

PARKWEST

CONROE | TEXAS | 77304 | GREATER HOUSTON AREA

INVESTINGARCHITECT.COM



\$446,537 - \$472,238

Estimated Completion:
Spring/Summer 2019

Unique investment opportunity in **Greater Houston** area:
Class A duplexes with high-end finishes built by Value Builders in one of the hottest markets in the US. Parkwest will feature 27 high-end duplexes just 7 miles from The Woodlands, 1 mile from I-45 with easy access of Conroe's shopping and dining. **Fantastic location, good schools, and solid returns.**



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Presented by:
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One-story Plans & Prices:	Plan 2573: \$446,537 Rents for \$1,725 & \$1,750/unit
	Plan 2662: \$455,533 Rents for \$1,750 & \$1,795/unit
Property Tax Rate:	2.34%
HOA Dues:	\$600/duplex/year*
Leasing Fee:	65-100% of rent*
Management Fee:	5% of gross rents
Utilities :	All utilities paid by Tenants
Year Built:	2019

*Leasing fee depends on tenant representation. HOA Includes front yard maintenance



Two-story Plans & Prices:	Plan 2930: \$465,170 Rents for \$1,795 & \$1,825/unit
	Plan 3004: \$472,238 Rents for \$1,825 & \$1,850/unit
Property Tax Rate:	2.34%
HOA Dues:	\$600/duplex/year*
Leasing Fee:	65-100% of rent*
Management Fee:	5% of gross rents
Utilities :	All utilities paid by Tenants
Year Built:	2019

*Leasing fee depends on tenant representation. HOA Includes front yard maintenance



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Greater Houston/The Woodlands Area



Parkwest is located less than 1 mile off of I-45 - the primary arterial for commuting into The Woodlands and Houston. Residents enjoy ease of access to all of Conroe and The Woodlands' new shopping and dining amenities, as well as the best of everything Houston has to offer. Parkwest is just a short 19 minute drive to Lake Conroe. Last but not least, Parkwest is zoned to good Conroe ISD Schools.



- Walking distance to Conroe's Retail and Dining
- 9 miles from Texas Children's and MD Anderson
- 15 miles to Exxon/Mobile Houston Campus
- 23 miles to Bush Intercontinental Airport
- 28 Miles from Houston

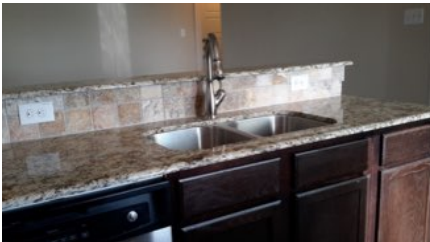


Investment Highlights

- [Conroe Booming As America's Fastest Growing City](#)
- [The Woodlands Poised As Next Medical Center Of The North](#)
- [Exxon Mobil Plans To Begin Moving 1,600 To Houston Campus](#)



Specs and Finishes



- Granite Kitchen Countertops
- Tile Backsplash
- Deep undermount sink with pull out faucet
- 36" Kitchen and Bath Cabinets
- Brushed Nickel Light and Plumbing Fixtures
- Pendant Lights over Breakfast Bar
- Tiled Walk-In Shower in Master Bath
- Double vanity sinks in Master Bath
- Upscale wood-look durable tile floor
- Upgraded carpeting in bedrooms



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FINANCIALS



Asking Price	\$446,537.00	
Market Value	\$446,537.00	
Purchase Price	\$446,537.00	
Down Payment	\$111,634.25	
Initial Repairs	\$0.00	
Closing Costs	\$4,465.37	
Investment Capital	\$116,099.62	
Rent	\$3,475.00	\$41,700.00
Vacancy	\$173.75	\$2,085.00
Property Taxes	\$736.97	\$8,843.67
Insurance	\$66.67	\$800.00
HOA Fee	\$50.00	\$600.00
Maintenance and Repairs	\$0.00	\$0.00
Property Management	\$165.06	\$1,980.75
Leasing Fee	\$0.00	\$0.00
Landlord-Paid Utilities	\$0.00	\$0.00
Total Operating Expenses	\$1,192.45	\$14,309.42
Net Operating Income	\$2,282.55	\$27,390.58
Mortgage Payment @ 5% - 25% Down	\$1,797.83	\$21,573.96
Cash Flow	\$484.72	\$5,816.62
Principal Paydown	\$410.86	\$4,930.27
Appreciation Return	\$1,201.93	\$14,423.15
Total Return	\$2,097.50	\$25,170.03
Depreciation Deduction	\$12,994.23	
10-Year Annual Rate of Return	14.41%	
Cash-on-Cash Rate of Return YR 1	5.01%	

