

MULTIFAMILY FOR SALE

RENOVATED TURN-KEY 8-UNIT MULTI-FAMILY PROPERTY

5103 AVENUE O, GALVESTON, TX 77551- COZY CORNER 8



FOR SALE

PRESENTED BY: TIM LARSON

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



TIM LARSON

Commercial Realtor
office: (713) 461-9393
cell: (281) 508-0800
tlarson@kw.com
0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Tim Larson - Commercial Realtor

(713) 461-9393

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Executive Summary



Property Overview

“Cozy Corner 8” presents a rare opportunity to acquire a +/- 594sf one-bedroom, one-bath layout equipped with two window A/C units for tenant comfort. The property includes private rear yard access, off-street parking, and mature landscaping, all contributing to tenant satisfaction and retention. Currently operating as a mix of short-term Airbnb rentals and long-term leases, the building provides investors with both immediate cash flow and flexibility to optimize returns. Four units are fully furnished, and two are actively listed on Airbnb, while additional demand is captured through Furnished Finder, catering specifically to UTMB interns and medical professionals. Professional property management is already in place, with rigorous credit, background, and income verification ensuring a reliable tenant base.

Property Highlights

- Fully renovated, income-producing 8-unit multi-family property in the heart of Galveston, TX.
- Each unit offers a +/- 594sf one-bedroom, one-bath layout equipped with two window A/C units for tenant comfort.
- The property includes private rear yard access, off-street parking, and mature landscaping, all contributing to tenant satisfaction and retention.
- Currently operating as a mix of short-term Airbnb rentals and long-term leases.
- Four units are fully furnished, and two are actively listed on Airbnb, while additional demand is captured through Furnished Finder, catering specifically to UTMB interns and medical professionals.
- Investors will appreciate the stable income, strong occupancy potential, and long-term appreciation offered by this turn-key coastal asset.

Price:	\$1,000,000
Number of Units	8-Units
Building SF:	4,752 SF
Price / Unit:	\$125,000/Unit
Price / SF:	\$210.44/SF
Pro-Forms NOI:	\$70,445
Occupancy:	100%
Pro-Forma CAP Rate:	7.1% CAP Rate
Lot Size:	6,956 SF
Renovated:	2025
Year Built:	1978
Zoning:	MLT FAM DWLG

Location & Highlights



Location Information

Building Name:	5103 Avenue O, Galveston, TX 77551- Cozy Corner 8
Street Address	5103 Avenue O
City, State, ZIP	Galveston, TX 77551
County:	Galveston County
Market:	Southeast Houston
Sub-market:	Galveston
Cross Streets:	51st Street

Location Overview

Strategically located at the corner of Avenue O and 51st Street, the property benefits from Galveston's thriving rental market and diverse economy, driven by tourism, healthcare, shipping, and education. With close proximity to The Strand, the University of Texas Medical Branch, Port of Galveston Cruise Terminal, and Galveston's renowned beaches, rental demand remains consistently strong year-round. The 84-acre UTMB campus, with more than 2,500 students and medical professionals, provides a steady pipeline of quality tenants. Whether pursuing continued mixed-use leasing or repositioning entirely as short-term rentals, investors will appreciate the stable income, strong occupancy potential,

