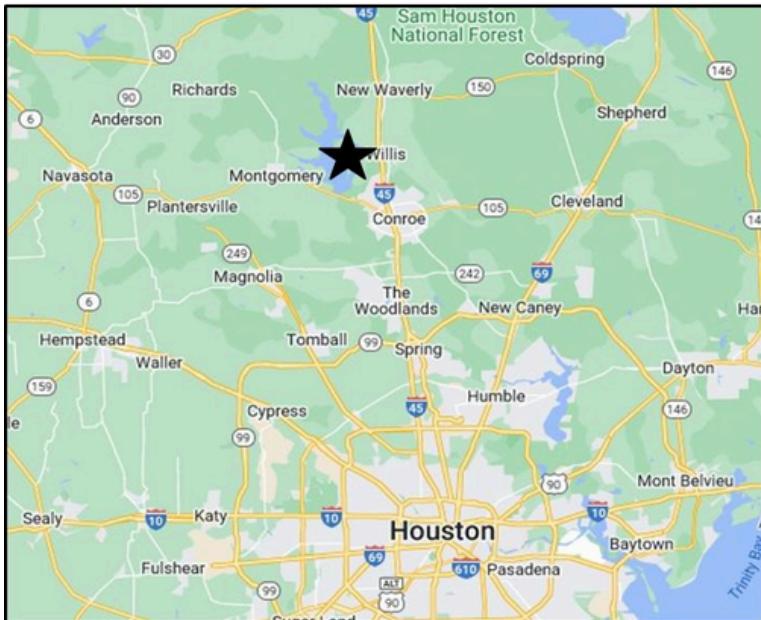
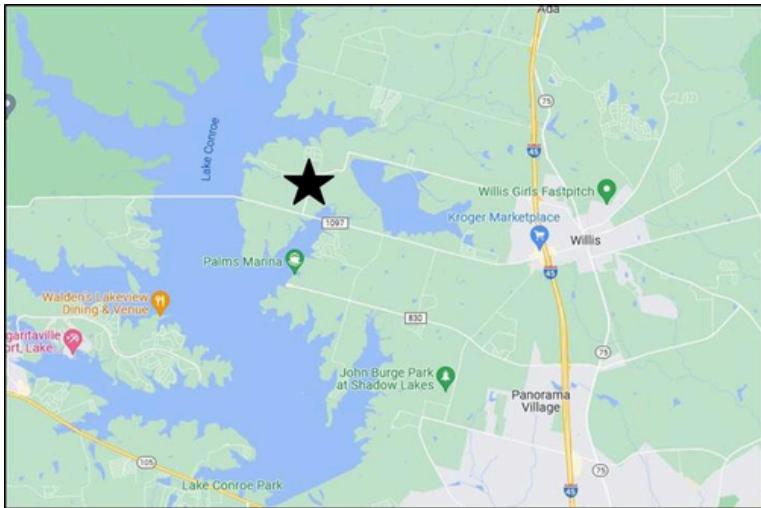
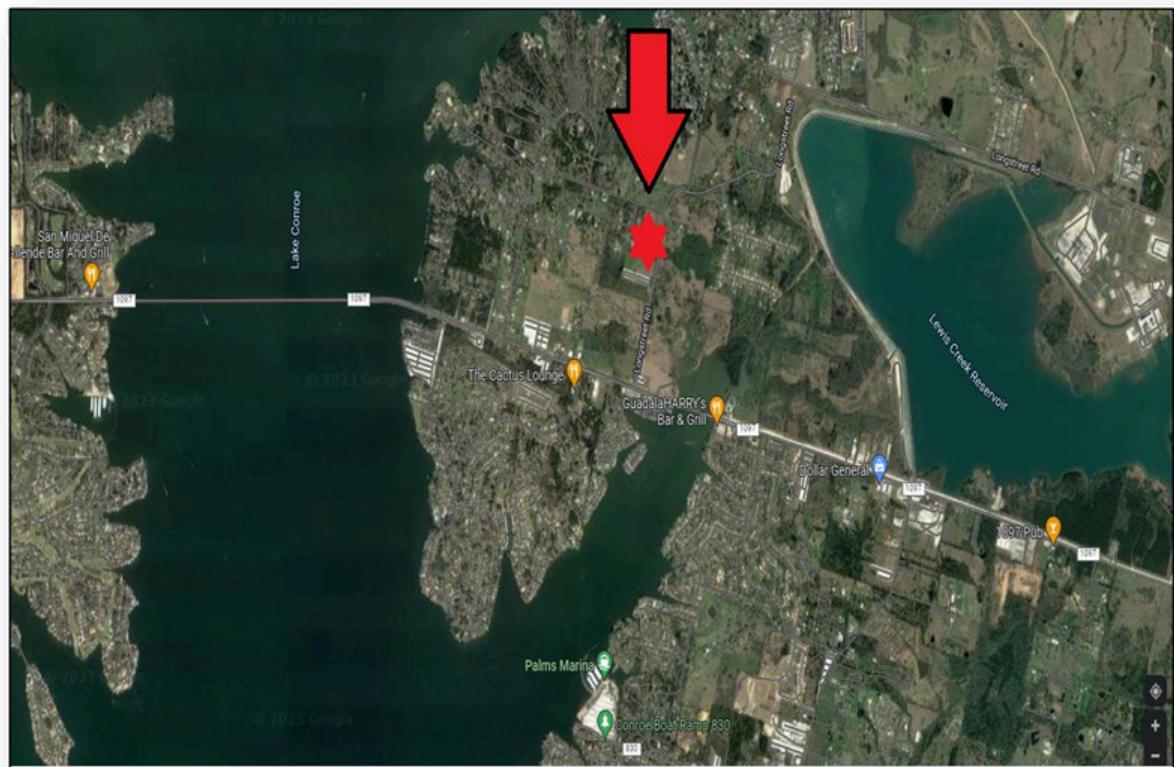


