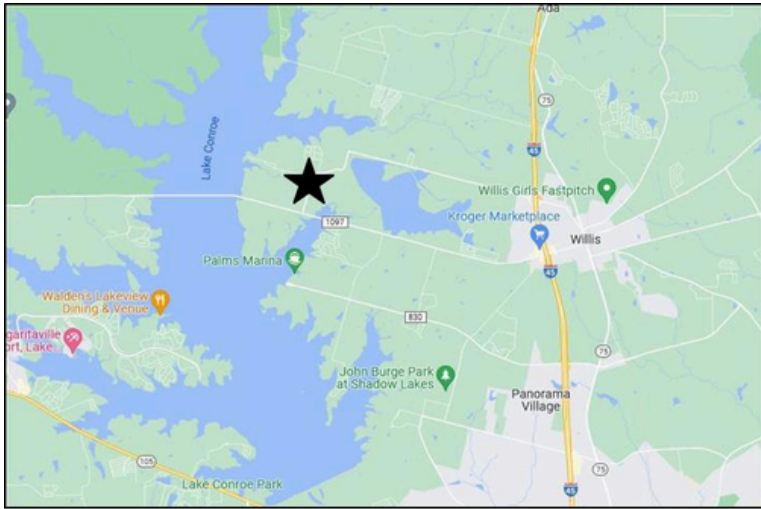
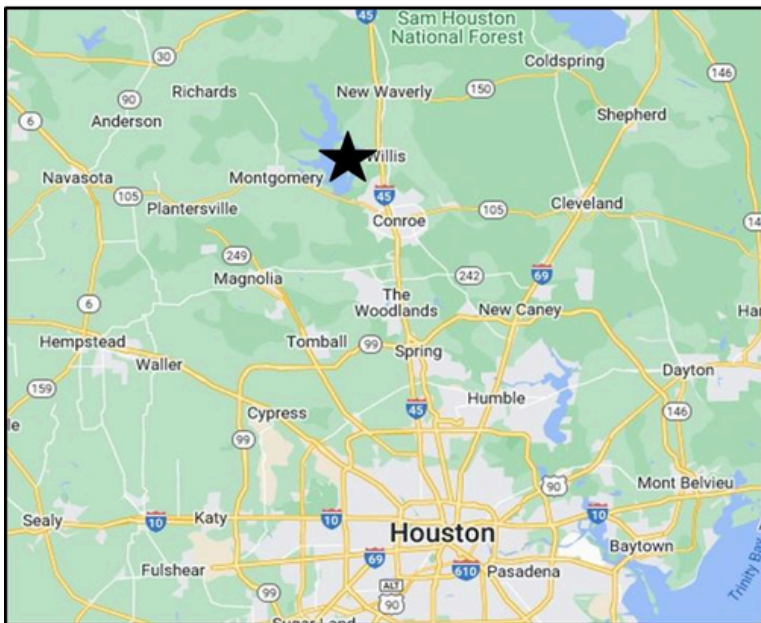


# THE VINTAGE AT LAKE CONROE

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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**GREY.**  
REALTY

**Joseph Moncada**

4200 Research Forest Dr. Ste 196

The Woodlands, TX 77381

Cell: 281-608-9338

Email: [Joseph@jdmhouston.com](mailto:Joseph@jdmhouston.com)

