



116 Marian St
Baytown, TX

Property Overview

- Exceptional investment opportunity for prospective buyers.
- Long-term tenants ensure tenant stability.
- Strategic location for oil and gas workers.
- Impeccably maintained with on-site management.
- Expansion potential with opportunity for efficiency units.



Property Overview

- Price : \$599,000
- Cap Rate : 6.08%
- NOI : \$46,036
- Price/SF : \$111.92
- Leasable Area: 5352 SF
- Land Area: 11,039 SF
- No Units : 6
- Year Built: 1950
- Year renovated: 2024/2025



Key Highlights

- Key Highlights for Property Upgrades and Investment Potential:
- Significant Upgrade Potential: The property offers ample opportunities for enhancements and improvements.
- Increased Rental Income: Raising rents to align with the area's standard rate of \$1,100–\$1,200 can boost the capitalization (cap) rate significantly.



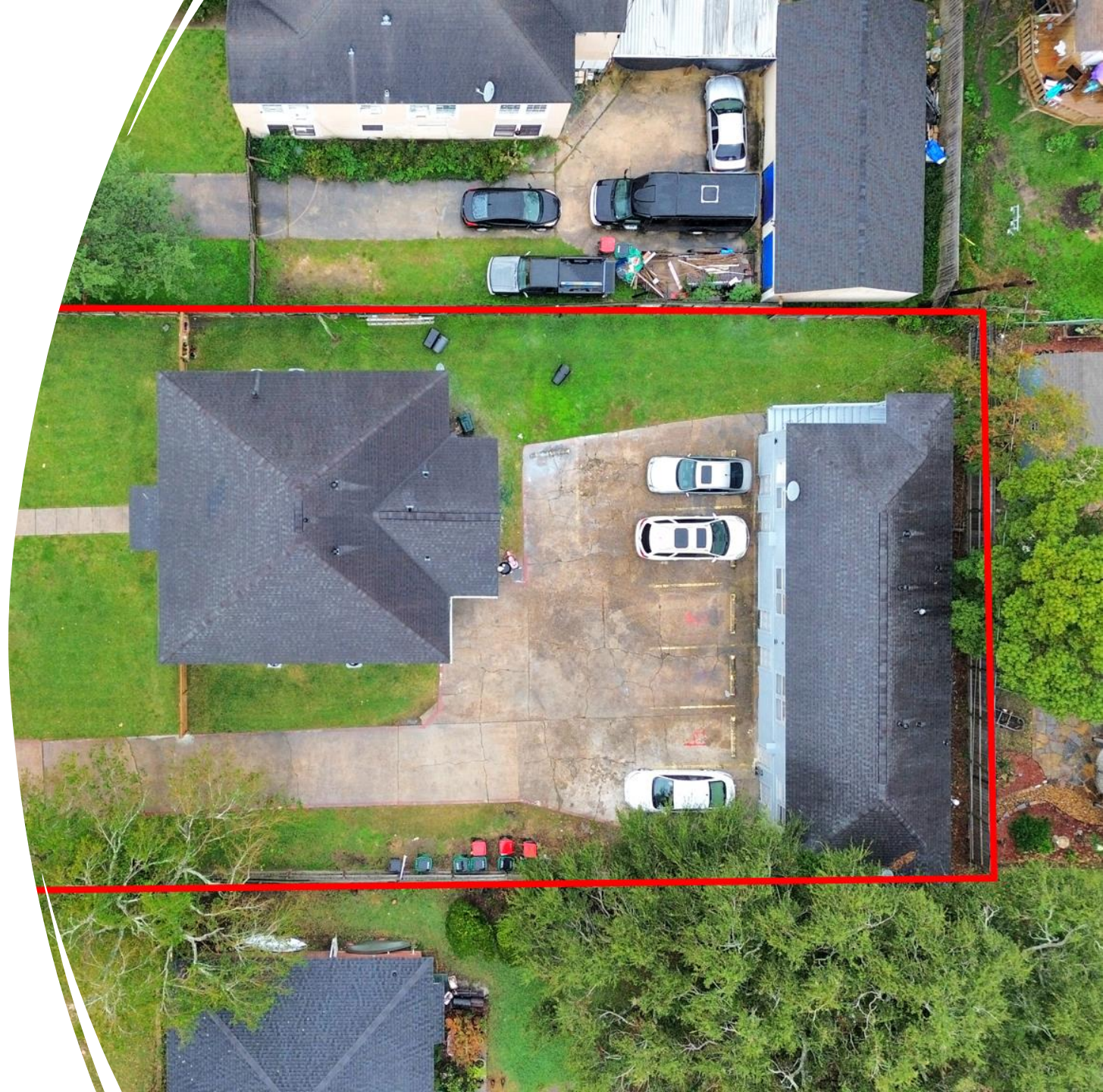
Key Highlights

- Stable Tenant Base: The majority of tenants are Oil and Gas professionals, known for extended lease durations and strong reliability.
- High Tenant Retention: Retention rates among current tenants remain consistently high, ensuring reduced turnover and steady cash flow.



