

PRESENTING FOR INVESTMENT

# Huntsville, TX Student Housing Project



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*SECTION 1*

# **PROPERTY INFORMATION**

# PROPERTY SUMMARY

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## DEAL HIGHLIGHTS

- 40 Miles Downtown Houston
- Within walking distance of Sam Houston State University campus
- Located on the bus route for the university
- All utilities provided by the City of Huntsville.
- Project Amenities include Pickle Ball Courts and Volleyball
- Bedroom Rental Rates are competitive with other rentals in the area.
- Financing for the owners will be a Fannie Mae 95% loan allowing most families to participate in the opportunity
- Located in an active Opportunity Zone with tax savings opportunities to owners who wish to use them
- Perfect arrangement for Fraternities and Sororities who seek housing where their members can live together.
- Pays for the entire cost of your student's college education

# DEAL HIGHLIGHTS

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- Construction financing has already been arranged by Relink Realty Group to build six buildings.
- Each building will have 8 Condos.
- Each Condo will have 4 bedrooms.
- The total number of condos to be sold is 48.
- Investor Funds in the amount of \$500,000 is required to meet the remaining cash contribution amount required by the construction lender.
- The Investor Funds will be structured as a note secured by a lien on the real state purchased. Each building will have its own separate construction loan. As we close into each of the construction loans, the investor lien will need to be subordinated to the construction lender.
- As each condo is sold, the investor will execute a release of lien on that particular condo and be paid \$20,834 at closing of that condo until the investor has received a total amount of \$1,000,000 at which time the investor will release all remaining liens.
- Estimated term to complete this project is approximately 2 Year.
- Estimated term for Investor to recover his investment is 1 year.
- Relink Realty Group plans to duplicate this project on other college campuses in Texas. The Investor will be given first opportunity to be the investor for each of these projects as they occur in the future.

