



TRANSWESTERN

REAL ESTATE
SERVICES



The
CottageGreen

A One of a Kind
Class A Multifamily
Investment Opportunity
North of Houston
in Conroe, Texas

197 UNITS
NEW CONSTRUCTION

OFFERING BROCHURE





PROPERTY SUMMARY





UNITS	197
YOC	2021
AVG UNIT SF	945
AVG RENT / UNIT	\$1,662
AVG RENT / SF	\$1.76
TOTAL RENTABLE SF	186,073
NO. OF BUILDINGS	31
STORIES	1 & 2 Story
LOT SIZE	24+ ACRES
DENSITY (UNITS / ACRE)	<10 units



**PRICE
TERMS**

**TBD by Market
All Cash**





The Cottage Green

A new, 197-unit, rental housing multifamily community located north of Houston, TX, in Conroe. The property, to be completed in 2021, features single-level detached cottages and duplexes, and two-story signature patio homes in masterfully-designed neighborhoods with tree-lined streets and inspiring open spaces.

INVESTMENT HIGHLIGHTS

- Recently developed, Class A+ asset with Best-In-Class amenities located in the Woodlands/Conroe submarket of the Houston MSA
- Unique 1BR & 2BR single-level detached cottages and duplexes and two-story signature patio homes
- Full-size washer/dryer appliances in 100% of the units
- #10 submarket in Houston - According to Apartment Data Services, Conroe North/Montgomery submarket currently ranks 10th of 42 total in Houston's Hottest Performing Submarkets with an annualized growth of 22.3% in rental rates, and 3.5% in absorption over the past 3 months
- Less than ten miles to The Woodlands Town Center - one of the top master planned communities in the nation which boasts numerous business, medical and recreational attractions, and an employee base of 67,000 employees
- Quick access to the Grand Central Park's 336 Marketplace, Outlets at Conroe, Conroe Marketplace, Montgomery Plaza, and The Woodlands Mall
- Within the Top Rated Conroe Independent School District - the largest employer in Montgomery County (over 8,000 employees). It became the largest district in the State to ever achieve the highest rating of Exemplary in 2010
- 9 miles to Lake Conroe, which extends 21 miles in length (21,000 surface acres), and is one of north Houston's most popular destinations for boating, fishing, golfing, swimming, water skiing and jet skiing