THE VINTAGE AT LAKE CONROE

14010 Longstreet Road, Willis TX 77318



- ★ Recent & Future Developments Include, Grocery, Retail, Education, and Residential Communities
- ★ Less Than 2 Miles to Lake Conroe/Boat Storage
- ★ 60 Triplexes With 3 Apartment Units Each
- ★ Less Than 1 Mile to FM 1097 (4-Lane Widening Project)
- ★ Additional Parking For Each Unit



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THE VINTAGE AT LAKE CONROE

14010 Longstreet Road, Willis TX 77318



LOCATION HIGHLIGHTS

- ★ The I-45 Freeway is just a 7-minute drive away
- ★ New Willis ISD High School is located within walking distance
- ★ Brand new HEB and other retail stores opening in the area
- ★ Public Lake Conroe access and boat ramps nearby
- ★ The new development of Ravella Sound Signorelli residential community will drive traffic and density to the evolving area.
- ★ The widening project on FM 1097 supports the ongoing growth
- ★ The Vintage at Lake Conroe has annexed into a private utility district with C&R Water, which will include an up-to-date water treatment plant
- ★ With over 157 miles of shoreline and 22,000 acres of surface water, Lake Conroe has a large variety of recreation that includes, boating, fishing, water/jet skiing, golfing, swimming, and much more.

