

Aqua Bella Townhomes

17-Unit Residential Condominium Portfolio | Public Offering Summary

Rose Meadows Condominiums | 7925-7975 Streamside Drive, Houston, TX 77088

OFFERING PRICE	PRICE PER UNIT
\$2,125,000	\$125,000

17	6	16 / 17	17
UNITS	BUILDINGS	OCCUPIED	PRIVATE GARAGES

Investment Highlights

- **Entire 17-unit portfolio offered together.** Seller is not offering individual units at this time.
- **Individually titled condominium units.** Each residence has its own Harris County tax account, creating long-term flexibility for portfolio ownership and potential future unit-by-unit disposition strategies.
- **Private garage with every residence.** All 17 units include an individual garage - a meaningful differentiator from many competing rental communities.
- **Large 2BR/2BA and 3BR/2BA floor plans.** Units range from approximately 1,022 to 1,240 SF, with an average size of approximately 1,137 SF.
- **Many units remodeled or updated.** Interior improvements across the portfolio include kitchens, baths, flooring, fixtures, finishes and make-ready modernization.
- **\$295,702 in documented capital improvements since 2016.** Major work includes roof improvements, eight full HVAC system replacements since 2022, interior renovation work, siding, water heaters and garage-door improvements.
- **Strong current occupancy.** 16 of 17 units were occupied as of August 22, 2026; the single vacant unit is undergoing renovation for re-lease.

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Property Overview & Buyer Access

Property Overview

Portfolio	17 individually titled residential condominium units
Unit Mix	11 x 2 BR / 2 BA 6 x 3 BR / 2 BA
Buildings	6 buildings
Garages	17 private garages - one for each residence
Building Area	Approx. 19,334 SF total
Unit Size Range	Approx. 1,022-1,240 SF
Site Area	Approx. 0.79 acres
Year Built	Reported 1984
Current Occupancy	16 of 17 units (94.1%) as of Aug. 22, 2026
Recorded Regime	Rose Meadows Condominiums

Access to Detailed Due Diligence

Detailed financial statements, current rent roll, leases/HAP documentation, utilities, title/condominium documents, insurance information and other due-diligence materials are available to qualified buyers following receipt of a signed NDA and written LOI. Proof of funds is requested with the LOI.

Tenant-occupied property - DO NOT DISTURB TENANTS. Interior access will be coordinated with advance notice after buyer qualification.

IMPORTANT: This marketing material is provided for informational purposes only and does not constitute a representation or warranty. All acreage, square footage, unit information, occupancy, improvements, title matters and potential investment strategies are subject to independent buyer verification. Detailed financial and tenant-level information is available only through the controlled due-diligence process.