Conroe North/Montgomery

#10 HOTTEST SUBMARKETS



103%

Population Growth
2010 - 2021 WITHIN ONE MILE



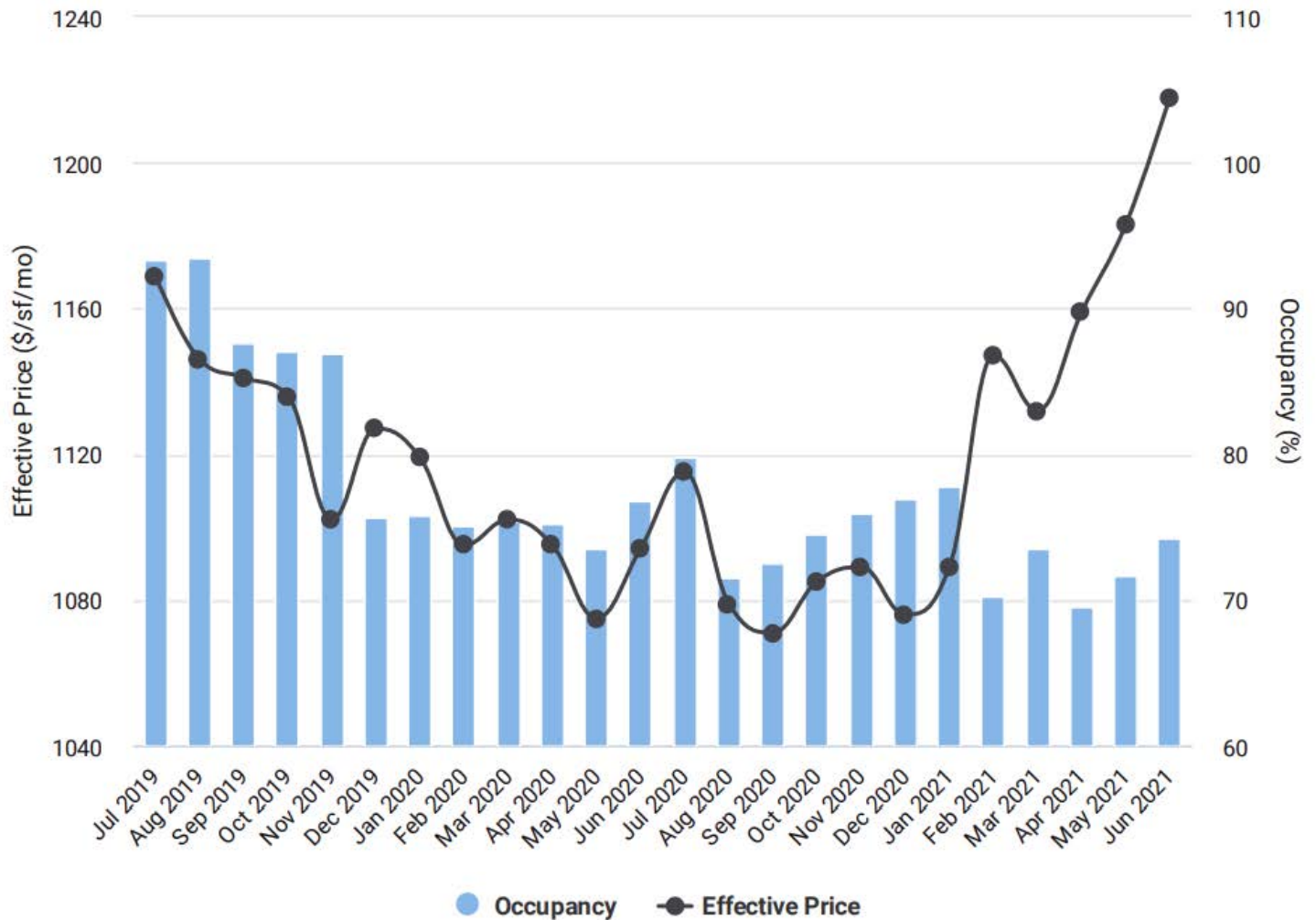
\$106k

Avg. Household Income
2021 EST. WITHIN FIVE MILES



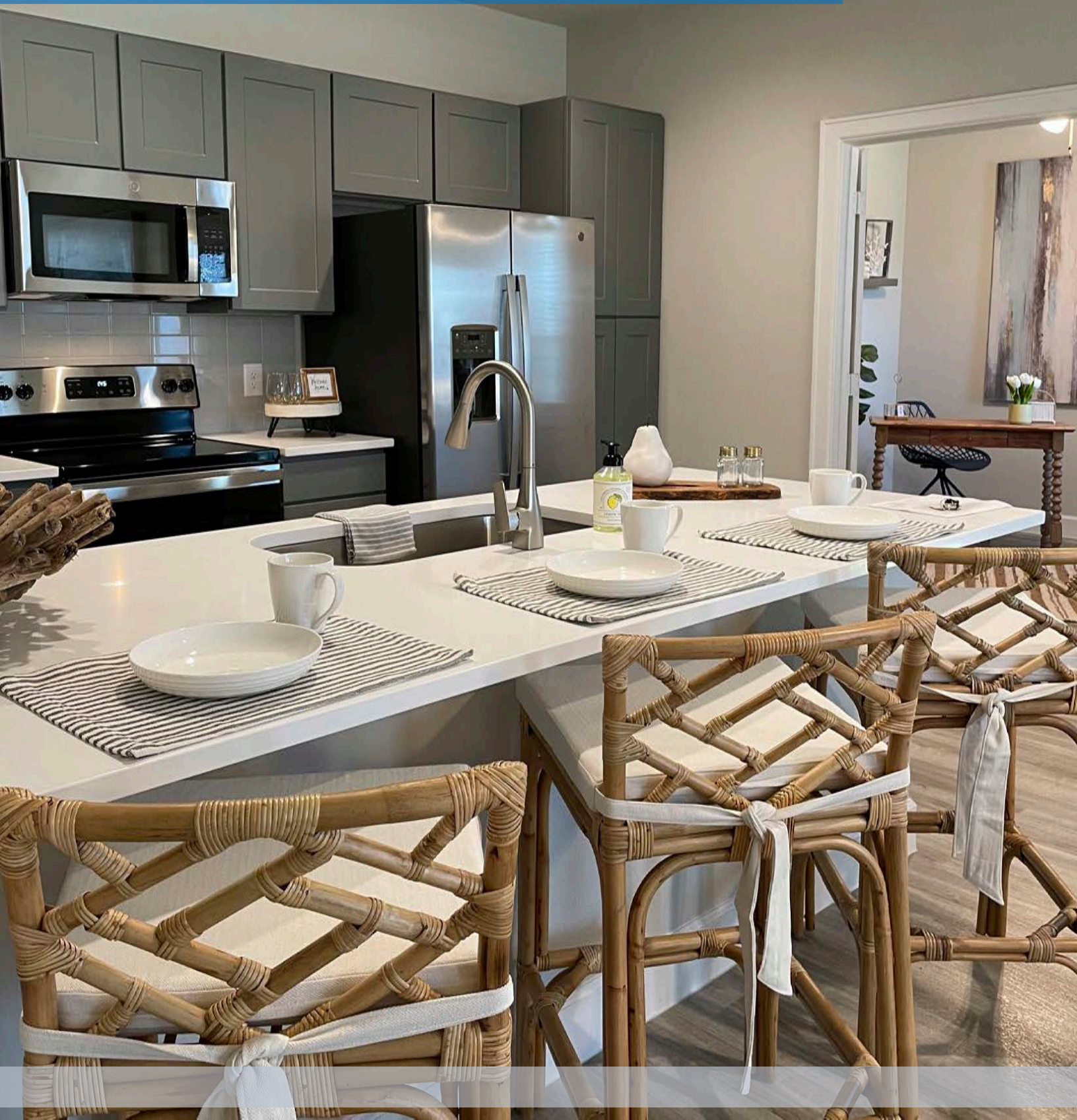
Class A History

Effective Rental Price & Occupancy



DATE	UNITS	PRICE	RATE	OCC%	ABSORB	DATE	UNITS	PRICE	RATE	OCC%	ABSORB
July 2019	1,461	\$1,169	1.26	93.3	18	July 2020	1,851	\$1,115	1.20	79.8	55
Aug 2019	1,461	\$1,146	1.23	93.5	3	Aug 2020	2,137	\$1,079	1.18	71.5	50
Sep 2019	1,541	\$1,141	1.24	87.6	-16	Sep 2020	2,137	\$1,071	1.17	72.6	24
Oct 2019	1,541	\$1,136	1.23	87.1	-8	Oct 2020	2,137	\$1,085	1.18	74.6	43
Nov 2019	1,541	\$1,102	1.19	86.9	-3	Nov 2020	2,137	\$1,089	1.19	76.0	30
Dec 2019	1,803	\$1,127	1.21	75.7	26	Dec 2020	2,137	\$1,076	1.18	77.0	21
Jan 2020	1,803	\$1,119	1.21	75.8	1	Jan 2021	2,137	\$1,089	1.19	77.8	18
Feb 2020	1,803	\$1,095	1.18	75.1	-12	Feb 2021	2,424	\$1,147	1.24	70.2	39
Mar 2020	1,803	\$1,102	1.19	75.4	6	Mar 2021	2,424	\$1,132	1.22	73.6	83
Apr 2020	1,803	\$1,095	1.18	75.2	-4	Apr 2021	2,679	\$1,159	1.25	69.5	78
May 2020	1,851	\$1,075	1.16	73.6	7	May 2021	2,679	\$1,183	1.28	71.7	57
Jun 2020	1,851	\$1,094	1.18	76.8	59	Jun 2021	2,679	\$1,218	1.32	74.2	69