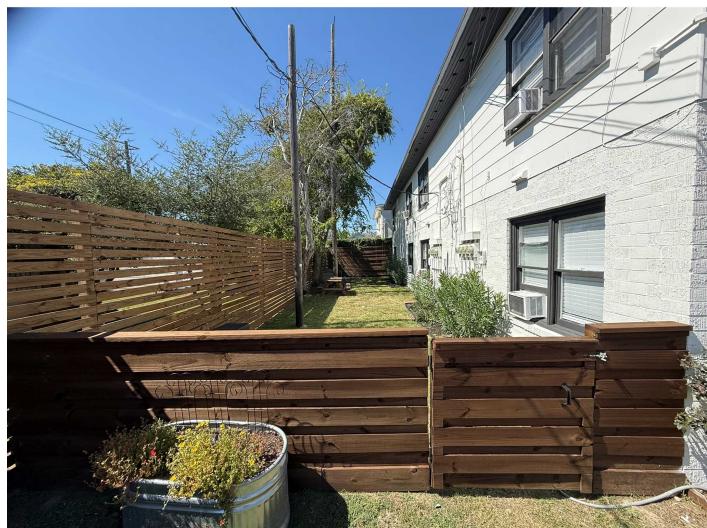
Property Highlights

"Cozy Corner 8" presents a rare opportunity to acquire a fully renovated, income-producing 8-unit multi-family property in the heart of Galveston, TX. Each unit offers a +/- 594sf one-bedroom, one-bath layout equipped with two window A/C units for tenant comfort. The property includes private rear yard access, off-street parking, and mature landscaping, all contributing to tenant satisfaction and retention. Currently operating as a mix of short-term Airbnb rentals and long-term leases, the building provides investors with both immediate cash flow and flexibility to optimize returns. Four units are fully furnished, and two are actively listed on Airbnb, while additional demand is captured through Furnished Finder, catering specifically to UTMB interns and medical professionals. Professional property management is already in place, with rigorous credit, background, and income verification ensuring a reliable tenant base.