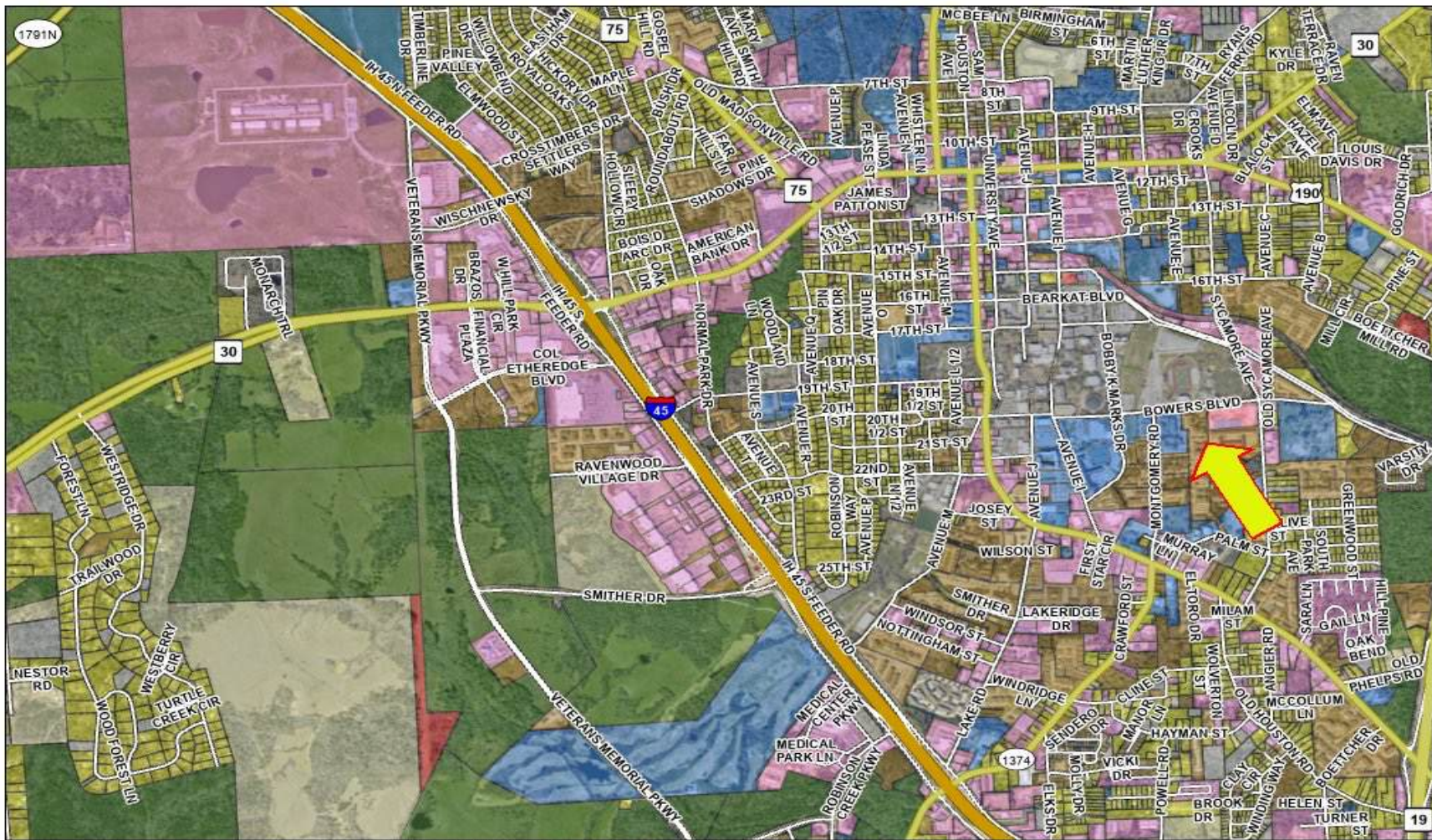
# PHOTOS



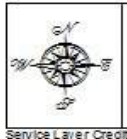
# ADDITIONAL PHOTOS



# Parcel MAP



The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See the full GIS Data Disclaimer at: [www.huntsville.gov/435/City-Maps](http://www.huntsville.gov/435/City-Maps)



**1 in = 2,000 ft**  
 On 8.5 x 11 inch Print  
 0 0.1 0.2 0.4  
 On Any Print Size  
 Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet



CITY OF HUNTSVILLE, TX  
 ENGINEERING DEPARTMENT / GIS DIVISION  
**Enter Title**  
 Huntsville GIS Division

CREATED DATE: 10/18/2024  
 CITY SERVICE CENTER  
 448 STATE HIGHWAY 75  
 HUNTSVILLE, TX, 77320  
 Map Created At:  
[www.huntsvilletx.gov/gis](http://www.huntsvilletx.gov/gis)



*SECTION 2*

# **FINANCIAL ANALYSIS**

# COST OF COLLEGE

Annual Cost of College Education-Sam Houston State University

<https://bigfuture.collegeboard.org/colleges/sam-houston-state-university/tuition-and-costs>

	<u>Average</u>		<u>Actual</u>	
In-State Tuition	\$7,320		\$7,320	
Housing	\$11,720		10200	Student's Bedroom
Books and Supplies	\$1,380		\$1,380	
Personal Expenses	\$1,792		\$1,792	
Transportation	<u>\$2,004</u>		<u>\$2,004</u>	
	<b>\$24,216</b>		<b>\$22,696</b>	
Years in College-Basic Education	4	5	4	5
<b>Total Cost of College</b>	<b>\$96,864</b>	<b>\$121,080</b>	<b>\$90,784</b>	<b>\$113,480</b>
Net from Owning Fourplex	\$0	\$0	\$217,045	\$217,045
Total Cost of College	(\$96,864)	(\$121,080)	(\$90,784)	(\$113,480)
<b>Profit after Paying for College</b>	<b>(\$96,864)</b>	<b>(\$121,080)</b>	<b>\$126,261</b>	<b>\$103,565</b>

Opportunity Zone Option: If the Owner holds the property for 10 years, 100% of capital gains are eliminated.