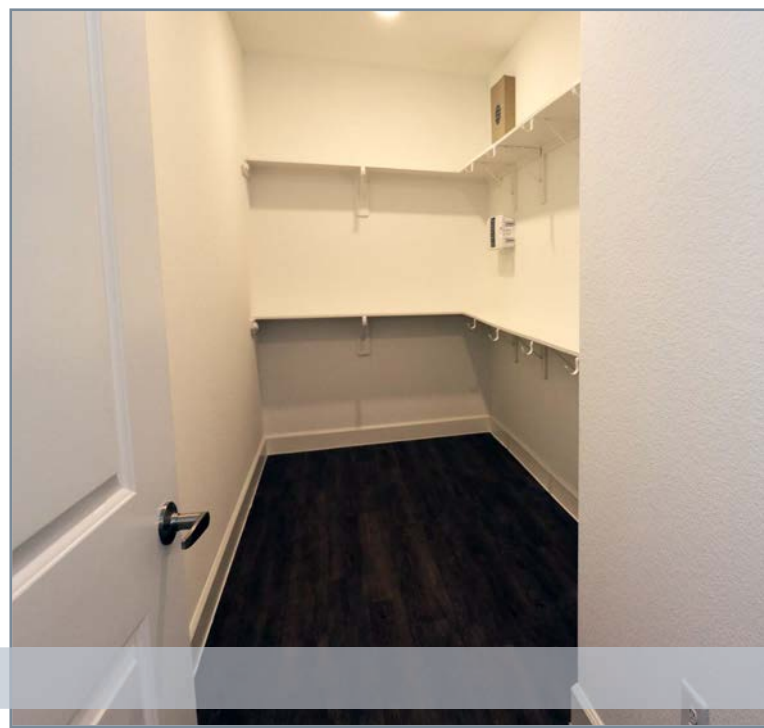
IT'S ABOUT TO GET
UPSCALE





IN-HOME FEATURES

- 1 & 2 Bedroom Detached Cottage & Duplex Homes
- Luxurious Interior
- Open-concept, Spacious Floor Plans
- Gourmet Kitchen
- Stainless Steel Appliances
- Quartz Countertops
- Hardwood-inspired Flooring
- Full-size Washer & Dryer
- Walk-in Closets
- High-speed Internet Access
- Lushly landscaped courtyards
- Professional on-site management
- Private Yard in Select Units





DETACHED GARAGE



GARDENING PLOTS



DOG PARK

COMMUNITY AMENITIES UNDER CONSTRUCTION

- Gated Community Entrance
- Several Green Spaces
- Texas Flower Garden
- Access to Nature Trails
- Wine Garden & Patio
- Clock Tower
- Community Gardening Plots
- Luxe Swimming Pool
- Poolside Lounge Seating Deck
- Outdoor Fire Pit
- Fully Equipped Fitness Center
- Clubhouse Lounge & Catering Kitchen w/ Covered Porch
- Private Dog Park with Shaded Cover
- Garage & Carport Parking Options
- Onsite Maintenance & Management Team
- Online Payments Available









2490 S. LOOP 336 W. CONROE, TX | 77304

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AVG RENT / UNIT	\$1,662
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TOTAL RENTABLE SF	186,073
NO. OF BUILDINGS	31
STORIES	1 & 2 Story
LOT SIZE	24+ ACRES
DENSITY (UNITS / ACRE)	<10 units

CONSTRUCTION

Style	Garden-style
Foundation	Concrete slab
Framing	Wood
Exterior	Hardiplank
Roof	Pitched with composite shingles
Paving	Concrete
Wiring	Aluminum
HVAC	Individual ground mounted
Plumbing	Aluminum

UTILITIES

Electrical	Individually metered
HVAC	Individually climate controlled units
Water	Each unit has as sub-meter
Hot Water Heating Method	Electric
Hot Water Delivery Method	Individual heaters
RUBS	Pest and Trash



SCHOOLS

School District	Conroe I.S.D.
Elementary	Wilkinson Elementary School
Intermediate	Cryar Intermediate School
Middle	Peet Middle School
High	Conroe High School

PARKING

Spaces	185 covered spaces, 92 uncovered
Garage	15 attached garages, 28 detached garages

PROPERTY STAFF

Property Manager	1
Asst. Property Manager	1
Lead Maintenance	1
TOTAL	3

DEPOSITS/OTHER FEES

Application Fee	\$50
Administrative Fee	\$150
1 Bedroom Deposit	\$200
2 Bedroom Deposit	\$300
Pet Deposit	\$500 (50% non-refundable)
Pet Rent	\$25/mo
Pet Restrictions	No aggressive breeds
Uncovered Reserved Parking Space	\$10/mo
Covered Reserved Parking Space	\$35/mo
Detached Garage	\$125/mo
Attached Garage	\$200/mo







FLOORPLANS



A1 1 BEDROOM / 1 BATH
644 SQ. FT.



FLOORPLANS



A2 1 BEDROOM / 1 BATH
728 SQ. FT.

FLOORPLANS



A3 1 BEDROOM w/ STUDY / 1 BATH
868 SQ. FT.

FLOORPLANS



B1 1 BEDROOM W/ STUDY / 1 BATH
900 SQ. FT.

FLOORPLANS



B2 2 BEDROOM / 2 BATH
983 SQ. FT.

FLOORPLANS



B3 2 BEDROOM / 2 BATH
1,220 SQ. FT.

FLOORPLANS



B4 2 BEDROOM / 2 BATH
1,189 SQ. FT.

FLOORPLANS

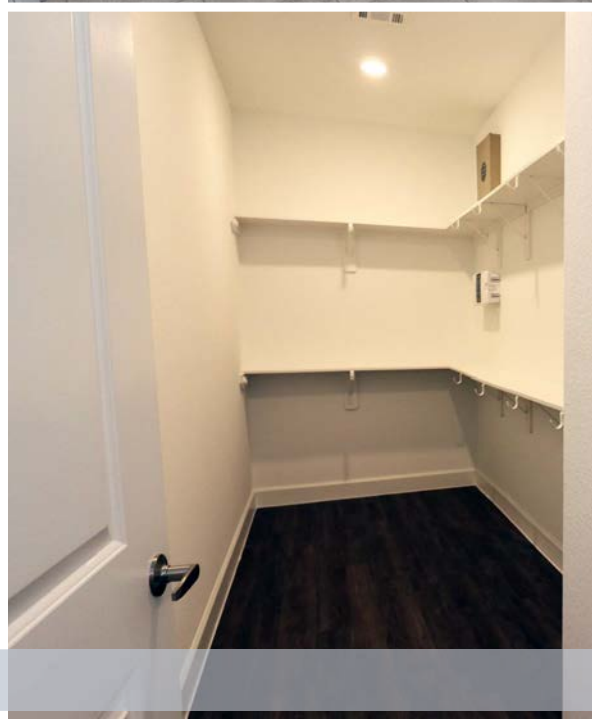


B5 2 BEDROOM / 2 BATH
1,238 SQ. FT.