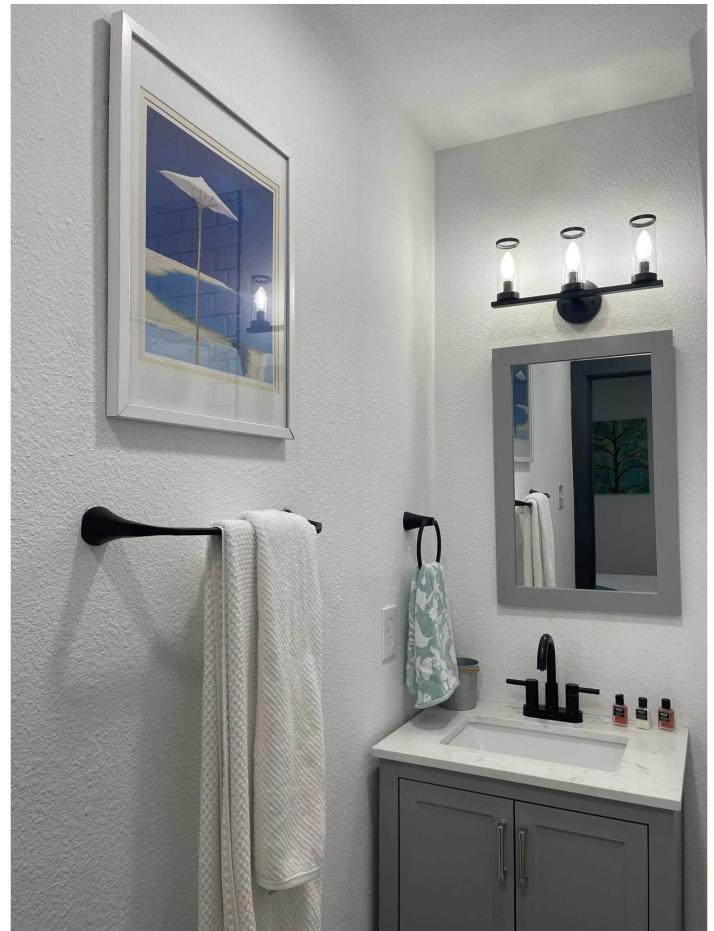
Property Photos



Property Photos



