logistics Center: Rail, highway and waterway connections on shovel-ready land.



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Luke Matthews
Associate
(281) 809-4006
luke.matthews@matthews.com
License No. 796664 (TX)

Nathan Shields
Associate
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11-2-2015

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.

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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date