222 Oakcrest Rd, Conroe Texas



Desirable 1 story plan has 3 bedrooms, 2 baths & 2 car garage each side. One side of the duplex has open living plan with a kitchen with a breakfast bar; other side has a larger plan with kitchen island overlooking open living room. Contemporary Design with High End Features: Granite Kitchen Countertops, Tile Backsplash, Upgraded Cabinets, Brushed Nickel Pendant Light & Plumbing Fixtures, Cultured Marble square vanity sinks, Walk-in Tiled Shower in Master Bath, Upscale Wood-look Tile Floor, Upgraded Carpeting in Bedrooms.

6 Bedrooms 4 Baths	Year Built: 2019	Sub: Parkwest
Size: 2573 SF	School District: Conroe ISD	Property Type: Duplex
Price/SF: \$ 173.55	Rent/SF: \$ 1.35	Market: Houston

Note: For illustration purposes only. Investors are encouraged to do their due diligence and verify all information



Asking Price	\$455,533.00	
Market Value	\$455,533.00	
Purchase Price	\$455,533.00	
Down Payment	\$113,883.25	
Initial Repairs	\$0.00	
Closing Costs	\$4,555.33	
Investment Capital	\$118,438.58	
Rent	\$3,545.00	\$42,540.00
Vacancy	\$177.25	\$2,127.00
Property Taxes	\$751.82	\$9,021.83
Insurance	\$66.67	\$800.00
HOA Fee	\$50.00	\$600.00
Maintenance and Repairs	\$0.00	\$0.00
Property Management	\$168.39	\$2,020.65
Leasing Fee	\$0.00	\$0.00
Landlord-Paid Utilities	\$0.00	\$0.00
Total Operating Expenses	\$1,214.12	\$14,569.48
Net Operating Income	\$2,330.88	\$27,970.52
Mortgage Payment @ 5% - 25% Down	\$1,834.05	\$22,008.60
Cash Flow	\$496.83	\$5,961.92
Principal Paydown	\$419.13	\$5,029.60
Appreciation Return	\$1,226.14	\$14,713.72
Total Return	\$2,142.10	\$25,705.23
Depreciation Deduction	\$13,256.01	
10-Year Annual Rate of Return	14.43%	
Cash-on-Cash Rate of Return YR 1	5.03%	

TBD - Floorplan 2662



Large 1 story 2662 plan has 3 bedrooms, 2 baths & 2 car garage each side. One side of the duplex has open living plan with a traditional kitchen island; other side has a larger plan with diagonal kitchen island overlooking open living room. High end finish out features: Granite Kitchen Countertops, Tile Backsplash, Upgraded Cabinets, Brushed Nickel Pendant Light & Plumbing Fixtures, Cultured Marble square vanity sinks, Walk-in Tiled Shower in Master Bath, Upscale Wood-look Tile Floor, Upgraded Carpeting in Bedrooms High ceilings.

6 Bedrooms 4 Baths	Year Built: 2019	Sub: Parkwest
Size: 2662 SF	School District: Conroe ISD	Property Type: Duplex
Price/SF: \$ 171.12	Rent/SF: \$ 1.33	Market: Houston

Note: For illustration purposes only. Investors are encouraged to do their due diligence and verify all information



Asking Price	\$472,238.00	
Market Value	\$472,238.00	
Purchase Price	\$472,238.00	
Down Payment	\$118,059.50	
Initial Repairs	\$0.00	
Closing Costs	\$4,722.38	
Investment Capital	\$122,781.88	
Rent	\$3,675.00	\$44,100.00
Vacancy	\$183.75	\$2,205.00
Property Taxes	\$779.39	\$9,352.67
Insurance	\$66.67	\$800.00
HOA Fee	\$50.00	\$600.00
Maintenance and Repairs	\$0.00	\$0.00
Property Management	\$174.56	\$2,094.75
Leasing Fee	\$0.00	\$0.00
Landlord-Paid Utilities	\$0.00	\$0.00
Total Operating Expenses	\$1,254.37	\$15,052.42
Net Operating Income	\$2,420.63	\$29,047.58
Mortgage Payment @ 5% - 25% Down	\$1,901.31	\$22,815.68
Cash Flow	\$519.32	\$6,231.90
Principal Paydown	\$434.50	\$5,214.04
Appreciation Return	\$1,271.11	\$15,253.29
Total Return	\$2,224.93	\$26,699.22
Depreciation Deduction	\$13,742.13	
10-Year Annual Rate of Return	14.46%	
Cash-on-Cash Rate of Return YR 1	5.08%	