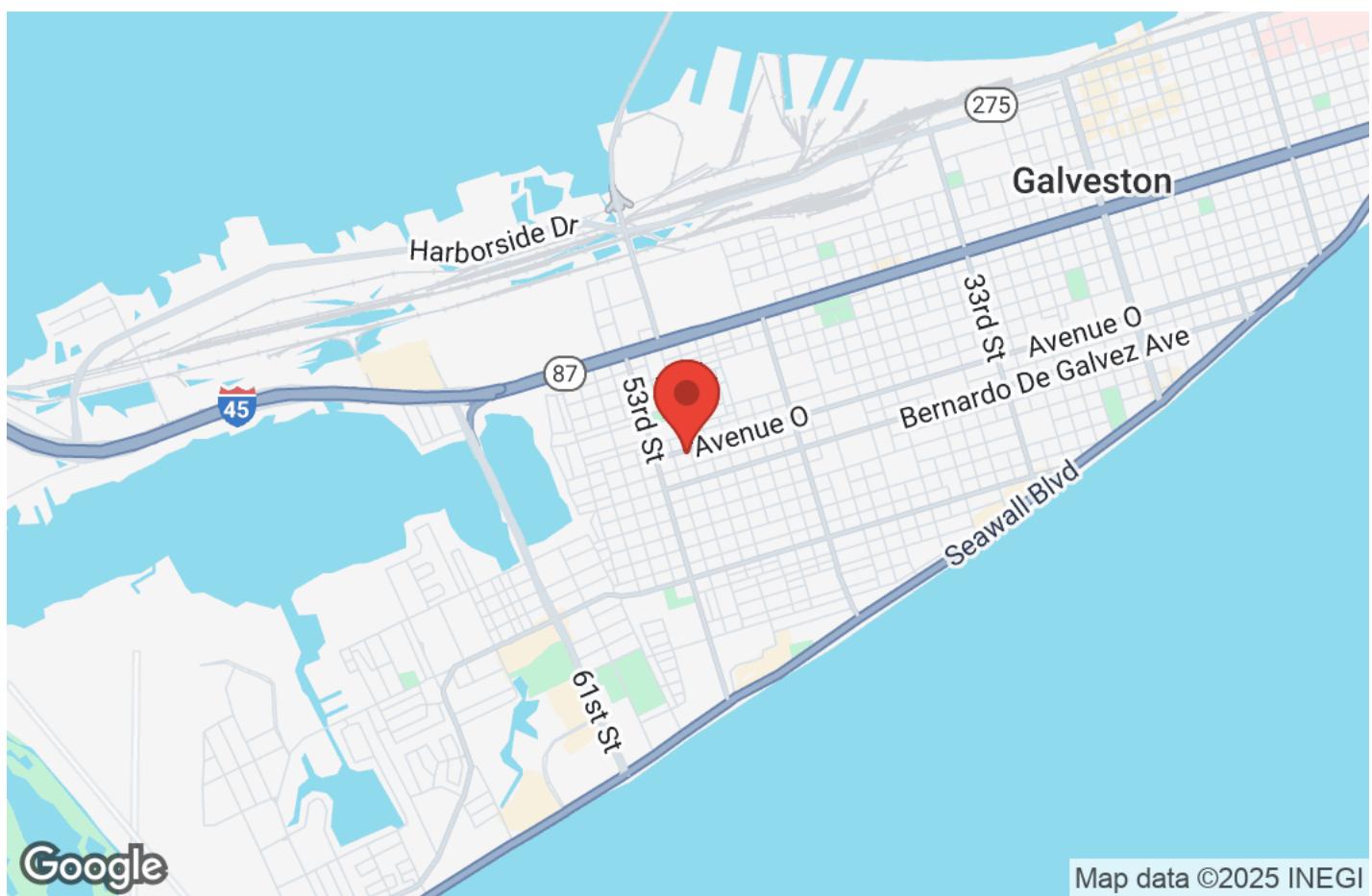
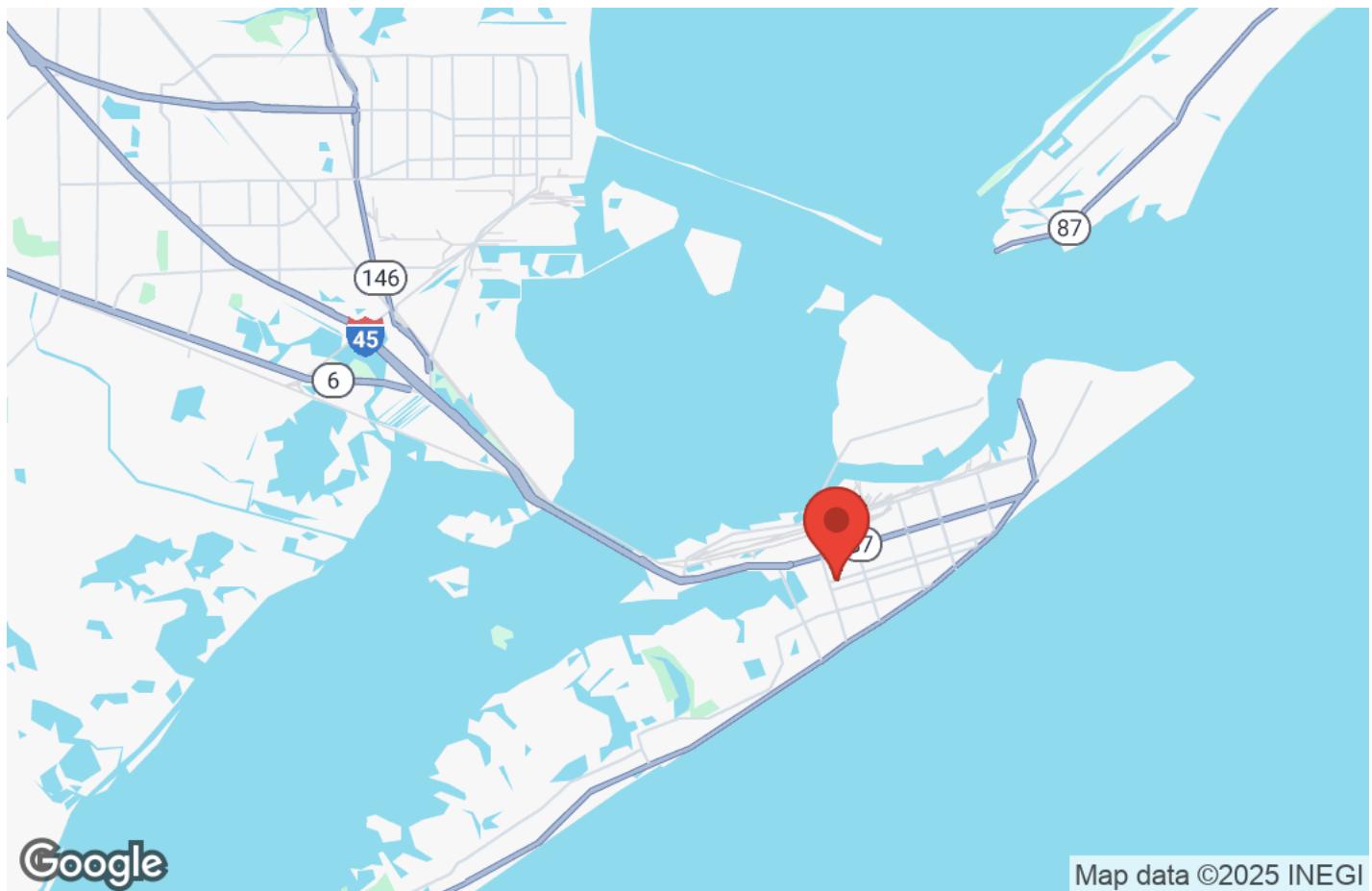
Property Photos