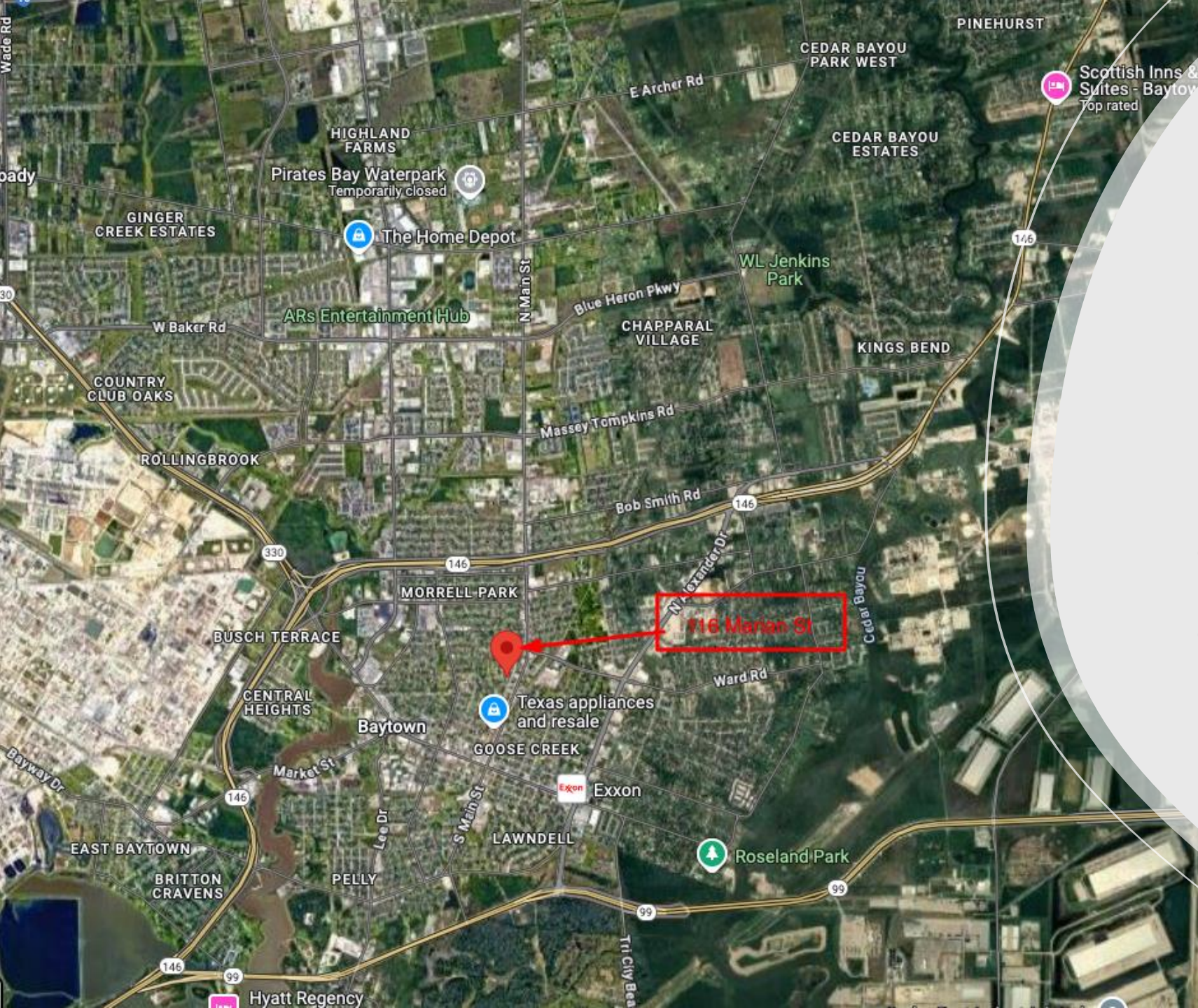
Conversion Opportunity

Building No. 2 at the back of the property can be transformed into two efficiency units and a Laundromat, adding to the rental income potential.



WHY INVEST IN BAYTOWN

- **Strategic Location:** Situated near the Port of Houston, Baytown benefits from its proximity to one of the busiest ports in the United States, making it ideal for businesses reliant on logistics and trade.
- **Thriving Industries:** The area is home to a robust petrochemical sector, providing opportunities for businesses and investors in energy and manufacturing.
- **Opportunity Zones:** Baytown features designated Opportunity Zones, which offer tax incentives for investors looking to develop commercial or residential properties.
- **Infrastructure Growth:** Projects like the Gateway Ten Business Park are expanding the city's industrial and commercial capabilities, attracting new businesses and creating job opportunities.
- **Population Growth:** The surrounding area is experiencing steady population growth, which drives demand for housing, retail, and services.
- **Diverse Investment Options:** From retail developments to industrial spaces, Baytown provides a variety of investment opportunities tailored to different needs.



