

Multi-Family

For Sale



FARID CHATUR

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APEXREALTORS.COM

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**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

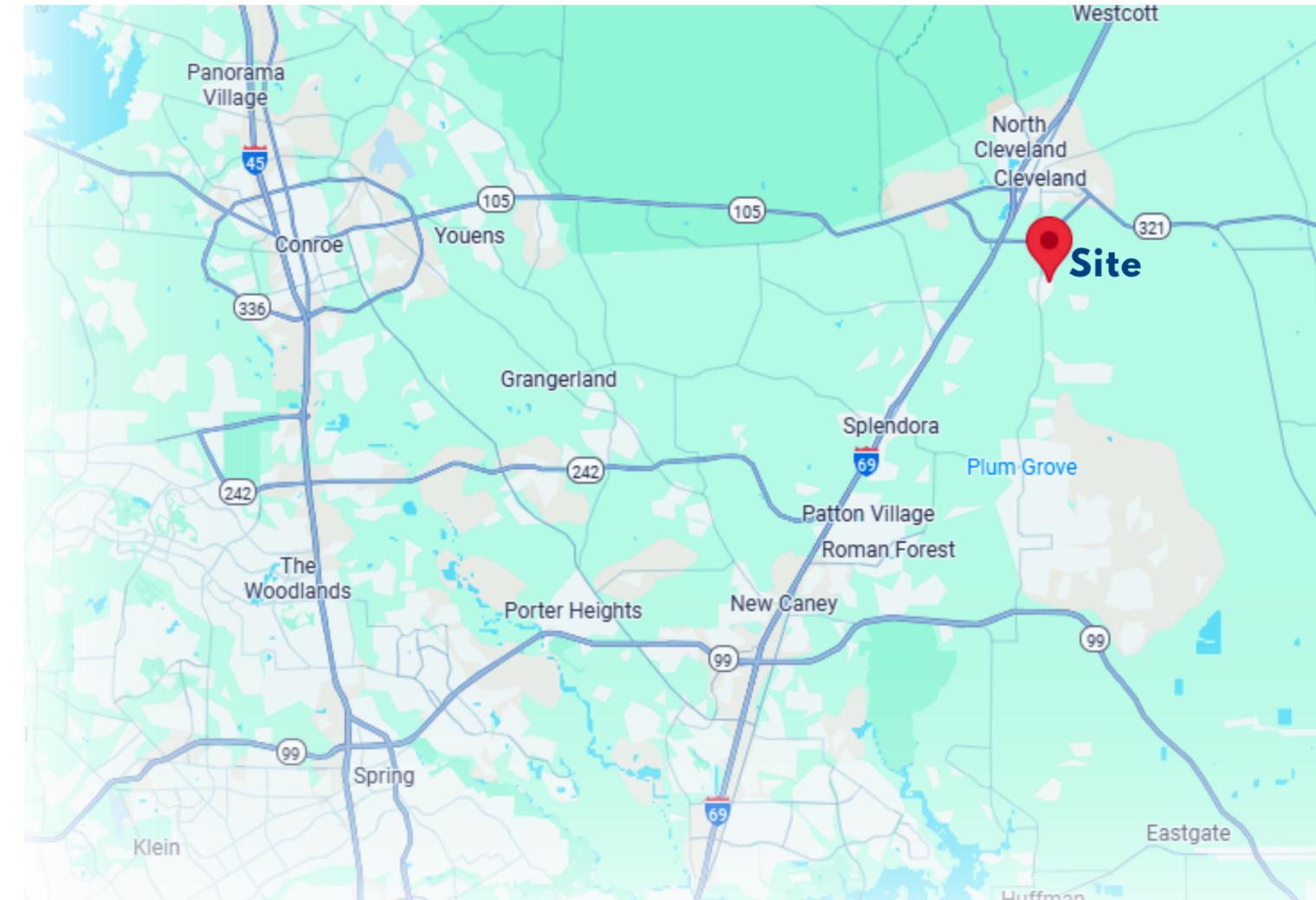
HIGHLIGHTS

- 5 mobile homes on one property — fully leased with stable, long-term tenants
- Strong cap rate with minimal operating expenses (tenants pay their own utilities)
- Turnkey, low-maintenance asset ideal for passive investors
- Located in a rapidly growing Cleveland submarket with rising rental demand
- Convenient access to major highways and local amenities
- Value-add potential through rent increases, unit upgrades, or future expansion

ABOUT THE PROPERTY

This 5-unit mobile home property is fully occupied and already producing stable income, making it a true turnkey investment. With tenants paying their own utilities and the owner responsible only for low annual property taxes, operating expenses are minimal. The strong cap rate, reliable tenant base, and 1.52-acre lot in a growing Cleveland submarket create both immediate cash flow and long-term appreciation potential.