105 Wickersham, Conroe Texas



Huge new 2 story plan has 3 bedrooms, 2.5 baths & 2 car garage each side. Spacious living areas are 14.6' by 17' on one side and 14.5' by 15'. Master bedroom sizes are 16' by 14' on one side and 13' by 15.5' on the other side. Each side has with gourmet kitchen with kitchen island with breakfast area. High end finish out features: Granite Kitchen Countertops, Tile Backsplash, Upgraded Cabinets, Brushed Nickel Pendant Light & Plumbing Fixtures, Cultured Marble square vanity sinks, Walk-in Tiled Shower in Master Bath, Upscale Wood-look Tile Floor, Upgraded Carpeting in Bedrooms High ceilings.

6 Bedrooms 5 Baths	Year Built: 2019	Sub: Parkwest
Size: 3003 SF	School District: Conroe ISD	Property Type: Duplex
Price/SF: \$ 157.26	Rent/SF: \$ 1.22	Market: Houston

Note: For illustration purposes only. Investors are encouraged to do their due diligence and verify all information



Asking Price	\$465,170.00	
Market Value	\$465,170.00	
Purchase Price	\$465,170.00	
Down Payment	\$116,292.50	
Initial Repairs	\$0.00	
Closing Costs	\$4,651.70	
Investment Capital	\$120,944.20	
Rent	\$3,620.00	\$43,440.00
Vacancy	\$181.00	\$2,172.00
Property Taxes	\$767.72	\$9,212.69
Insurance	\$66.67	\$800.00
HOA Fee	\$50.00	\$600.00
Maintenance and Repairs	\$0.00	\$0.00
Property Management	\$171.95	\$2,063.40
Leasing Fee	\$0.00	\$0.00
Landlord-Paid Utilities	\$0.00	\$0.00
Total Operating Expenses	\$1,237.34	\$14,848.09
Net Operating Income	\$2,382.66	\$28,591.91
Mortgage Payment @ 5% - 25% Down	\$1,872.85	\$22,474.20
Cash Flow	\$509.81	\$6,117.71
Principal Paydown	\$428.00	\$5,136.00
Appreciation Return	\$1,252.08	\$15,024.99
Total Return	\$2,189.89	\$26,278.70
Depreciation Deduction	\$13,536.45	
10-Year Annual Rate of Return	14.45%	
Cash-on-Cash Rate of Return YR 1	5.06%	

TBD - Floorplan 2930



New 2 story 2930 plan has large living rooms and master bedrooms. Each duplex building has 3 bedrooms, 2 1/2 baths & 2 car garages. Spacious living areas are 14.5' by 17' on one side and 16.5' by 17'. Master bedroom sizes are 13' by 15.5' on one side and 11' by 15.5 on the other side. Each side has with gourmet kitchen with kitchen island with breakfast area. High end finish out features: Granite Kitchen Countertops, Tile Backsplash, Upgraded Cabinets, Brushed Nickel Pendant Light & Plumbing Fixtures, Cultured Marble square vanity sinks, Walk-in Tiled Shower in Master Bath, Upscale Wood-look Tile Floor, Upgraded Carpeting in Bedrooms.

6 Bedrooms 5 Baths	Year Built: 2019	Sub: Parkwest
Size: 2930 SF	School District: Conroe ISD	Property Type: Duplex
Price/SF: \$ 158.76	Rent/SF: \$ 1.24	Market: Houston

Note: For illustration purposes only. Investors are encouraged to do their due diligence and verify all information