SITE PLAN | UNIT MIX & RENTAL RATES



MODELS		COUNTS		UNITS AVAILABLE		AVG ASKING RENT + ADDITIONAL	
Beds/Bath	Avg SF	Units	Mix %	Units	%	Per Unit	Per SF
A1 1X1	644	16	8.1%	5	31%	\$1,095	\$1.70
A2 1X1	728	22	11.2%	13	59%	\$1,386	\$1.90
A3 1X1 w/ Study	868	30	15.2%	15	50%	\$1,518	\$1.75
B1 1X1 w/ Study	900	48	24.4%	46	96%	\$1,563	\$1.74
B2 2X2	983	34	17.3%	23	68%	\$1,827	\$1.86
B3 2X2	1,220	20	7.6%	17	85%	\$1,906	\$1.56
B4 2X2	1,189	15	10.2%	15	100%	\$2,295	\$1.93
B5 2X2	1,238	12	6.1%	12	100%	\$2,013	\$1.63
Totals	945	197	100.0%	146	74%	\$1,662	\$1.76





PROFORMA: UNIT MIX: PROPERTY TAXES

		ANNUAL	MONTHLY	PER UNIT	PER SF
Gross Potential Rent		\$3,928,920	\$327,410	\$19,944	\$21.11
Loss/Gain to Lease	1.90%	(76,889)	(6,407)	(390)	(0.41)
Adjusted Gross Potential Rent		3,969,899	330,825	20,152	21.34
Vacancy Loss	5.20%	(206,435)	(17,203)	(1,048)	(1.11)
Concessions	1.00%	(39,699)	(3,308)	(202)	(0.21)
Employee Units	0.25%	(9,925)	(827)	(50)	(0.05)
Models	0.49%	(19,453)	(1,621)	(99)	(0.10)
Bad Debt	0.25%	(9,925)	(827)	(50)	(0.05)
Total Rental Income		3,684,463	307,039	18,703	19.80
Other Income		396,000	33,000	2,010	2.13
Effective Gross Income		4,080,462	340,039	20,713	21.93
Operating Expenses					
Payroll & Benefits		305,350	16,400	1,200	1.22
General & Administrative		48,265	3,758	275	0.28
Repairs & Maintenance		47,280	7,858	575	0.58
Contract Services		62,055	3,348	245	0.25
Advertising & Promotion		31,520	1,162	85	0.09
Controllable Expenses		494,470	32,527	2,380	2.41
Utilities		117,215	9,768	595	0.63
Insurance		110,000	9,167	558	0.59
Management Fee		122,414	10,201	621	0.66
Gross Receipts Tax		13,506	1,126	69	0.07
Property Taxes		750,000	62,500	3,807	4.03
Operating Expenses Before Reserves		(1,607,605)	(133,967)	(8,160)	(8.64)
Replacement Reserves		23,640	1,970	120	0.13
Total Operating Expense		(1,631,245)	(135,937)	(8,280)	(8.77)
NET OPERATING INCOME		\$2,449,217	\$204,101	\$12,433	\$13.16

Unit Description	# of Units	% of Total	Avg Unit SF	Market Rent / Unit	Market Rent / SF
1Bd/1Bth	16	8.1%	644	\$1,095	\$1.70
1Bd/1Bth	22	11.2%	728	\$1,386	\$1.90
1Bd/1Bth Study	30	15.2%	868	\$1,518	\$1.75
1Bd/1Bth Study	48	24.4%	900	\$1,563	\$1.74
2Bd/2Bth	34	17.3%	983	\$1,827	\$1.86
2Bd/2Bth	20	10.2%	1,220	\$1,906	\$1.56
2Bd/2Bth	15	7.6%	1,189	\$2,295	\$1.93
2Bd/2Bth	12	6.1%	1,238	\$2,013	\$1.63
Totals/Avg	197	100%	945	\$1,662	\$1.76

Appraisal District	Montgomery Central
2021 Tax Rate	2.2478%
Property ID #	R498895
Land	\$346,960
Improvements	\$1,203,490
Total 2021 Tax Value	\$1,550,450
Property ID #	R498897
Land	\$2,806,610
Improvements	\$1,345,660
Total 2021 Tax Value	\$4,152,270

PROFORMA: UNIT MIX: PROPERTY TAXES

INCOME ASSUMPTIONS

GROSS POTENTIAL RENT (GPR): Proforma market rents are per the current rent roll at \$1.76/SF.

LOSS TO LEASE: Proforma Year 1 Loss to Lease is projected to be 1.90% of GPR.

ADJUSTED GROSS POTENTIAL RENT (AGPR): Reflects a reduction from Gross Potential Rent due to Loss to Lease. We project Year 1 AGPR of \$3,969,899 or \$330,825 per month.

VACANCY LOSS: The property is leasing up well and as of 7/25/2021, the physical occupancy was 12% with a leased occupancy of 25%. Year 1 vacancy of 5.20% has been assumed.

CONCESSIONS: Year 1 Concessions of 1.00% have been assumed.

EMPLOYEE UNITS: Employee Units are projected to be 0.25% of GPR.

MODELS: Model Units are projected to be 0.49% of GPR.

BAD DEBT: Bad Debt is projected to be 0.25% of GPR.

TOTAL RENTAL INCOME: Total Rental Income equals AGPR less vacancy loss, concessions, employee units, models and bad debt. Total Rental Income is projected to be \$3,684,463 or \$307,039 per month.

EFFECTIVE GROSS INCOME: Year 1 Effective Gross Income is projected to be \$4,080,462 or \$340,039 per month.