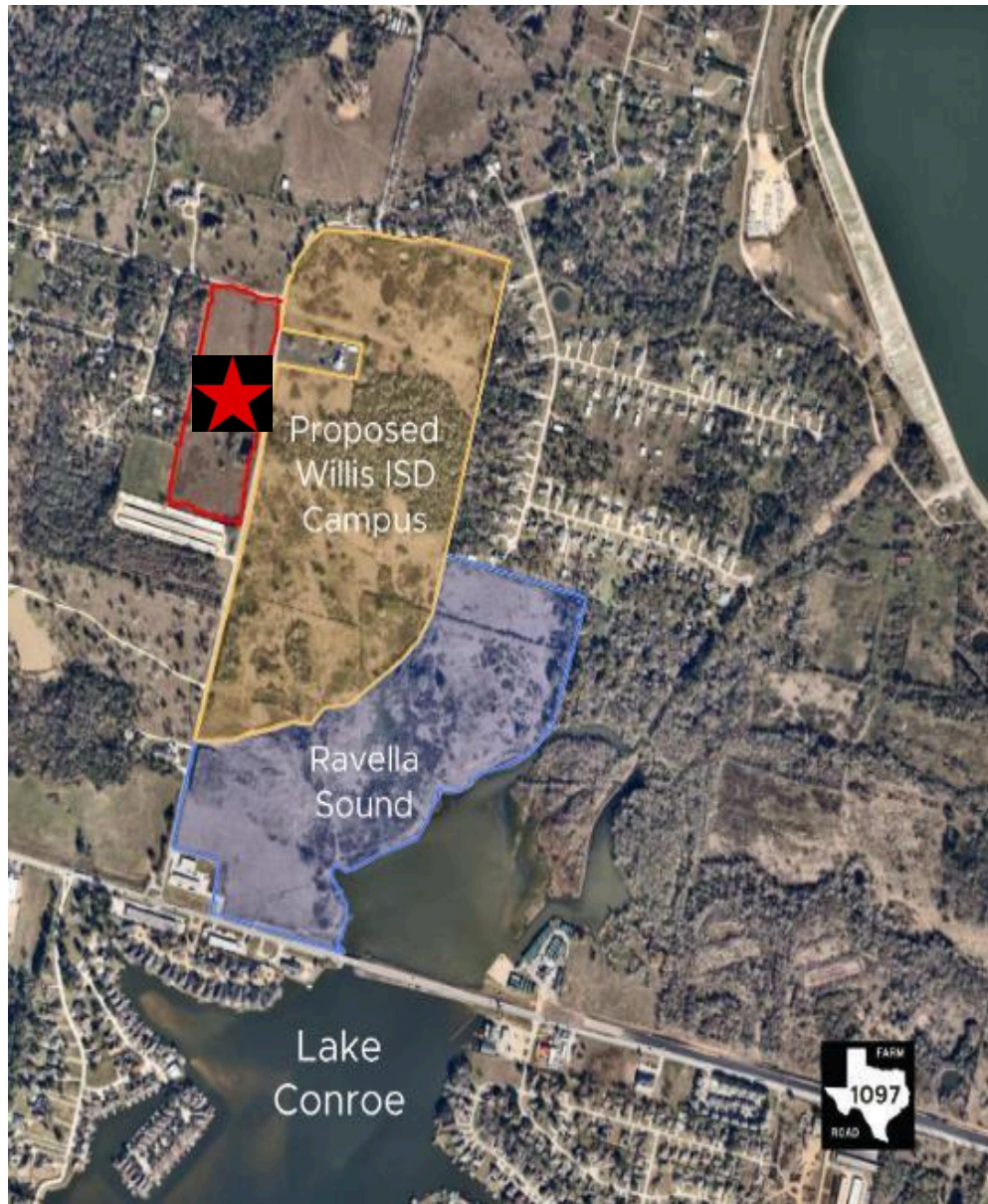


# THE VINTAGE AT LAKE CONROE

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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4200 Research Forest Dr. Ste 196  
The Woodlands, TX 77381

**Cell:** 281-608-9338

**Email:** [Joseph@jdmhouston.com](mailto:Joseph@jdmhouston.com)



# 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

14010 Longstreet Road, Willis TX 77318



**Gated Community**



**Water Fountain Views**



**3 Parking Spots Per Unit**



**Attached Garage**

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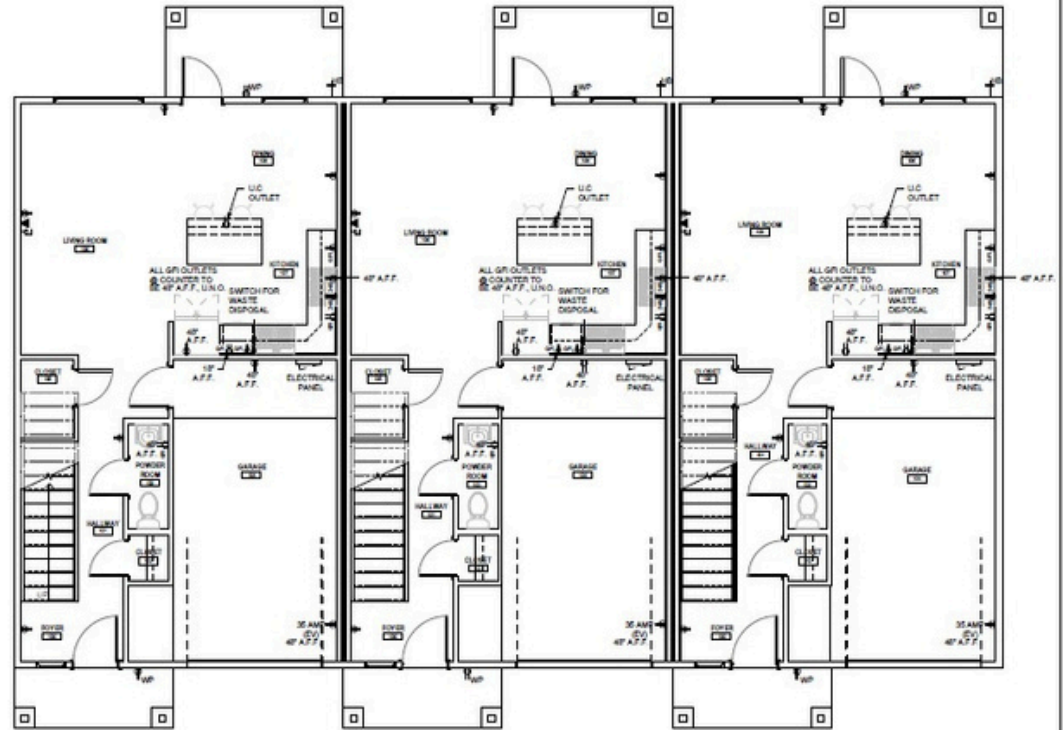
**Cell:** 281-608-9338