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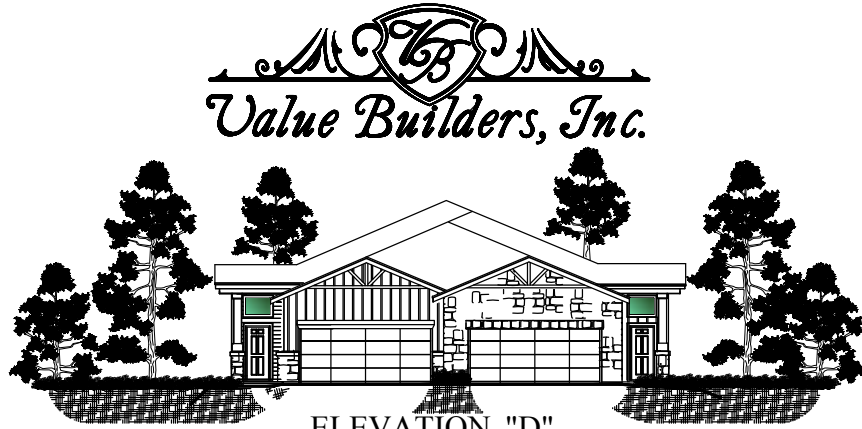
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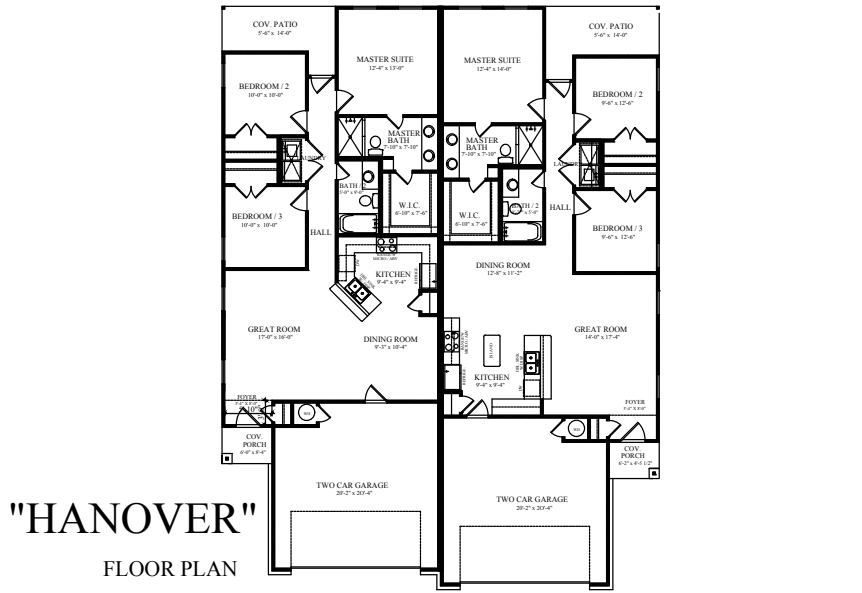
FLOOR PLANS

FLOOR PLANS & ELEVATIONS

2573 Plan



ELEVATION "D"
RIGHT SIDE PROJECTED



"HANOVER"
FLOOR PLAN

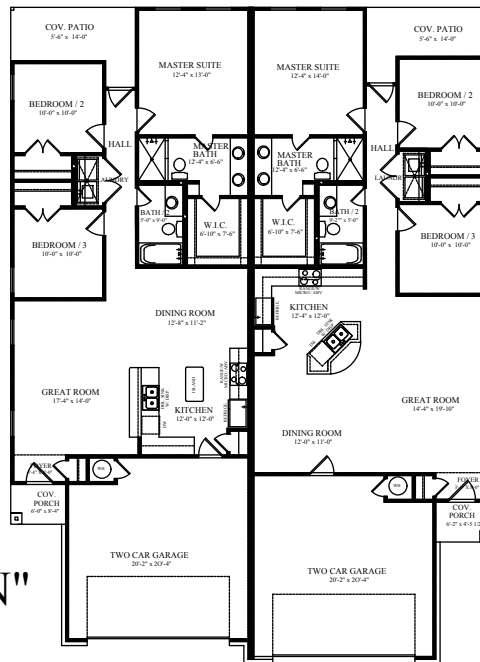
Impact Design Architectural Group, Inc.
 Jim Fisher - Architect
 Austin, Texas 78736
 (512) 947-7818
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PLAN NUMBER : 2573
 A/C FOOTAGE : 2573 Sq.Ft.
 COVERED PORCH / PATO : 242 Sq.Ft.
 GARAGE / WORKSHOP : 876 Sq.Ft.
 TOTAL SQ. FT. : 3691 Sq.Ft.
 WIDTH / DEPTH : 54'-0" X 71'-9 1/2"



ELEVATION "C"