OTHER INCOME: Other Income is projected at \$396,000. See below for detailed Other Income items:

Carport income = \$51,480

Garage income = \$91,500

Storage income = \$16,872

Internet/Cable income = \$78,012

Amenities/Trash valet = \$60,125

Pet rent/pet fees = \$26,700

Utility billing fee = \$11,145 (every unit is metered for water/sewer usage)

Pest fees = \$8,385

App/Late/Termination/Damages/Admin Fees = \$37,160

Amenity Rental/1 Furnished Airbnb unit = \$15,000

Total = \$396,000

EXPENSE ASSUMPTIONS

PAYROLL & BENEFITS: Payroll expenses are projected at \$305,350 annually or \$1,200 per unit.

GENERAL & ADMINISTRATIVE: General & Administrative expenses are projected to be \$48,265 or \$275 per unit.

REPAIRS & MAINTENANCE: Repairs & Maintenance is projected to be \$47,280 or \$575 per unit. This included make ready expenses and is in line with market averages.

CONTRACT SERVICES: Contract Services are estimated to be \$62,055 or \$245 per unit.

ADVERTISING & PROMOTION: Advertising & Promotion expenses are estimated at \$31,520 or \$85 per unit.

UTILITIES: Utilities expense is projected to be \$117,215 or \$595 per unit.

INSURANCE: Insurance is estimated to be \$110,000 or \$558 per unit.

MANAGEMENT FEE: Management Fee is projected to be 3.00% of Effective Gross Income.

GROSS RECEIPTS TAX: Gross Receipts Taxes are projected to be \$13,506 which is 0.331% of Effective Gross Income.

PROPERTY TAXES: Proforma Taxes based on Montgomery Central Appraisal District (MCAD) 2021 millage rate.

REPLACEMENT RESERVES: Replacement Reserves are estimated at \$120 per unit.

TOTAL OPERATING EXPENSE: Total Operating Expense, including Replacement Reserves, is projected to be \$1,613,245 or \$8,280 per unit.

NET OPERATING INCOME: The resulting Net Operating Income is projected to be \$2,449,217.

RENT COMPARABLES





	PROPERTY ADDRESS	YEAR BUILT	UNITS	PROPERTY SIZE		ASKING RENT PER MONTH PER UNIT				
				% OCCUPIED	AVG UNIT SF	STUDIO	1 BED	2 BED	3 BED	RENT.SF
	The Cottage Green	2021	197		945	-	\$1,356	\$1,796	-	\$1.74
	One Lakes Edge	2015	390	95%	989	-	\$1,787	\$2,778	\$3,333	\$2.16
	The Millennium Six Pines	2014	314	95%	974	-	\$1,578	\$2,088	\$2,718	\$1.93
	The Mark at CityPlace Springwoods Village	2017	268	98%	1,005	\$1,395	\$1,703	\$2,362	\$3,100	\$1.99
	The Lane at Waterway	2020	163	56%	1,099	-	\$1,430	\$2,464	\$3,547	\$1.81
	Creekside Park The Residences	2018	292	94%	980	-	\$1,363	\$1,871	\$2,395	\$1.70
	Watermark at Grand Central Park	2021	287	21%	983	-	\$1,239	\$1,604	\$1,967	\$1.54
	The Anatole at the Pines	2016	304	93%	934	-	\$1,207	\$1,629	\$1,785	\$1.48

SUMMARY

(less the subject property)

AVG. RENT PER UNIT

\$2,093

AVG. RENT PER SF

\$1.80

AVG. OCCUPANCY RATE

79%

ONE LAKES EDGE

1950 HUGHES LANDING BLVD
THE WOODLANDS, TX 77380

BUILT 2015

TOTAL UNITS 314

OCCUPANCY 82%



FLOOR-PLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
1x1	12	679	\$1,134	\$1.67
1x1	12	728	\$1,466	\$2.01
1x1	6	741	\$1,765	\$2.38
1x1	8	769	\$2,258	\$2.94
1x1	24	770	\$1,855	\$2.41
1x1	11	772	\$2,010	\$2.60
1x1	12	774	\$1,466	\$1.89
1x1	12	781	\$1,720	\$2.20
1x1	7	783	\$1,690	\$2.16
1x1	7	794	\$1,564	\$1.97
1x1	4	796	\$2,000	\$2.51
1x1	10	825	\$1,646	\$2.00
1x1	24	843	\$1,855	\$2.20
1x1	47	859	\$1,899	\$2.21
1x1	6	863	\$2,030	\$2.35
1x1	7	880	\$1,679	\$1.91
1x1	7	883	\$2,030	\$2.30
1x1	12	889	\$1,416	\$1.59
1x1	11	909	\$2,195	\$2.41
1x1	6	925	\$2,077	\$2.25
1x1	7	928	\$1,485	\$1.60
1x1	1	972	\$1,629	\$1.68
1x1	4	1,041	\$2,420	\$2.32

FLOOR-PLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
2x2	1	1,040	\$2,480	\$2.38
2x2	36	1,167	\$2,231	\$1.91
2x2	6	1,177	\$2,422	\$2.06
2x2	12	1,185	\$2,546	\$2.15
2x2	6	1,234	\$2,520	\$2.04
2x2	12	1,246	\$2,557	\$2.05
2x2	11	1,254	\$2,552	\$2.04
2x2	12	1,289	\$2,641	\$2.05
2x2	4	1,365	\$3,170	\$2.32
2x2	6	1,553	\$3,705	\$2.39
2x2	7	1,560	\$4,750	\$3.04
2x2	6	1,571	\$3,745	\$2.38
2x2	6	1,634	\$3,855	\$2.36
3x2	7	1,645	\$3,352	\$2.04
3x2	1	1,668	\$3,202	\$1.92
TOTALS/AVG	390	989	\$2,136	\$2.16

THE MILLENNIUM SIX PINES

10200 SIX PINES DR.
THE WOODLANDS, TX 77380

BUILT 2014

TOTAL UNITS 314

OCCUPANCY 95%



FLOORPLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
1x1	25	671	\$1,500	\$2.24
1x1	55	733	\$1,510	\$2.06
1x1	78	805	\$1,635	\$2.03
1x1	4	924	\$1,899	\$2.06
2x2	44	1,090	\$2,190	\$2.01
2x2	30	1,113	\$1,758	\$1.58
2x2	53	1,235	\$2,190	\$1.77
3x2	5	1,394	\$2,708	\$1.94
3x2	5	1,397	\$2,760	\$1.98
3x2	15	1,426	\$2,708	\$1.90
TOTALS/AVG	314	974	1,875	1.93