**Email:** [Joseph@jdmhouston.com](mailto:Joseph@jdmhouston.com)

# 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

## 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

- ★ Size Per Apartment Unit: +/- 1,366 SqFt
- ★ Size Per Tri-Plex Building: +/- 4,098 SqFt
- ★ Total Lot Size Per Building: +/- 6,000 SqFt

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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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# THE VINTAGE AT LAKE CONROE

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

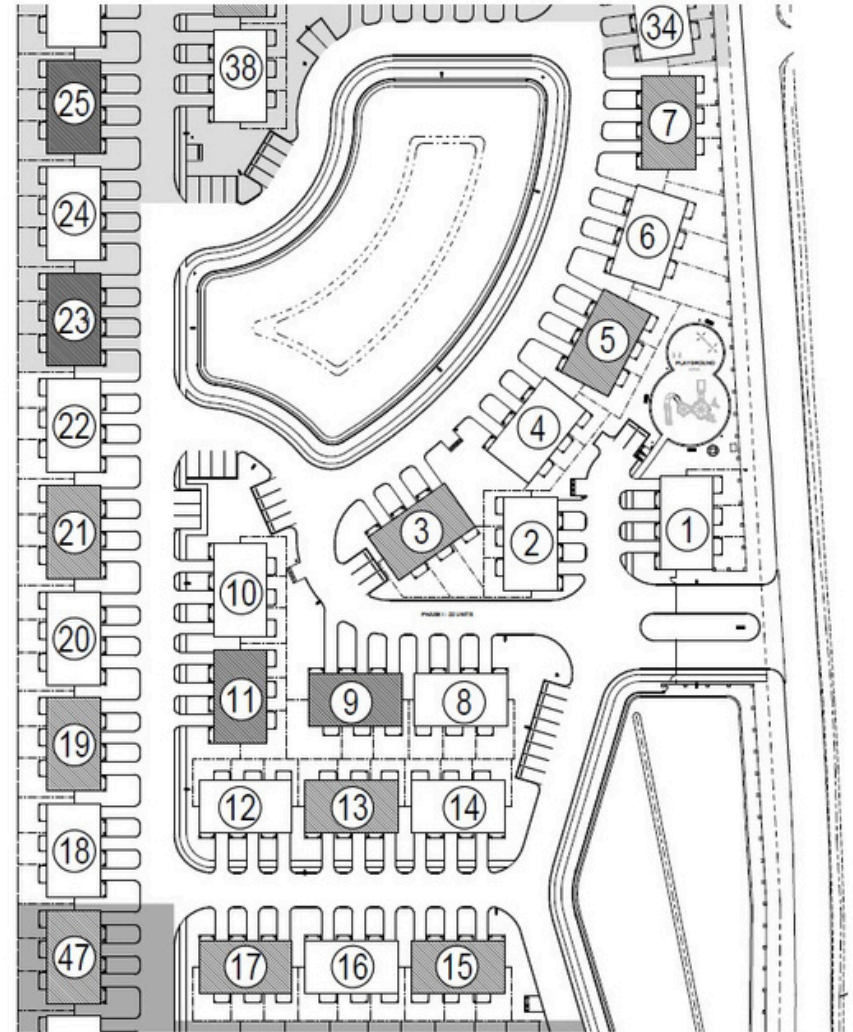
### ESTIMATED COMPLETION DATES

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 ) Vacancy Loss (5%) <b>Estimated</b>	\$ 68,400	\$ 70,452	\$ 72,566	\$ 74,743	\$ 76,985
<b>Gross Income</b>	<b>\$ 64,980</b>	<b>\$ 66,929</b>	<b>\$ 68,937</b>	<b>\$ 71,005</b>	<b>\$ 73,136</b>
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)
<b>Estimated Operating Expenses</b>	<b>\$ 12,935</b>	<b>\$ 13,194</b>	<b>\$ 13,458</b>	<b>\$ 13,727</b>	<b>\$ 14,001</b>
<b>Net Operating Income</b>	<b>\$ 52,045</b>	<b>\$ 53,736</b>	<b>\$ 55,480</b>	<b>\$ 57,279</b>	<b>\$ 59,134</b>
<b>NOI per Month</b>	<b>\$ 4,337</b>	<b>\$ 4,478</b>	<b>\$ 4,623</b>	<b>\$ 4,773</b>	<b>\$ 4,928</b>
<b>Cap Rate Based on Purchase Price</b>	<b>6.67</b>	<b>6.89</b>	<b>7.11</b>	<b>7.34</b>	<b>7.58%</b>
	%	%	%	%	
<b>Once Leased Out Market Value @6 % Cap</b>	<b>\$ 867,417</b>	<b>\$ 895,595</b>	<b>\$ 924,662</b>	<b>\$ 954,645</b>	<b>\$ 985,572</b>

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