RIGHT SIDE PROJECTED



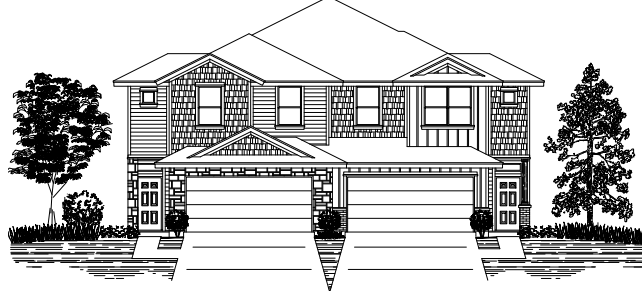
"FAIRHAVEN"
FLOOR PLAN

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 Jim Fisher - Architect 10120 Rainsine Trail
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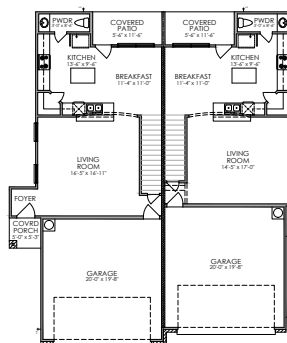
PLAN NUMBER : 2662
 A/C FOOTAGE : 2662 Sq.Ft.
 COVERED PORCH / PATO : 239 Sq.Ft.
 GARAGE / WORKSHOP : 876 Sq.Ft.
 TOTAL SQ. FT. : 3777 Sq.Ft.
 WIDTH / DEPTH : 54'-0" X 73'-9 1/2"

FLOOR PLANS & ELEVATIONS

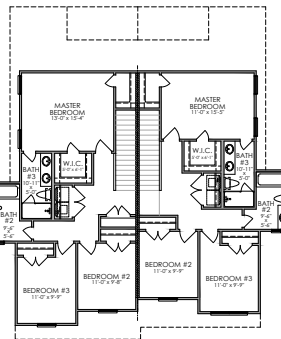
2930 Plan



FRONT ELEVATION L/M



FIRST FLOOR PLAN

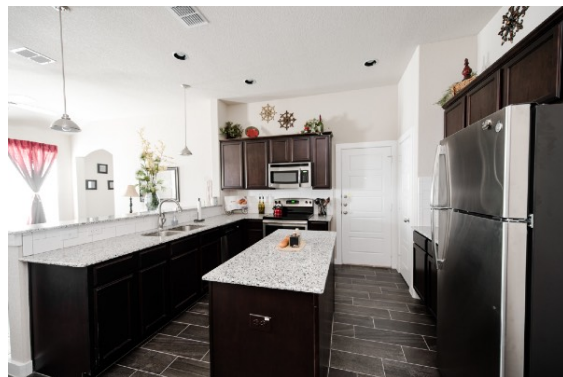


SECOND FLOOR PLAN

Plan Number: 2930

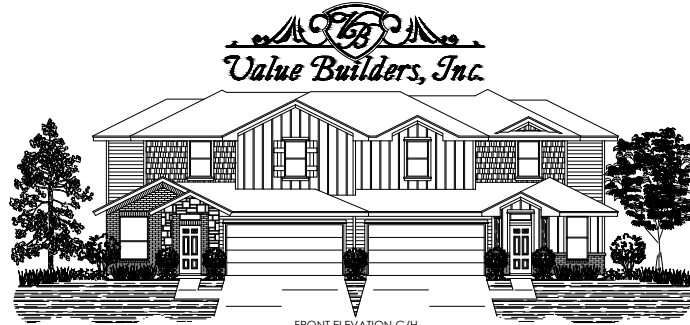
A/C Footage: 2,930 S.F.
 Covered Porch/Patio: 182 S.F.
 Garage and Storage: 853 S.F.
 Total Under Roof: 3,965 S.F.
 Width/Depth: 51'-2" X 55'-2"

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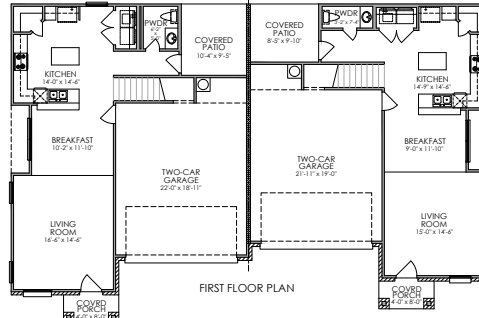


FLOOR PLANS & ELEVATIONS

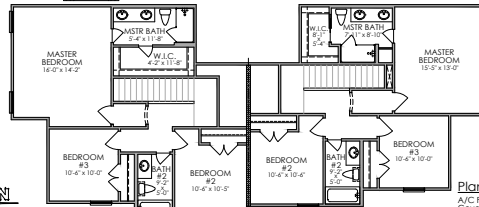
3004 Plan



FRONT ELEVATION G/H



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Plan Number: 3004
A/C Footage: 3,004
Covered Porch/Patio: 251 S.F.
Garage and Storage: 940 S.F.
Total Under Roof: 4,195 S.F.
Width/Depth: 68'-9.5" X 48'-1.5"



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