

INVESTOR SUMMARY

1257 Witte Rd #16 | Houston, TX (Spring Branch)

PROPERTY OVERVIEW

- Property Type: Townhouse
- Occupancy: Tenant-occupied
- Lease Term: Through end of 2026
- Investment Strategy: Buy & Hold | Cash Flow from Day One

CAPITAL EXPENDITURES – COMPLETED

- HVAC: Replaced in 2016
- Roof: New (2023)
- Kitchen Appliances: New (2025)
- Flooring: New LVP on 1st floor (no carpet)
- Bathrooms: All 2.5 bathrooms fully renovated
- Interior Paint: Fresh paint (2025)

INTERIOR FEATURES (TENANT-DRIVEN DEMAND)

- Durable Luxury Vinyl Plank flooring
- Modern kitchen with new appliances
- Renovated bathrooms with updated finishes
- Two living areas + powder room downstairs
- Private patio with large sliding doors
- Two covered, attached carport spaces

HOA & OPERATING SIMPLICITY

HOA: \$508 / month includes:

- Exterior structure
- Grounds & landscaping
- Trash service
- Water
- Sewer

LOCATION ADVANTAGE – SPRING BRANCH

- Minutes to I-10 (Katy Freeway)
- Close to Memorial City, CityCentre, Energy Corridor

- Strong rental demand