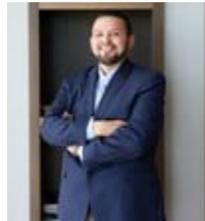


## 1026 Miles St

1026 Miles St, Rosenberg, TX 77471



**Henry Santos**

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# 1026 Miles St

\$920,000

1026 & 1016 Miles St | 11-Unit Multifamily Investment Opportunity - Rosenberg, TX

This is a stabilized, cash-flowing 11-unit asset producing \$94,800 in annual gross income with expenses of approximately \$16,812, resulting in a strong \$77,988 NOI.

Offered at \$920,000, this equates to:

8.48% Cap Rate

\$83,636 per door

For a stabilized multifamily property with completed capital improvements and operational upside, this is compelling value.

Why This Deal Stands Out:

- Room for strategic rent increases (High occupancy multifamily property)
- Opportunity to add an on-site laundry facility to further...

- Hi occupancy rate year round
- Plenty of room for rent increases
- space Laundry room to be built



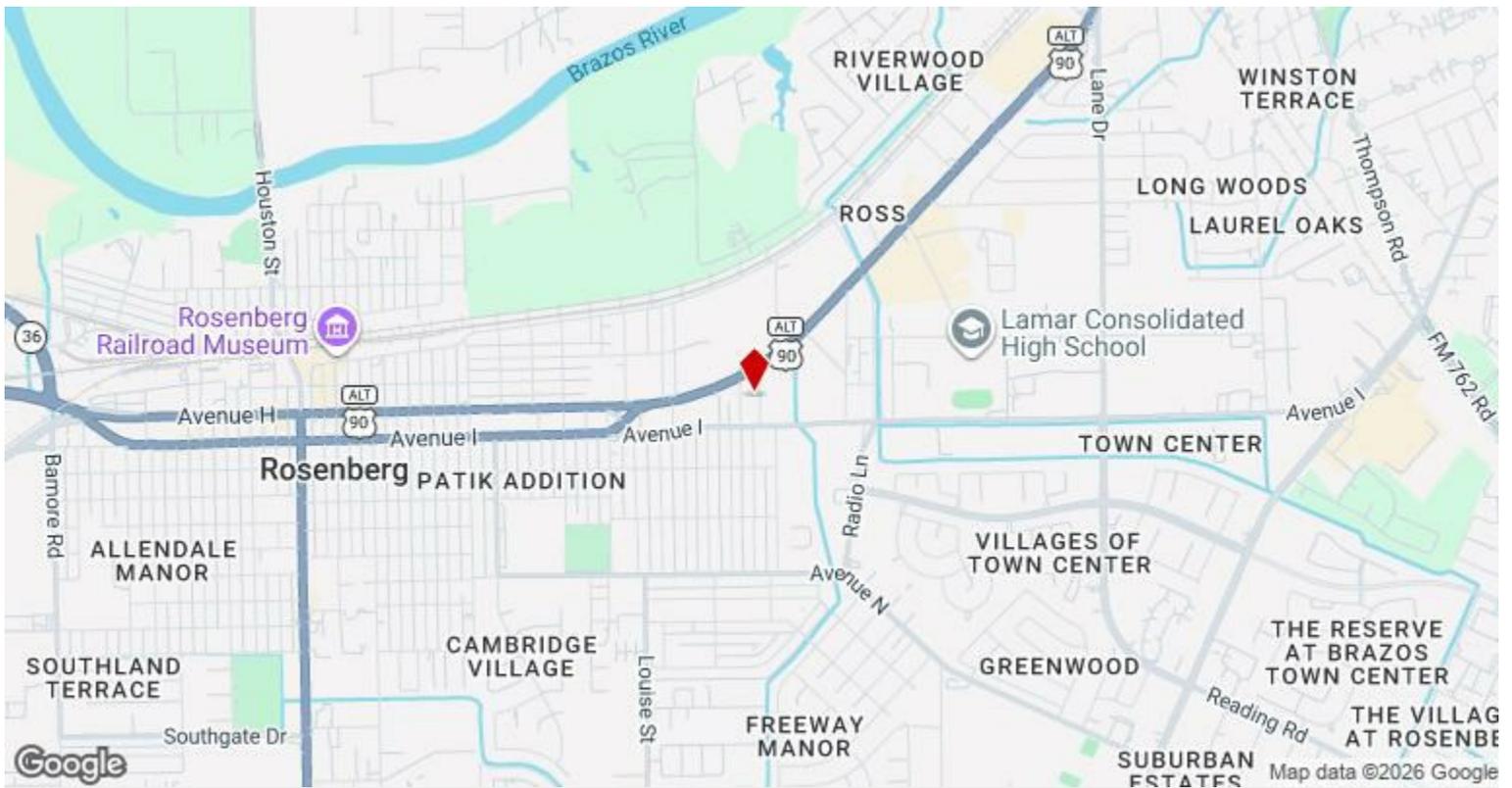
Price:	\$920,000
No. Units:	11
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.48%
Lot Size:	16,800 SF
Gross Building Area:	5,068 SF
Gross Rent Multiplier:	9.7
No. Stories:	1
Year Built:	1945
Zoning Description:	L
APN / Parcel ID:	3025-00-001-0070-901

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## Unit/Room Mix Information

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Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	6	Negotiable	N/A
2+1	5	Negotiable	N/A



1026 Miles St, Rosenberg, TX 77471

# Property Photos



All these need is a little TLC and some elbow grease.



Minor cosmetics touches needed

# Property Photos



Roof replaced in 2023



1016 Miles St. - Building 2

# Property Photos



Building 2 houses Units 6 - 11



Ample parking space for all residents

# Property Photos



Building 2 is a 2-Stories



Building Photo

# Property Photos



DSC00617



DSC00618

# Property Photos