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THE VINTAGE AT LAKE CONROE

14010 Longstreet Road, Willis TX 77318



Gated Community



60 Triplex Buildings

180 Total Units



Single-Car Garage

Overflow Parking



Tenant Move-In-Ready

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THE VINTAGE AT LAKE CONROE

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Gated Community



Water Fountain Views



3 Parking Spots Per Unit



Attached Garage

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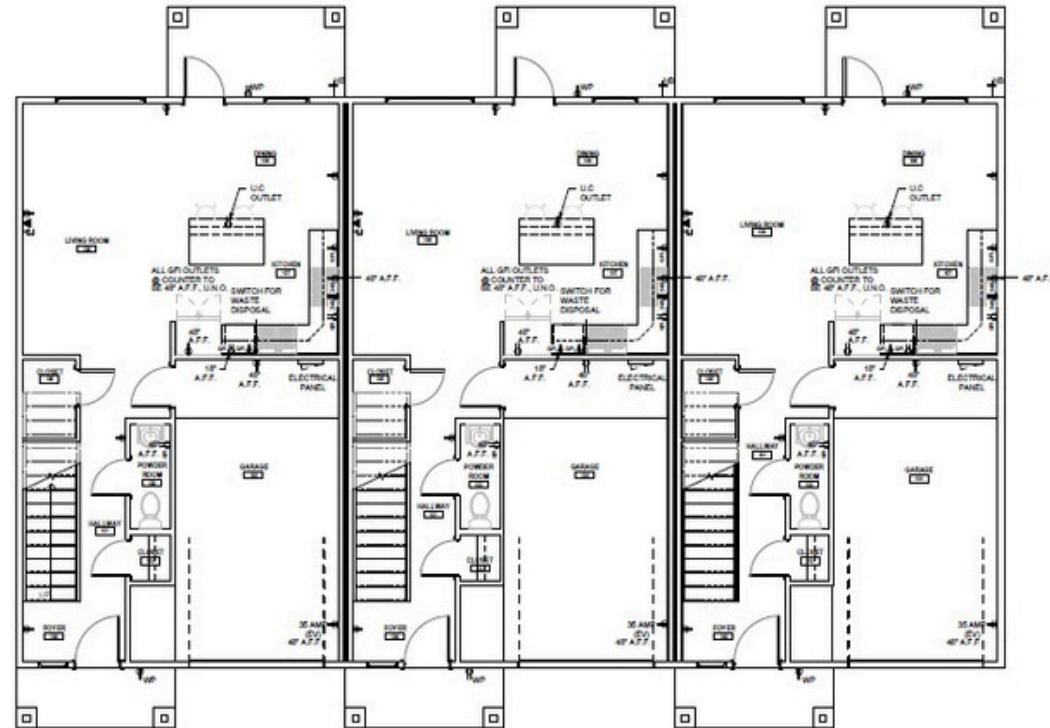
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THE VINTAGE AT LAKE CONROE

14010 Longstreet Road, Willis TX 77318

- 3 Bedrooms
- 2 Full Bathrooms
- 1 Half Bathroom
- 1,366 Square Feet
- Attached Garage



Living Area Size	577 SqFt	789 SqFt	1,366 SqFt
Bedrooms	-	3	3
Full Bathrooms	-	2	2
Half Bathrooms	1	-	1
Attached Garage	Single-Car	-	248 SqFt

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THE VINTAGE AT LAKE CONROE

14010 Longstreet Road, Willis TX 77318



- ★ **60 tri-plex buildings for a total of 180 apartment units**
- ★ **All buildings are the same design with two different front elevations**
- ★ **Move-in-ready condition with appliances included**
- ★ **Size Per Apartment Unit: +/- 1,366 SqFt**
- ★ **Size Per Tri-Plex Building: +/- 4,098 SqFt**
- ★ **Total Lot Size Per Building: +/- 6,000 SqFt**

Estimated Completion Dates

PHASE I: 20 buildings completed by winter 2026

PHASE II: 20 buildings completed by

- summer 2028

- **PHASE II:** 20 buildings completed by

- summer 2029

-

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THE VINTAGE AT LAKE CONROE

PURCHASE AGREEMENT



LIST PRICES:

Building #1 - #8: **\$790,000**

Building #9 - #12: **\$799,000**

Building #13 - #16: **\$810,000**

Building #17 - #22: **\$820,000**

- PURCHASE AGREEMENT TO BE DRAFTED BY THE SELLER
- PRE-SALE **\$3,000** EARNEST MONEY DUE AT SIGNING
- SECOND EARNEST MONEY DEPOSIT OF **\$5,000** DUE 3 MONTHS BEFORE BUILDING COMPLETION.

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PHASE 1: PRE-SELLING BUILDINGS #1 - #20