Sample:

Original Purchase Price	\$373,875
Value after 10 years	\$735,469
Total Appreciation	\$361,594
Tax Rate	20%
Actual Tax Savings	\$72,319

# COMPARE COSTS

	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	\$28,340	\$29,191	\$30,066	\$30,968	\$31,897
Down Payment	(\$18,694)	\$0	\$0	\$0	\$0
Monthly Payment-Students Bedroom	(\$10,200)	(\$10,506)	(\$10,821)	(\$11,146)	(\$11,480)
Annual Debt Service	(\$26,750)	(\$26,750)	(\$26,750)	(\$26,750)	(\$26,750)
Sales Income	0	0	0	0	\$425,297
Pay-Off Mortgage Loan	0	0	0	0	(\$198,000)
Cash Flow	(\$27,304)	(\$8,066)	(\$7,505)	(\$6,928)	\$220,964
<b>Cumulative Cash Spent - Fourplex</b>	<b>(\$27,304)</b>	<b>(\$35,369)</b>	<b>(\$42,875)</b>	<b>(\$49,803)</b>	
Comare to Normal Cash Flow for Housing					
Normal Student Cost of Housing					Total
Normal Cost of College Housing	(\$11,720)	(\$11,720)	(\$11,720)	(\$11,720)	(\$46,880)
<b>Normal Cumulative Cash Spent</b>	<b>(\$11,720)</b>	<b>(\$23,440)</b>	<b>(\$35,160)</b>	<b>(\$46,880)</b>	
Conclusion:					
Total 4-Year Cash Flow Required for Fourplex is veery close to that of an Average Student					
Plus- You can now sell the fourplex and recover over 100% of your total cost of college					

# CONDO OWNER RETURN

Single 4-Plex Investment							
Purchase Price	\$373,875		Annual Appreciation		7%		
Down Payment	\$18,694		Annual Rents Increase		0.03		
Loan Amount	\$355,181		Cap Rate		7.50%		
Annual Net	\$1,590						
	Purchase	Year 1	Year 2	Year 3	Year 4	Year 5	
Net operating Income PTDS		\$28,340	\$29,191	\$30,066	\$30,968	\$31,897	
Value of Property-Using Cap Rate	\$373,875	\$377,871	\$389,207	\$400,883	\$412,910	\$425,297	
							Total
Net Income	0	\$1,590	\$1,638	\$1,687	\$1,737	\$1,790	\$8,442
Payment to Manager(Student)		\$0	\$0	\$0	\$0	\$0	\$0
							\$8,442
Sales Price - Year 5	\$425,297						
Pay Off Loan Balance	(\$198,000)						
Recover Down Payment	(\$18,694)						
Net Income-5 Years	\$8,442						
	\$217,045						

# CONDO OWNER CASH FLOW

Purpose	Investment Analysis	Date	1-Mar-16
Name	The Traditions of Huntsville	Purchase Price	<b>\$373,875.00</b>
Location	Houston, Texas	Down Payment	\$18,693.75
Property Tax Rate/\$100 Value	1.674922	Loan Amount	\$355,181.25
Type Property	4-Plex	Mortgage Loan Interest Rate	7.00%
Assessed\Appraised Value	<b>\$ 373,875.00</b>	Loan Points	1%
		Loan Terms (Years)	30
<b><u>ALL FIGURES ANNUAL</u></b>	<b><u>AMOUNT</u></b>	<b><u>PERCENT</u></b>	<b><u>COMMENTS</u></b>
Gross Rental Income	\$40,800.00		Monthly for 4/4.5
Plus Other Income	\$0.00		\$850
Effective Rental Income	\$40,800.00		
Less Vacancy	\$0.00	0%	
Gross Operating Income	\$40,800.00		
Operating Expenses			
Real Estate Taxes	\$5,009.69		Estimate at 2.975635%
Personal Property	\$0.00		
Property Insurance	\$2,500.00		Estimate
Property Management	\$0.00	Enter Amount	
Off site Management	\$0.00		
Expenses\Benefits	\$0.00		
Repair & Maintenance	\$0.00		New Contruction
POA Dues	\$1,200.00		Estimate
Utilities\Electric	\$2,400.00		
Gas	\$0.00		
Garbage			
Water\Sewer	\$350.00		Estimate
Accounting & Legal	\$0.00		
Advertising\License\Permit	\$0.00		
Maintanance Reserve	\$1,000.00		
Contract Services	\$0.00		
Gardening\Landscape	-		
Elevators	\$0.00		
Signs	\$0.00		
Janitorial	\$0.00		
Heating\Cooling (HVAC)	\$0.00		
Security\ADT	\$0.00		
Cable	\$0.00		
Total Operating Expense	\$12,459.69		
Net Operating Income	\$28,340.31		
Less: Annual Debt Service	<u>-\$26,750.26</u>		
Cash Flow Before IRS Taxes	\$1,590.05		

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