Size: 109,763 sq ft (2.52 acres) Price: \$750,000



RENT ROLL

Property Address	Unit Type	Monthly Rent	Lease Start Date	Lease End Date
336 CR 328 S	3 Bedroom Trailer Home	\$1,275	March 2025	February 2026
284 CR 328 S	3 Bedroom Trailer Home	\$1,275	April 2025	March 2026
264 CR 328 S	3 Bedroom Trailer Home	\$1,375	April 2025	March 2026
294 CR 328 S	3 Bedroom Trailer Home	\$1,275	May 2025	April 2026
316 CR 328 S	3 Bedroom Trailer Home	\$1,275	July 2025	June 2026

INCOME
\$77,700/Yr

EXPENSES

Property taxes: \$6,500/ Yr

All maintenance and utilities are covered by the tenants

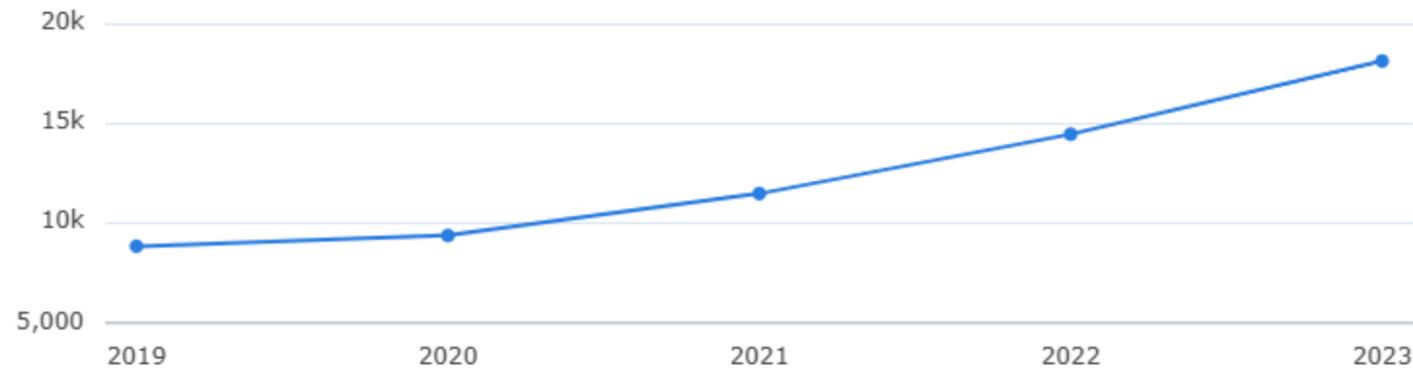
CAP RATE
9.49%

Population

18.1k

↑ 25%
Compared to 14.5k in 2022

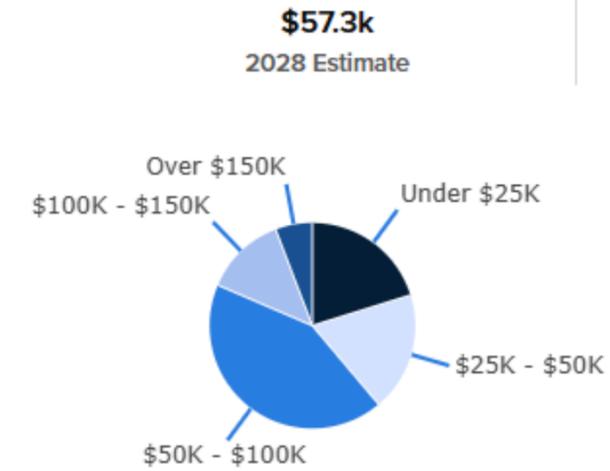
↑ 104%
Compared to 8,859 in 2019



Household Income

\$55.7k
Median Income

↑ 3%
Growth Rate

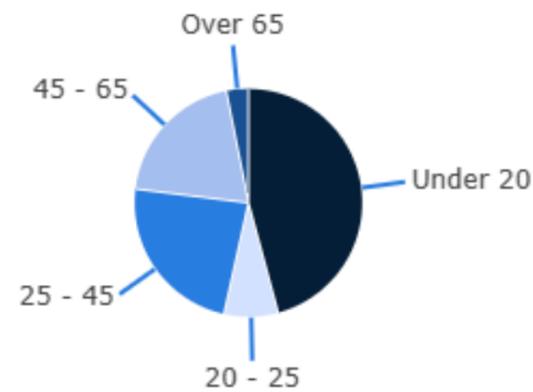


Age Demographics

23
Median Age

35
2028 Estimate

↑ 52%
Growth Rate



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**264 County Rd 328
Cleveland, TX 77327**