MARK AT CITYPLACE SPRINGWOODS VILLAGES

1600 SPRINGWOODS PLAZA DR.
SPRING, TX 77389

BUILT 2017

TOTAL UNITS 314

OCCUPANCY 82%



FLOORPLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
Efficiency	21	572	\$1,395	\$2.44
1x1	34	693	\$1,550	\$2.24
1x1	6	710	\$1,610	\$2.27
1x1	6	859	\$1,645	\$1.92
1x1	6	871	\$1,665	\$1.91
1x1	36	889	\$1,725	\$1.94
1x1	35	974	\$1,825	\$1.87
1x1	4	1,027	\$1,950	\$1.90
1x1	1	1,094	\$2,010	\$1.84
2x2	4	1,058	\$2,000	\$1.89
2x2	41	1,077	\$2,045	\$1.90
2x2	4	1,151	\$2,225	\$1.93
2x2	24	1,197	\$2,375	\$1.98
2x2	5	1,210	\$2,425	\$2.00
2x2	12	1,417	\$2,775	\$1.96
2x2	16	1,433	\$2,795	\$1.95
2x2	4	1,452	\$2,995	\$2.06
3x2	9	1,599	\$3,100	\$1.94
TOTALS/AVG	268	1,005	\$1,997	\$1.99

THE LANE AT WATERWAY

10100 SIX PINES DR.
THE WOODLANDS, TX 77380

BUILT 2014

TOTAL UNITS 314

OCCUPANCY 95%



FLOORPLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
1x1	5	647	\$1,386	\$2.14
1x1	34	743	\$1,346	\$1.81
1x1	40	829	\$1,446	\$1.74
1x1	5	835	\$1,861	\$2.23
1x1	1	968	\$1,709	\$1.77
2x2	5	1,173	\$2,030	\$1.73
2x2	4	1,231	\$2,181	\$1.77
2x2	4	1,281	\$2,107	\$1.64
2x2	1	1,281	\$2,227	\$1.74
2x2	5	1,322	\$2,287	\$1.73
2x2	15	1,367	\$2,376	\$1.74
2x2	4	1,415	\$2,337	\$1.65
2x2	1	1,415	\$2,566	\$1.81
2x2	3	1,450	\$2,413	\$1.66
2x2	1	1,450	\$2,547	\$1.76
2x2.5 den	15	1,513	\$2,636	\$1.74
2x2.5 TH	8	1,577	\$2,961	\$1.88
2x2.5 TH	1	1,715	\$3,536	\$2.06
3x2	4	1,586	\$2,530	\$1.60
3x2	1	1,586	\$3,098	\$1.95
3x2	3	1,735	\$3,998	\$2.30
3x2	1	1,735	\$4,285	\$2.47
3x3.5 TH	1	2,080	\$5,970	\$2.87
TOTALS/AVG	162	1,099	\$1,988	\$1.81

CREEKSIDE PARK THE RESIDENCES

26700 KUYKENDAHL RD.
THE WOODLANDS, TX 77375

BUILT 2018
TOTAL UNITS 292
OCCUPANCY 94%



FLOORPLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
1x1	16	578	\$1,113	\$1.93
1x1	8	670	\$1,227	\$1.83
1x1	16	670	\$1,256	\$1.87
1x1	4	682	\$1,231	\$1.80
1x1	10	775	\$1,471	\$1.90
1x1	44	780	\$1,365	\$1.75
1x1	10	857	\$1,549	\$1.81
1x1	20	857	\$1,578	\$1.84
2x2	8	952	\$1,498	\$1.57
2x2	8	997	\$1,561	\$1.57
2x2	20	1,072	\$1,761	\$1.64
2x2	40	1,082	\$1,814	\$1.68
2x2	16	1,154	\$1,845	\$1.60
2x2	20	1,199	\$1,997	\$1.67
2x2	20	1,250	\$2,052	\$1.64
2x2	24	1,307	\$2,044	\$1.56
3x2	8	1,398	\$2,395	\$1.71
TOTALS/AVG	292	980	\$1,662	\$1.70

WATERMARK AT GRAND CENTRAL PARK

300 TOWN PARK DR.
CONROE, TX 77304

BUILT 2021

TOTAL UNITS 287

OCCUPANCY 21%



FLOORPLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
1x1	48	678	\$1,199	\$1.77
1x1	9	689	\$1,199	\$1.74
1x1	57	755	\$1,279	\$1.69
2x2	55	1,041	\$1,539	\$1.48
2x2	10	1,063	\$1,539	\$1.45
2x2	66	1,174	\$1,669	\$1.42
3x2	17	1,251	\$1,919	\$1.53
3x2	4	1,297	\$1,970	\$1.52
3x2	21	1,362	\$2,005	\$1.47
TOTALS/AVG	287	983	\$1,512	\$1.54

