



HOUSTON

4-PROPERTY PORTFOLIO

Cash-Flowing Residential Investment Opportunity



STRONG CASH FLOW

Attractive in-place income with growth potential



STABLE ASSETS

Well-maintained properties in established neighborhoods



STRATEGIC LOCATIONS

High-demand areas with strong tenant appeal



LONG-TERM UPSIDE

Built for appreciation and sustainable returns



LS REALTY ADVISORS, INC
MULTIFAMILY BROKERAGE

INVESTMENT HIGHLIGHTS

Strategically Located.
Built for Strong Returns.



4 INCOME-PRODUCING SINGLE FAMILY HOMES

Well-maintained properties in desirable, established neighborhoods.



HOUSTON & RICHMOND HIGH-DEMAND RENTAL MARKETS

Strong population growth, job expansion, and consistent rental demand.



PROJECTED PROFORMA NOI: **\$69,780**

Attractive cash flow with upside potential.



EXTENSIVE CAPITAL IMPROVEMENTS

Recent and planned upgrades reduce future expenses and increase value.



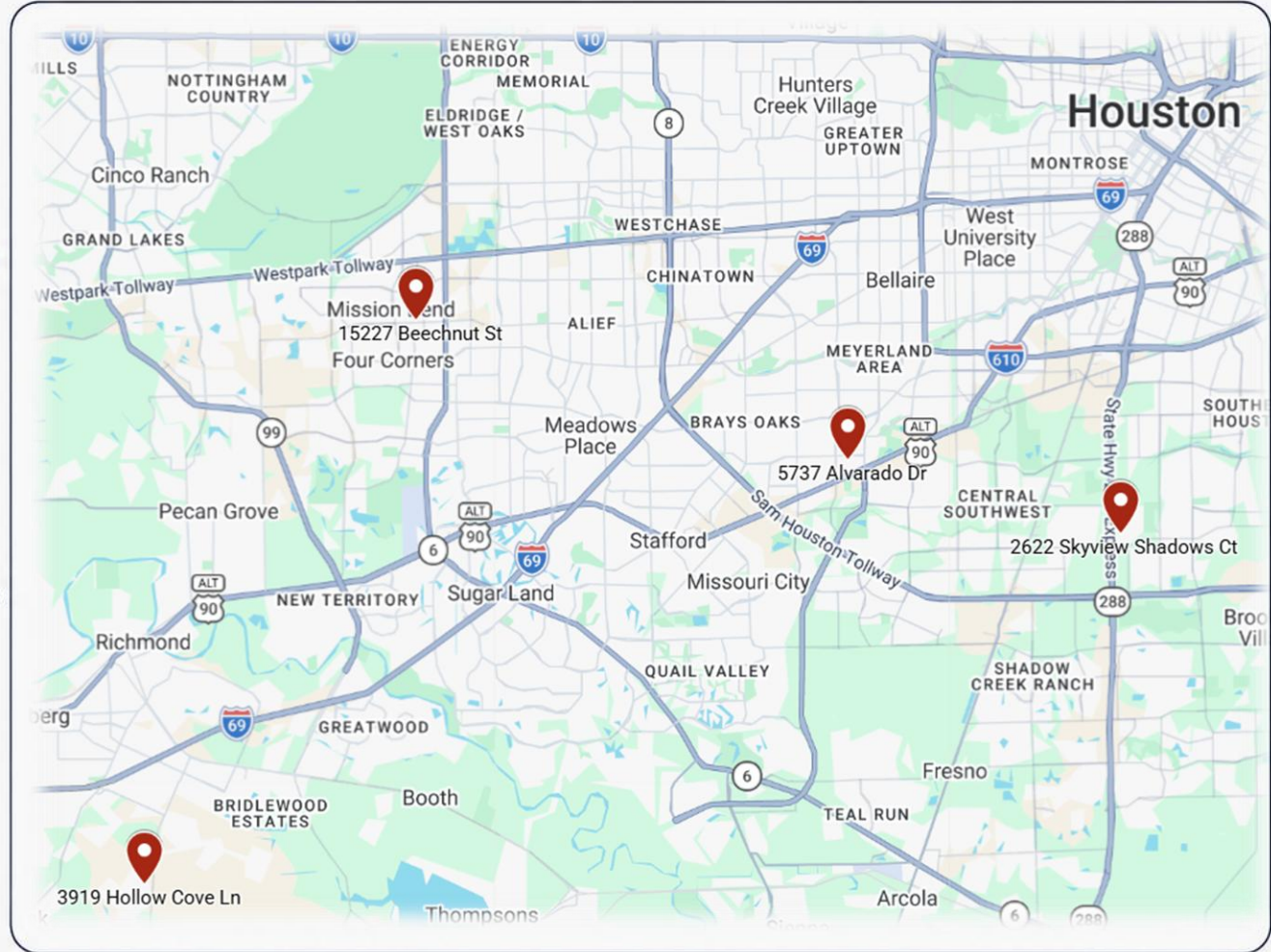
RENTAL UPSIDE OPPORTUNITY

Market rents support immediate income growth.