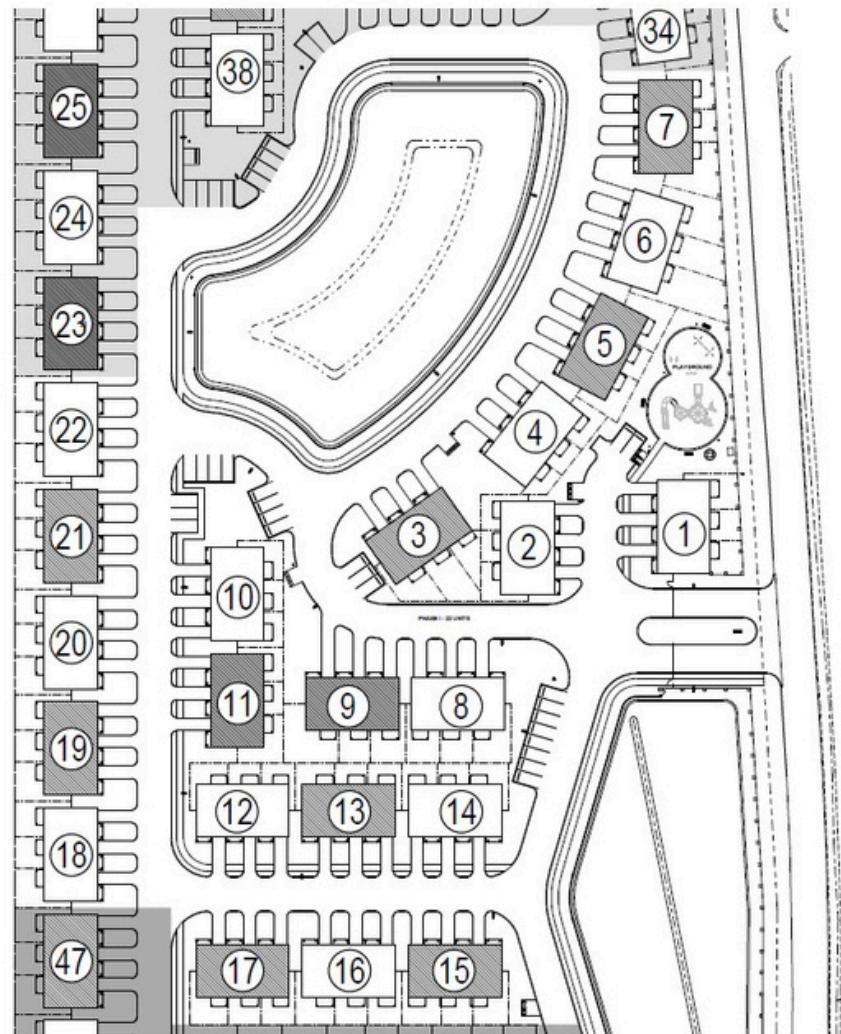
ESTIMATED COMPLETION DATES

Building #1 - #4: **Dec. 2025**

Building #5 - #8: **March 2026**

Building #9 - #12: **June 2026**

Building #17 - #20: **Dec. 2026**



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THE VINTAGE AT LAKE CONROE

Samples of High-End Finishes



Premium White
Shaker Cabinets



Granite Kitchen
Counter Tops



Carpet for stairs and
the second floor



Wood look vinyl tile
for the first floor



Powder Room
Pedestal Sink



Vanity for bathrooms

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THE VINTAGE AT LAKE CONROE

Samples of Appliances



Dishwasher



Electric Cooktop



Microwave



Electric Water Heater



Electric Washer



Electric Dryer



Kitchen Sink

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THE VINTAGE AT LAKE CONROE

5 - Year Estimated Business Plan Per Building

Pro Forma

Concept	Yr1	Yr2	Yr3	Yr4	Yr5
Gross Rent (\$1,900 per unit /month	\$ 68,400	\$ 70,452	\$ 72,566	\$ 74,743	\$ 76,985
) Vacancy Loss (5%) Estimated	\$ 3,420	\$ 3,523	\$ 3,628	\$ 3,737	\$ 3,849
Gross Income	\$ 64,980	\$ 66,929	\$ 68,937	\$ 71,005	\$ 73,136
Insurance	\$ 2,900	\$ 2,958	\$ 3,017	\$ 3,078	\$ 3,139
RE Taxes (2.27% County Appraisal @ \$450K)	\$ 10,215	\$ 10,419	\$ 10,628	\$ 10,840	\$ 11,057
HOA / CAM Fees, MUD, Trash, Landscaping	\$ 3,420	\$ 3,488	\$ 3,558	\$ 3,629	\$ 3,702
Tenant Reimbursement	\$ (3,600)	\$ (3,672)	\$ (3,745)	\$ (3,820)	\$ (3,897)
Estimated Operating Expenses	\$ 12,935	\$ 13,194	\$ 13,458	\$ 13,727	\$ 14,001
Net Operating Income	\$ 52,045	\$ 53,736	\$ 55,480	\$ 57,279	\$ 59,134
NOI per Month	\$ 4,337	\$ 4,478	\$ 4,623	\$ 4,773	\$ 4,928
Cap Rate Based on Purchase Price	6.67	6.89	7.11	7.34	7.58%
	%	%	%	%	%
Once Leased Out Market Value @6 % Cap	\$ 867,417	\$ 895,595	\$ 924,662	\$ 954,645	\$ 985,572

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