ANATOLE AT THE PINES

1100 S. LOOP 336 WEST
CONROE, TX 77304

BUILT 2016

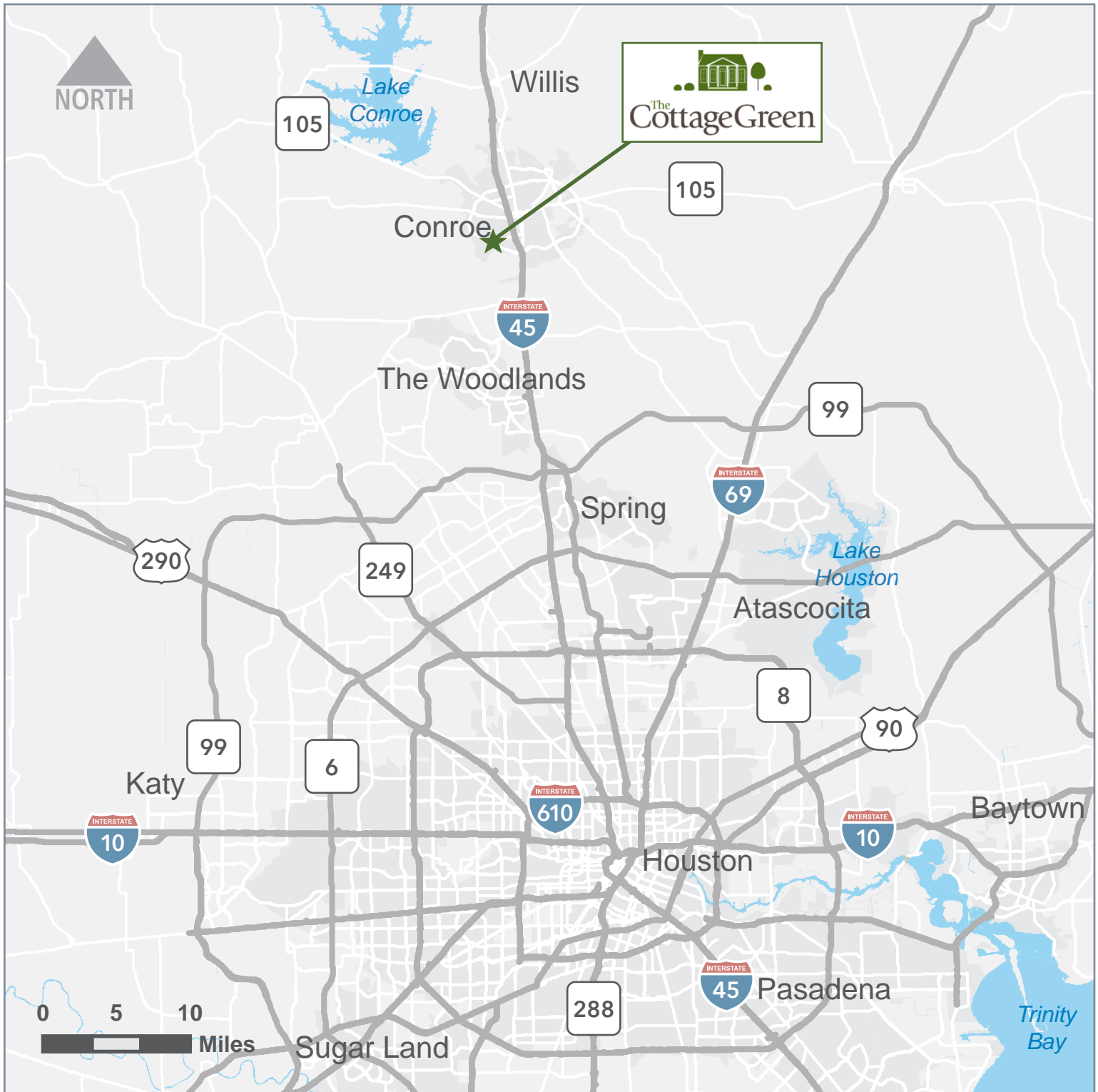
TOTAL UNITS 304

OCCUPANCY 93%



FLOORPLAN	UNITS	UNIT SIZE (SF)	MKT RENT	MKT RATE/SF
1x1	62	700	\$1,169	\$1.67
1x1	12	700	\$1,189	\$1.70
1x1	70	800	\$1,215	\$1.52
1x1	13	800	\$1,235	\$1.54
1x1	22	823	\$1,280	\$1.56
2x2	30	1,000	\$1,480	\$1.48
2x2	26	1,080	\$1,540	\$1.43
2x2	8	1,116	\$1,185	\$1.06
2x2	29	1,231	\$1,625	\$1.32
2x2	6	1,231	\$1,640	\$1.33
2x2	18	1,400	\$2,205	\$1.58
3x2	8	1,548	\$1,785	\$1.15
TOTALS/AVG	304	934	\$1,384	\$1.48

LOCATION MAP



THE NEIGHBORHOOD







**CONROE
REGIONAL
MEDICAL
CENTER**

**RICE ELEMENTARY
SCHOOL**



**~9
MILES**

**CONROE TOWNE CENTER
AND MARKETPLACE**

**~4
MILES**

- | | |
|-------------------|--------------|
| • HOME DEPOT | • WALMART |
| • TARGET | • HEB |
| • BEST BUY | • ACADEMY |
| • OFFICE DEPOT | • KROGER |
| • CVS | • SAM'S CLUB |
| • SPECS | • LOWES |
| • FEDEX | • ALDI |
| • CHASE BANK | • CAVENDAR'S |
| • BANK OF AMERICA | • KOHLS |
| • WELLS FARGO | • PETSMART |
| | • TJ MAXX |