STRONG LONG-TERM APPRECIATION POTENTIAL

Real estate fundamentals support sustained value over time.



STRONG JOB GROWTH

Diverse economy with top employers



HIGH RENTAL DEMAND

Low vacancy rates and steady rent growth



CONVENIENT ACCESS

Close to major highways, shopping & schools



ESTABLISHED AREAS

Stable neighborhoods with long-term appeal



LS REALTY ADVISORS, INC.

MULTIFAMILY BROKERAGE

15227 BEECHNUT ST

HOUSTON, TX 77083

Long Term Tenant.
Strong Cash Flow.



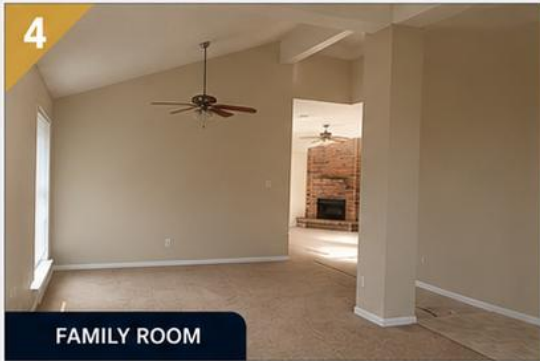
LIVING ROOM



BATHROOM



KITCHEN



FAMILY ROOM



PRIMARY BATHROOM

PROPERTY OVERVIEW



3
BED



2
BATH



1,868
SQ FT



1983
BUILT

CURRENT RENT

\$1,795

MARKET RENT

\$2,000

CAPITAL EXPENDITURES

- ✓ Hot Water Heater - 2021
- ✓ HVAC - 2021
- ✓ Roof - 2016
- ✓ Hardi Siding - 2016
- ✓ Bathroom Remodel - 2019
- ✓ PEX Plumbing (partial) - 2021

* Pictures were taken at move-in



LONG TERM TENANT – MTM

Stable income with
month-to-month flexibility



VALUE-ADD OPPORTUNITIES

Increase rents to market
and build additional equity



BUILT 1983

Solid fundamentals with
ongoing capital updates



LS REALTY ADVISORS, INC
MULTIFAMILY BROKERAGE

5737 ALVARADO DR

HOUSTON, TX 77033

Well-Maintained,
Turn Key Property.
Strong Cash Flow.



KITCHEN



LIVING ROOM



BATHROOM



PRIMARY BATHROOM

PROPERTY OVERVIEW



3
BED



2
BATH



1,393
SQ FT



1964
BUILT

CURRENT RENT

\$1,900

MARKET RENT

\$2,050

CAPITAL IMPROVEMENTS

- ✓ Insulation
- ✓ Entire House Rewired
- ✓ Entire House PEX Plumbing
- ✓ Tankless Hot Water Heater
- ✓ Double Pane Windows
- ✓ Tile Floor
- ✓ New Appliances
- ✓ Shaker Cabinets
- ✓ Quartz Countertops
- ✓ New Garage Doors
- ✓ Exterior Paint
- ✓ Driveway repairs
- ✓ HVAC & duct work
- ✓ Shower/Bathroom Remodel



RECENT CAPITAL IMPROVEMENTS

Extensive updates for long-term value



TURN KEY PROPERTY

Move-in ready with minimal future expenses



COMPLETE REHAB

High-quality finishes throughout



LS REALTY ADVISORS, INC
MULTIFAMILY BROKERAGE

2622 SKYVIEW SHADOWS CT

Well-Maintained,
Long-term Tenant.
Strong Cash Flow.

 HOUSTON, TX 77047



PROPERTY OVERVIEW



3
BED



2.5
BATH



1,997
SQ FT



1997
BUILT

CURRENT RENT

\$1,925

MARKET RENT

\$1,995

CAPITAL EXPENDITURES

- ✓ Hot Water Heater - 2019
- ✓ HVAC - 2023
- ✓ Refrigerator - 2022

* Pictures were taken at move-in



LONG TERM TENANT – MTM

Stable income with month-to-month flexibility



VALUE-ADD OPPORTUNITIES

Increase rents to market and build additional equity



BUILT 1997

Well-maintained home with solid fundamentals



LS REALTY ADVISORS, INC
MULTIFAMILY BROKERAGE

3919 HOLLOW COVE LN

 RICHMOND, TX 77406

Well-Maintained.
Move-In Ready.
Strong Cash Flow.