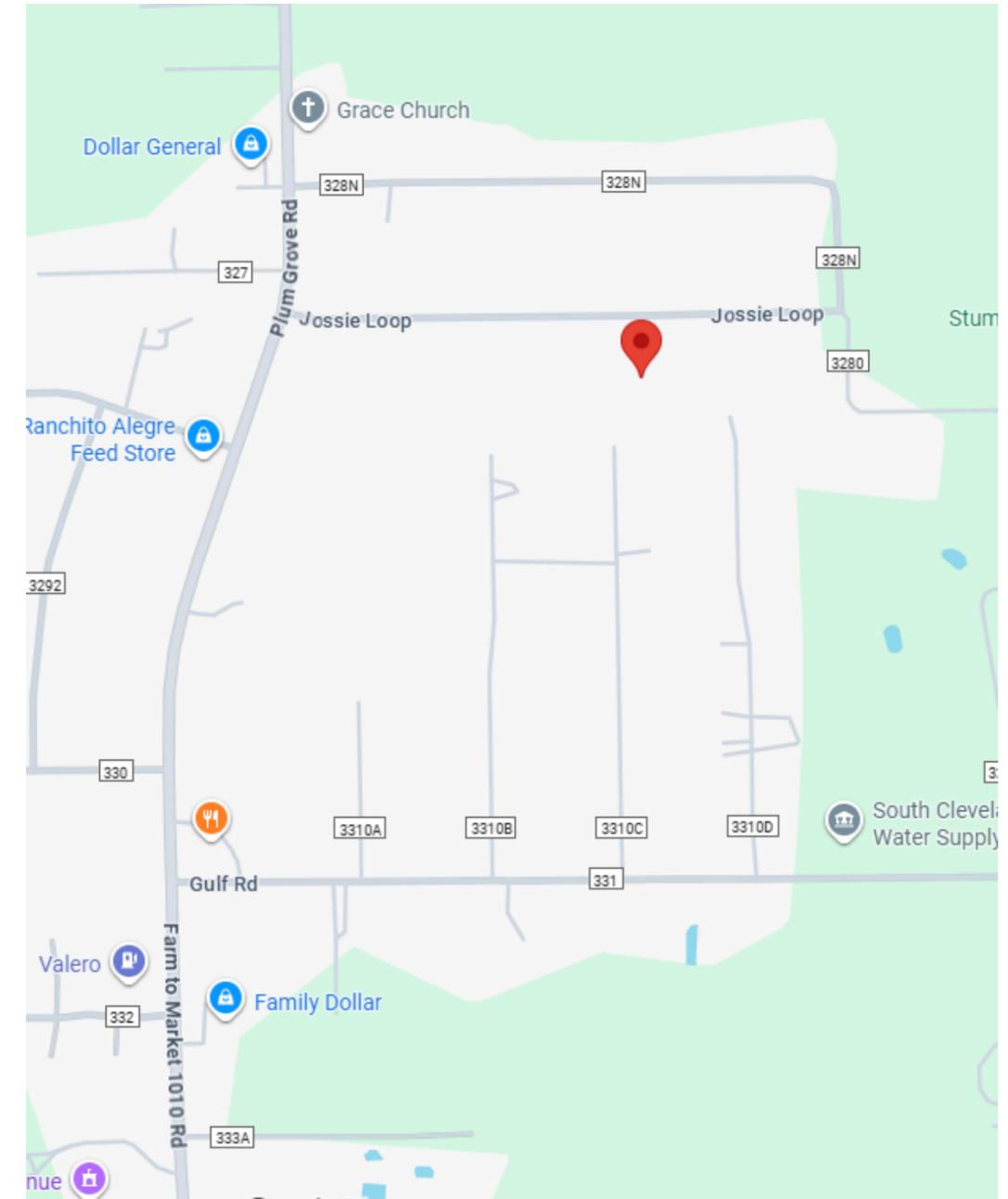
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