Subject property in Baytown serves as a significant hub for the energy and petrochemical industries, housing major facilities such as ExxonMobil and Chevron Phillips

Category	Monthly Amount (\$)	Annual Amount (\$)
Unit 1	\$ 825.00	\$ 9,900.00
Unit 2	\$ 975.00	\$ 11,700.00
Unit 3	\$ 915.00	\$ 10,980.00
Unit 4	\$ 950.00	\$ 11,400.00
Unit 5	\$ 915.00	\$ 10,980.00
Unit 6	\$ 750.00	\$ 9,000.00
Total Rental Income	\$ 5,330.00	\$ 63,960.00
Property Insurance	\$ 307.00	\$ 3,684.00
Property Tax	\$ 1,306.63	\$ 15,679.56
Landscaping	\$ 80.00	\$ 960.00
Total Expenses	\$ 1,693.63	\$ 20,323.56
Net Operating Income (NOI)		\$ 43,636.44
Cash Flow		\$ 43,636.44



Proforma

P&L Projection

Category	Monthly Amount (\$)	Annual Amount (\$)
Unit 1	\$ 1,100.00	\$ 11,700.00
Unit 2	\$ 1,100.00	\$ 11,700.00
Unit 3	\$ 1,100.00	\$ 11,700.00
Unit 4	\$ 1,100.00	\$ 11,700.00
Unit 5	\$ 1,100.00	\$ 11,700.00
Unit 6	\$ 1,100.00	\$ 11,700.00
Efficiency 1	\$ 650.00	\$ 7,800.00
Efficiency 2	\$ 650.00	\$ 7,800.00
Total Rental Income	\$ 7,900.00	\$ 85,800.00
Property Insurance	\$ 307.00	\$ 3,684.00
Property Tax	\$ 1,306.63	\$ 15,679.56
Landscaping	\$ 80.00	\$ 960.00
Total Expenses	\$ 2,545.71	\$ 20,323.56
Net Operating Income (NOI)		\$ 65,476.44
Cash Flow		\$ 65,476.44