

OFFERING MEMORANDUM

# 8701 Bertwood Street

Houston, TX 77016





## EXECUTIVE SUMMARY

We are pleased to present:  
8701 Bertwood Street, Houston, TX 77016

### Investment Opportunity

This five-unit multifamily property offers a total of 3,790 rentable square feet on a large 11,250 SF lot. Built in 1960, the property comprises of five (5) two-bedroom, one-bathroom units, each at 758 SF.

In 2025, the property underwent over \$200,000 in capital improvements, positioning it as a turnkey investment with long-term leases and minimal maintenance needs. Renovations and upgrades include:

**Interior Finishes:** Quartz countertops, modern flooring, and new paint throughout. New electric and plumbing fixtures.

**Appliances & Amenities:** Brand-new stainless steel appliances, in-unit washer & dryer, tankless water heaters for continuous hot water, and efficiency

**HVAC & Systems:** Three new energy-efficient mini-split systems per unit

**Plumbing & Electrical:** Upgraded PEX plumbing and full electrical replacement throughout

The foundation is addressed at every unit with an included transferable warranty.

**3,790 SF**  
BUILDING SIZE

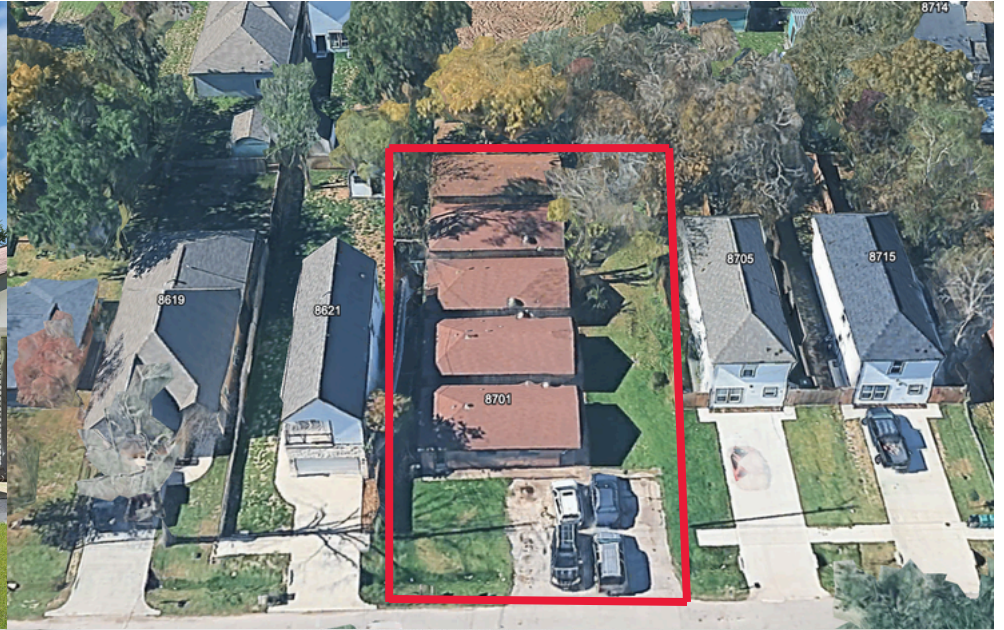
**11,250 SF**  
LOT SIZE

**1960**  
YEAR BUILT

**2025**  
YEAR RENNOVATED

# PROPERTY OVERVIEW

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# FINANCIALS

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## Highlights

- Value is indicated by a recent appraisal by a licensed third-party company in 2026
- Tenant-paid utilities (low expense burden)
- Expenses benchmarked to market comps
- Conservative vacancy and expense assumptions
- Cap rate supported by local Houston multifamily sales (6.11% – 6.62%)

## Offering

- \$749,000 Purchase Price
- \$25,000 of instant equity
- Cashflow Day 1 with the ability to increase rents 3% YOY
- Stabilized with all MEP's upgraded.
- Appliance Package included with W/D in every unit
- Tenant pays all bills. (Water bill is prorated with each tenant)

Gross Rental Income .....	\$75,000.00
Less: Vacancy & Credit Loss (8%) .....	(\$6,000.00)
Effective Gross Income .....	\$69,000.00

### Fixed Expenses (Yearly)

Real Estate Taxes .....	\$6,500.00
Insurance (Dwelling) .....	\$4,500.00

### Operational Expenses (Yearly)

Repairs & Maintenance .....	\$2,750.00
Management (4% of EGI) .....	\$2,760.00
Professional Fees (0.75% of EGI) .....	\$1,380.00

### Replacement Reserves

Capital Reserves .....	\$750.00
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**Total Expenses and Reserves.....** \$18,640.00

**Net Operating Income.....** \$56,360.00

### Valuation

Cap Rate .....	6.50%
Value Indication .....	\$774,769
<b>Rounded Market Value .....</b>	<b>*\$775,000</b>

\*2026 Appraised Market Value

# FINANCIAL SUMMARY

## ANNUALIZED OPERATING DATA

UNIT	BED/BATH	MONTHLY RENT	UTILITIES RESERVES	AMOUNT TENANT IS RESPONSIBLE FOR MONTHLY	AMOUNT GUARANTEED BY HOUSING PROGRAM	TENANT NOTES
1	2BED/1BATH	\$1,357.00	\$107.00	\$50.00	\$1,307.00	section 8 pays 1357 all bills included (gas,water, electric)
2	2BED/1BATH	\$1,396.00	\$146.00	\$157.00	\$1,239.00	section 8 pays \$1396 all bills included (gas,water, electric)
3	2BED/1BATH	\$1,250.00	<b>TENANT PAYS</b>	\$1,250.00	\$0.00	<b>market tenant. Tenant pays for utilities +\$30/month for water</b>
4	2BED/1BATH	\$1,357.00	\$107.00	\$50.00	\$1,307.00	section 8 pays 1357 all bills included (gas,water, electric)
5	2BED/1BATH	\$1,250.00	<b>HCDVCC PAYS</b>	\$0.00	\$1,250.00	<b>HCDVCC pays for tenants rent and utilities + \$30/month for water</b>
TOTAL		\$6,610.00				

# CASH-FLOW ANALYSIS

The financials presented are modeled at an **8% interest rate**, which is notably higher than today's prevailing market rates. A buyer with strong credit can achieve significantly greater cash flow returns at a more typical 6.5%–7.5% rate. Assumptions are based on a purchase price of \$775,000, which is the appraised value based on an appraisal completed in 2026.

Payment Breakdown (\$749K | 20% Down | 8%)



<span style="color: blue;">■</span>	P&I: \$4,397
<span style="color: orange;">■</span>	Taxes: \$472
<span style="color: green;">■</span>	Insurance: \$325