PROPERTY OVERVIEW



3

BED



2.5

BATH



2,226

SQ FT



2005

BUILT

CURRENT RENT

\$2,000

MARKET RENT

\$2,100

CAPITAL EXPENDITURES

- ✓ Hot Water Heater – 2025
- ✓ HVAC – 2022
- ✓ Roof – 2025
- ✓ Stove – 2024
- ✓ Dishwasher – 2025
- ✓ Quartz Countertops – 2025
- ✓ New Carpet – 2024



CLOSE TO HWY 59

Quick access for easy commuting



SHOPPING & RETAIL

Nearby shopping, dining & retail centers



GROCERY

Major grocery stores just minutes away



SCHOOLS NEARBY

Quality schools in the area



LS REALTY ADVISORS, INC

MULTIFAMILY BROKERAGE

Portfolio Financial Summary

Strong Cash Flow Today. Even Stronger Tomorrow.



ESTIMATED VALUE

\$1.125M



MONTHLY INCOME

\$7,620



PROFORMA INCOME

\$8,275



CURRENT NOI

\$63,324



PROFORMA NOI

\$69,780



LS REALTY ADVISORS, INC

MULTIFAMILY BROKERAGE

PROPERTY INFO



All properties in Flood Zone X
– no flood insurance required



No properties have flooded *



2 leases are MTM; 2 expire in 2027



Each resident pays their
own utility bills



Each resident takes care of
their own lawn



All leases have security deposits



2 properties in Harris County
2 properties in Fort Bend County



All properties near a major hwy

* Per owner

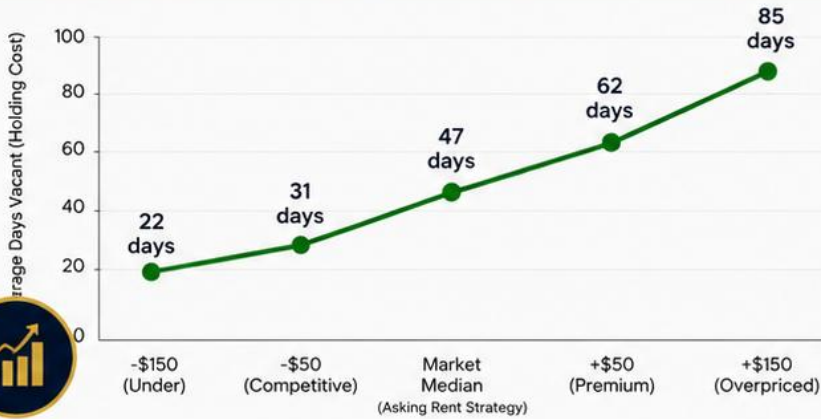
TRENDS / CURRENT ARTICLES

STRONG MARKET FUNDAMENTALS. GROWING DEMAND. LONG-TERM UPSIDE.



High mortgage rates have priced qualified buyers out of purchasing homes.*

WEST-SW HOUSTON LANDLORD METRIC: PRICE POSITIONING VS. VACANCY DURATION



INVESTOR OUTLOOK:

UPWARD TREND IN CUMULATIVE ASSET RENTAL VALUE



A SINGLE TRANSACTIONAL CLOSING, drastically minimizes upfront legal, lending, and administrative acquisition costs.



FASTER & SIMPLER ACQUISITION



LOWER TRANSACTION RISK



REDUCED LEGAL & LENDING FEES



MORE CAPITAL EFFICIENCY



UNPRECEDENTED DEMAND VELOCITY:

Houston single-family rental volume surged by **15.5% IN A SINGLE MONTH**, breaking historical records. Consumers are actively choosing detached homes over apartments.*



LS REALTY ADVISORS, INC
MULTIFAMILY BROKERAGE

* Rental Market Update - HAR



INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS AGENT FOR BOTH - INTERMEDIARY: (continued)

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement, and
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensee or Broker/Firm Name	License No.	Email	Phone
Licensed Broker/Broker Firm Name or Primary Assumed Business Name Lifestyle Realty Houston, Inc.	568459	Lee@lifesterealtyinc.com	(713) 782-0018
Designated Broker of Firm Lee Cathey-Bell	471424	Lee@lifestylesrealtyinc.com	(713) 782-0018
Licensed Supervisor of Sales Agent/ Associate Jennifer McCormick	656675	Jennifer.McCormick@lifestylesrealtyinc.com	(713) 782-0018
Sales Agent/Associate's Name Diana Monn	0599648	diana.monm@lifestylesrealtyinc.com	(713) 446-5481

Buyer/Tenant/Seller/Landlord Initials _____ Date _____