Property Photos



Location Maps



Business Map



PELICAN ISLAND

utmb UTMB
Health -
University of
Texas Medical
Branch at
Galveston

Galveston

 Target Grocery

 Galveston Municipal Court

 Galveston Police Department

 The Home Depot



 SONIC

 Taco Bell

 Jack in the Box
in the box

 Rainforest Pyramid

 Moody Gardens Attractions Theme Park

 Aquarium At Moody Gardens

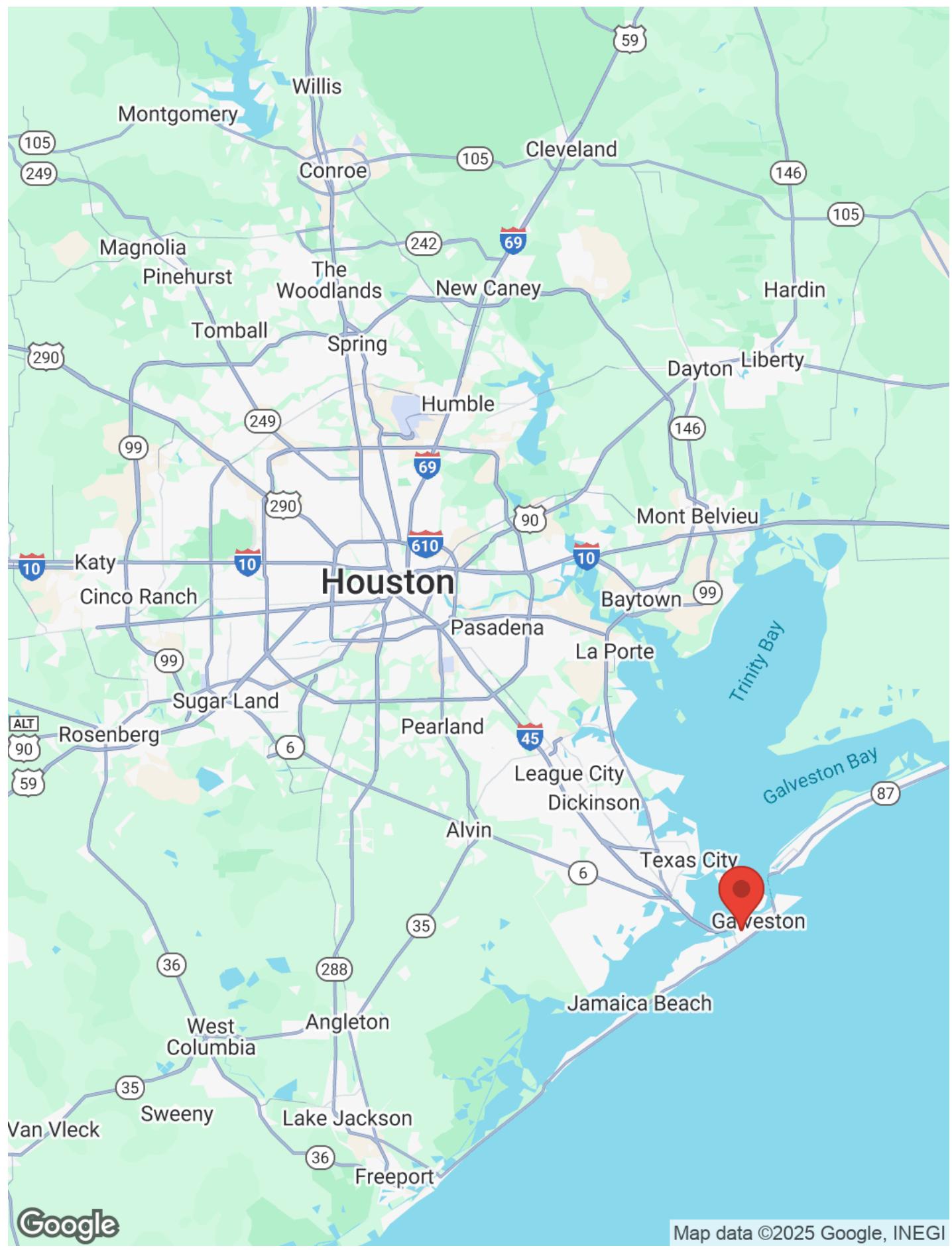
 Randalls

 Schlitterbahn Waterpark Galveston

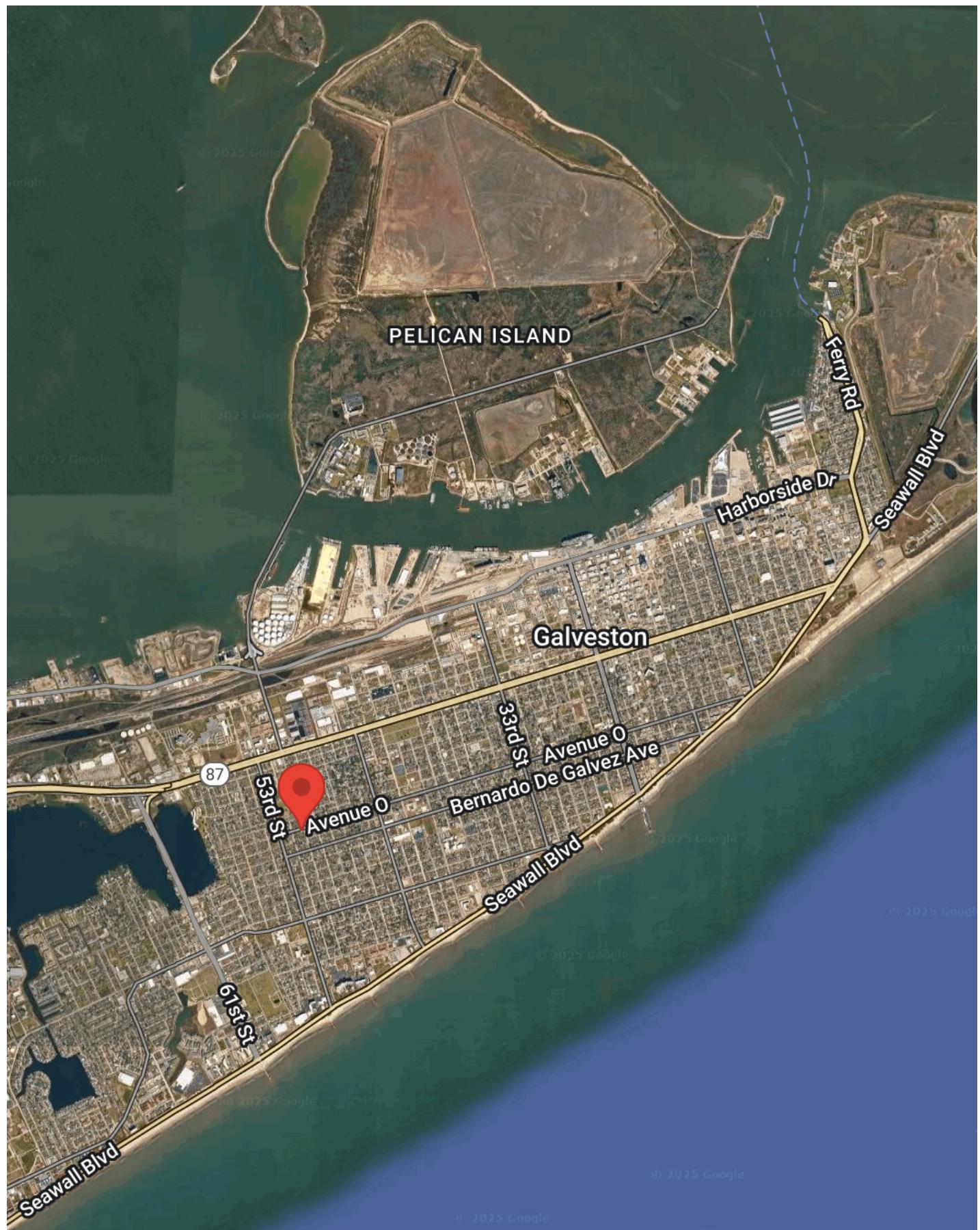
 Walmart Supercenter

Stewart Rd
Seawall Blvd

Regional Map



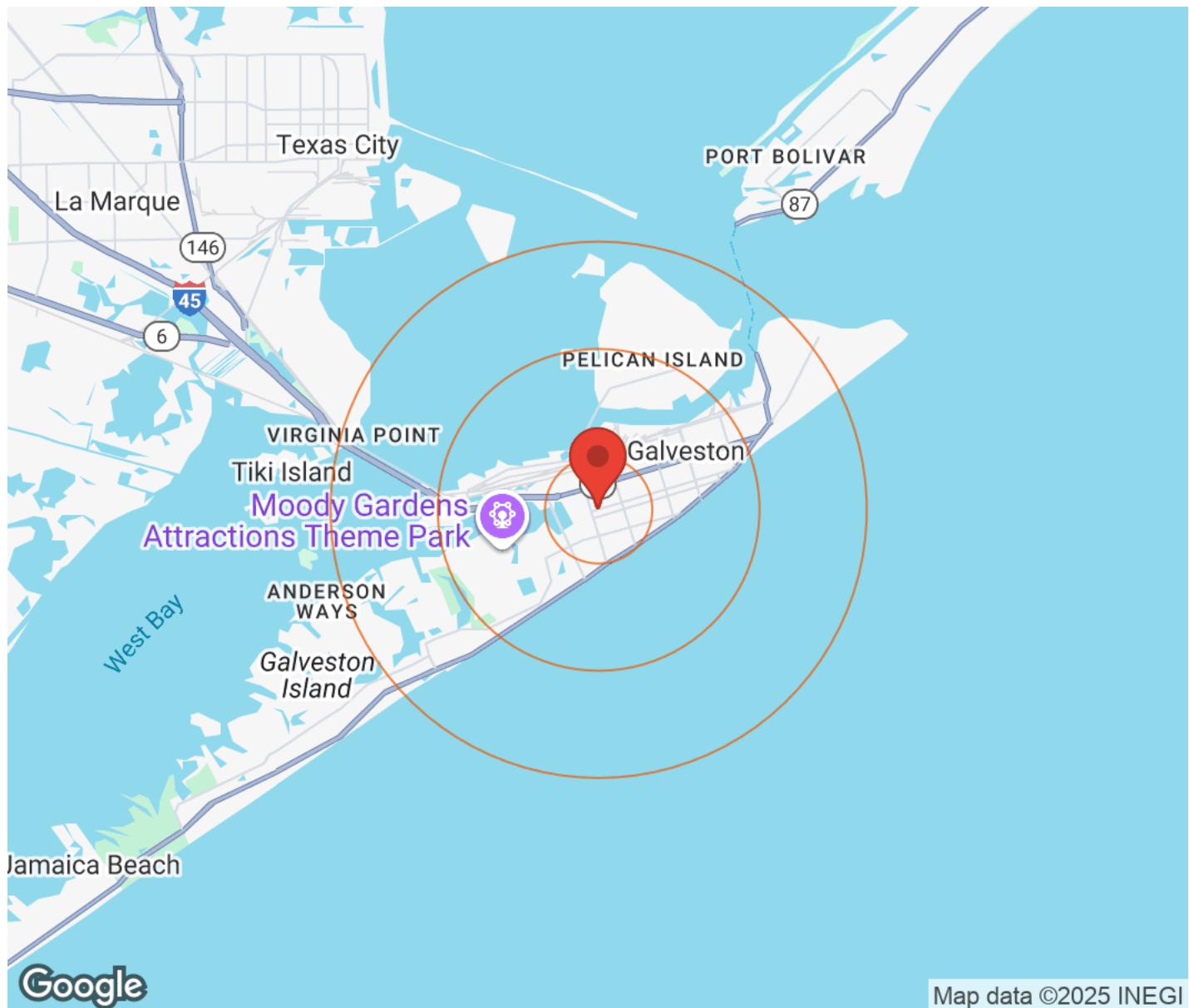
Aerial Map



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Demographics



Population	1 Mile	3 Miles	5 Miles
Male	9,438	23,796	29,303
Female	7,541	21,667	26,767
Total Population	16,980	45,463	56,070

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,500	6,898	8,253
Ages 15-24	2,410	6,152	7,642
Ages 25-54	6,687	17,689	21,779
Ages 55-64	2,381	6,448	7,882
Ages 65+	3,002	8,277	10,513

Race	1 Mile	3 Miles	5 Miles
White	7,169	20,813	26,958
Black	2,788	8,338	9,493