THE WOODLANDS
~10 MILES

**FAMILY FIRST
URGENT CARE**



LAKE CONROE

WEST FORK GOLF
& COUNTRY CLUB

McDADE PARK

336
TEXAS

SILVERSTONE

S LOOP 336 W


The
CottageGreen

FAMILY FIRST
URGENT CARE



CONROE
INDEPENDENT
SCHOOL DISTRICT

~4,000 EMPLOYEES



**CONROE
MARKETPLACE**

PEET JR. HIGH SCHOOL

**CRYAR INTERMEDIATE
SCHOOL**

**CONROE HIGH
SCHOOL**

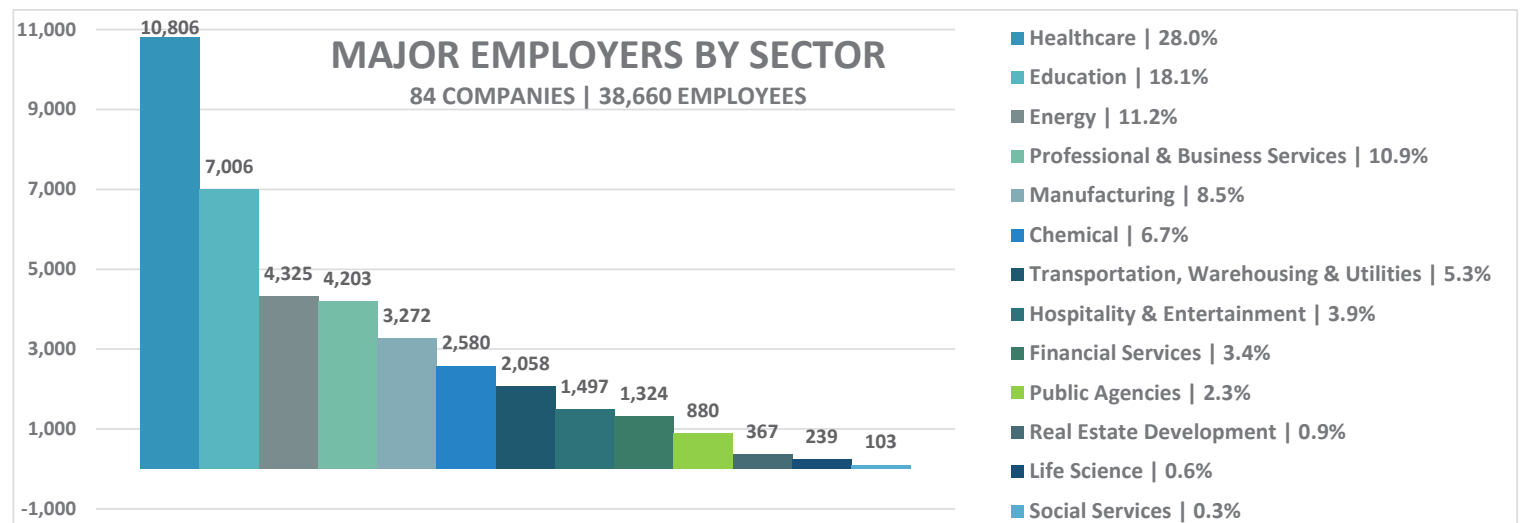
**CONROE
TOWNE
CENTER**

**CONROE
COUNTRY CLUB**

FM 2854 RD.

MAJOR EMPLOYERS

COMPANY	MILES	# OF EMPLOYEES
Conroe Independent School District	4.4	4,487
Memorial Hermann The Woodlands	10	2,927
Wildcat PPE	8.3	2,415
Houston Methodist The Woodlands	8	1,647
CHI St. Luke's Health Hospital	8	1,600
ExxonMobil	11.2	1,527
Alight Solutions	11.2	1,200
Texas Children's Hospital The Woodlands	8	1,188
McKesson Specialty Health	11.4	1,040
Huntsman Corporation	9	953
Woodforest National Bank	3.5	887
Chevron Philips Chemical Company	11.9	886
The Cynthia Woods Mitchell Pavilion	11.2	533



Source: Economic Development Partnership, The Woodlands Area, 2021

AREA ATTRACTIONS

PARKS AND RECREATION	MILES
Kasmiersky Park	1.8
McDade Park	4.7
Conroe Parks & Recreation	4.6
Conroe Aquatic Center	4.3
Margaritaville Lake Resort	18
Hurricane Harbor Splashtown	18.5
RETAIL/ENTERTAINMENT	
Conroe Marketplace (Ross, Ulta, Kohls, TJ Maxx, Cavendar's Boot City, Kirkland's, PetSmart)	6
Sam's Club	4.7
Outlets at Conroe	7.4
The Woodlands Mall	10.9
Southern Star Brewing	8.5
Main Event Shenandoah	10.1
Cynthia Woods Mitchell Pavilion	11.2
EDUCATIONAL INSTITUTIONALS	
Lone Star College - Conroe	9.2
Lone Star College - Montgomery	8.4
U.S. Aviation Academy	10.7
Sam Houston State College of Osteopathic Medicine	3.5
Sam Houston State University	32.6



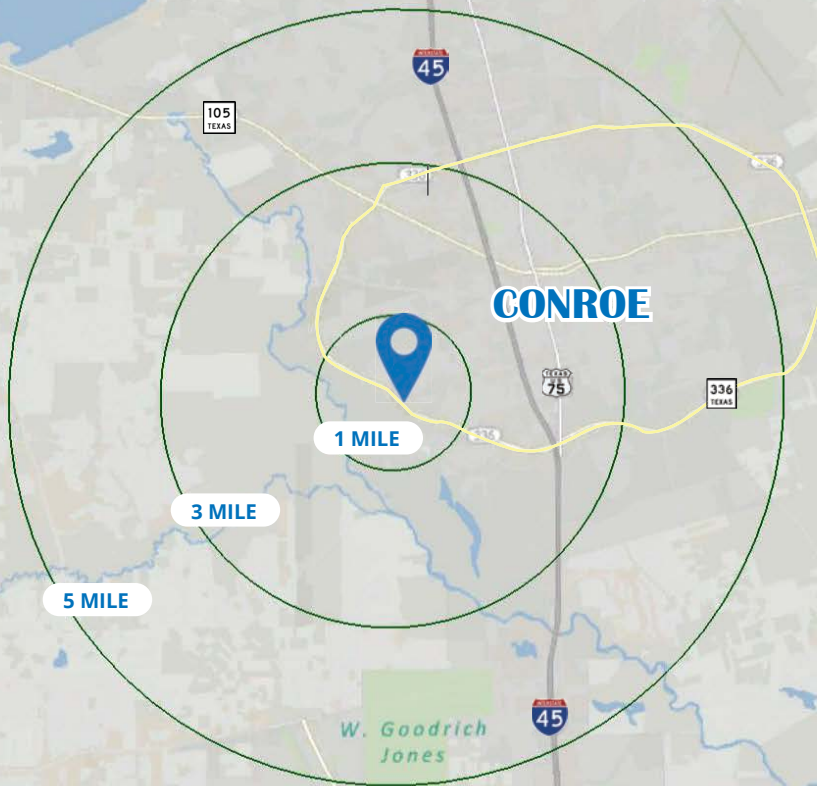
Sam Houston State University



AREA DEMOGRAPHICS



2490 S. LOOP 336 W. | CONROE, TX | 77304



*Conroe is one
of the fastest
growing cities
in the nation!*

103%

Population Growth
from 2010 - 2021
WITHIN ONE MILE



POPULATION

2021 Estimate

4,467

1 MILE

42,371

3 MILE

118,130

5 MILE

2021 Projection

5,109

1 MILE

47,834

3 MILE

133,516

5 MILE



HOUSEHOLD INCOME

2021 Estimate

\$91K

1 MILE

\$90K

3 MILE

\$106K

5 MILE



Information About Brokerage Services - Houston, Austin, & San Antonio

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

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 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.
- 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.

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Guadalupe Olivares	619668	lupe.olivares@transwestern.com	713.272.1290
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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