Am In/AK Nat	19	86	101
Hawaiian	3	23	28
Hispanic	6,442	14,225	16,501
Asian	265	1,114	1,890
Multi-Racial	273	787	992
Other	20	77	112

Income	1 Mile	3 Miles	5 Miles
Median	\$55,740	\$56,814	\$57,383
< \$15,000	1,058	2,813	3,850
\$15,000-\$24,999	525	2,029	2,429
\$25,000-\$34,999	607	1,874	2,315
\$35,000-\$49,999	715	2,147	2,584
\$50,000-\$74,999	994	3,002	3,783
\$75,000-\$99,999	686	1,975	2,415
\$100,000-\$149,999	1,003	2,907	3,836
\$150,000-\$199,999	408	1,338	1,683
> \$200,000	334	1,415	1,893

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,620	23,905	30,684
Occupied	6,331	19,501	24,788
Owner Occupied	3,096	8,358	10,325
Renter Occupied	3,235	11,143	14,463
Vacant	1,289	4,404	5,896

Upgrades & Improvements List



Cozy Corner Upgrades

Entire Property

- Exterior and trim fully repainted
- Back perimeter fence and gate installed
- Three solar panel security cameras installed

Interior Unit Renovations

All units have been fully renovated and remodeled, including:

- **Entry & Security**
 - Replaced exterior doors
 - Installed keyless entry door locks
- **Kitchen**
 - Installed new kitchen cabinets
 - Installed new countertops and backsplash
 - Replaced kitchen sink and fixtures
 - Installed garbage disposal
 - Replaced range, refrigerator, and microwave
- **Bathroom**
 - Replaced bathroom sink and fixtures
 - Replaced toilet
 - Replaced bathroom vanity and cabinet
 - Installed new shower and fixtures
- **Living Areas**
 - Upgraded flooring throughout
 - Replaced ceiling fans and light fixtures
 - Installed barn doors in bedrooms
 - Replaced both window units
 - Replaced water heaters

IABS- Listing Agent



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.

2-10-2025



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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name Michael Bossart	License No. 588215	Email michaelb@kw.com	Phone (713) 461-9393
Designated Broker of Firm Roger Aad	License No. 692211	Email Rogeraad@kw.com	Phone 713-461-9393
Licensed Supervisor of Sales Agent/Associate Timothy Larson	License No. 0695022	Email tlarson@kw.com	Phone (281) 508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1