

**APEX  
REALTORS**

**16-Unit Value-Add Multifamily  
Investment**

**214 Longstreet Rd,  
Willis, TX 77378**

**Multifamily**

**For Sale**



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

**Investment Highlights:**

- **16-Unit Multifamily Asset with strong value-add potential**
- **50% of Units Fully Renovated (8 Units) with modern interior finishes**
- **Renovated units include new appliances (washer, dryer, stove, refrigerator)**
- **Updated kitchens with new cabinetry, flooring, and paint**
- **Many units equipped with new HVAC systems**
- **Exterior Fully Renovated with new paint and Hardie plank siding**
- **Electrical Upgrades Completed – new lines and fixtures at each unit**
- **Roof replaced in 2013 (previous ownership)**
- **Remaining units are in good condition with rental upside**
- **Opportunity to increase rents through continued interior renovations**
- **Phased value-add strategy allows for minimal disruption to cash flow**
- **Ideal for investors seeking cash flow + appreciation upside**

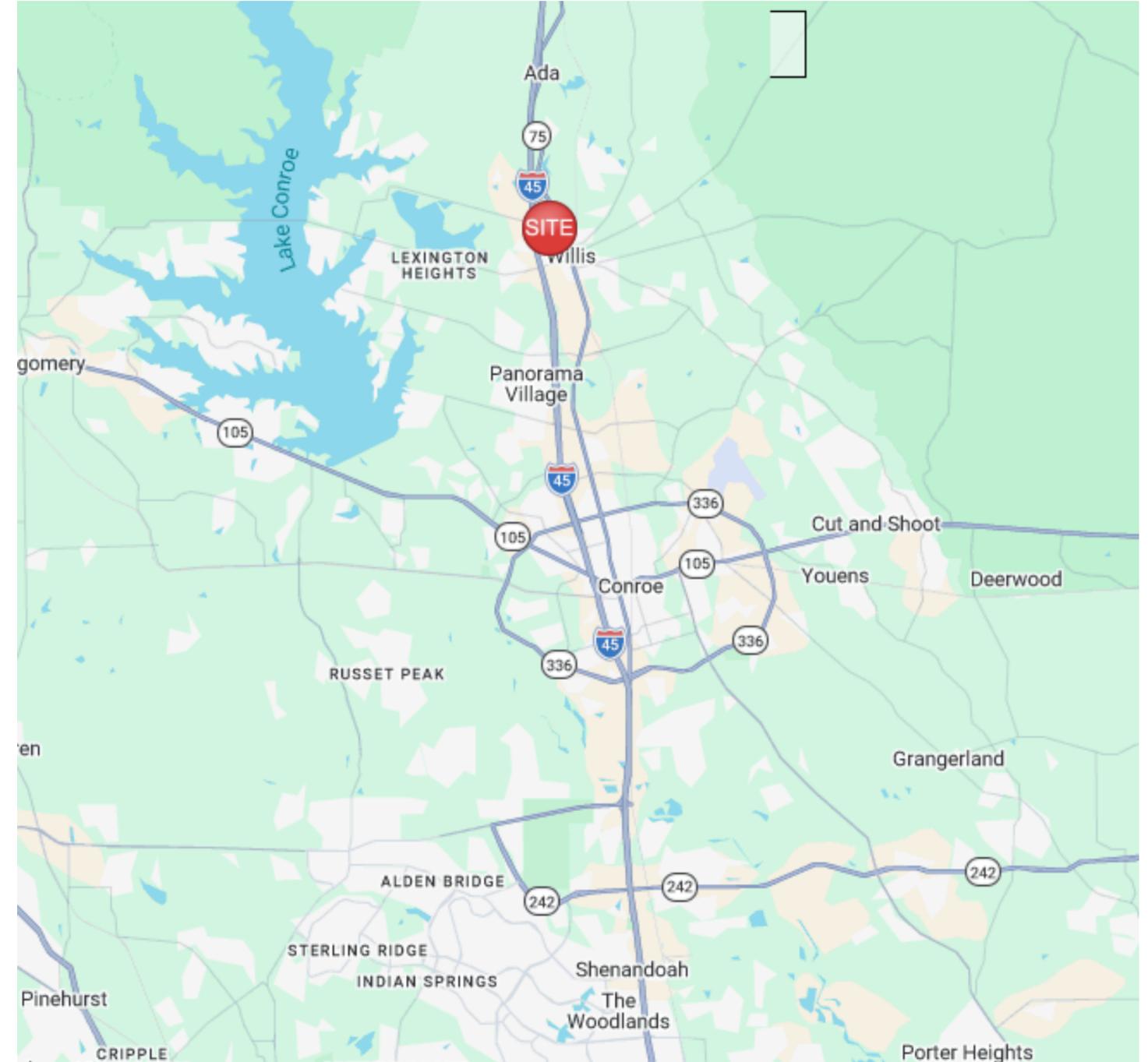
**214 Longstreet Apartments presents a compelling opportunity to acquire a 16-unit value-add multifamily asset with a significant portion of capital improvements already completed. The property offers investors the ability to step into a partially stabilized asset while continuing to execute a clear path toward increased cash flow and long-term appreciation.**

**The current ownership has implemented extensive upgrades to both the exterior and interior of the property. The building exterior has been fully renovated, including new paint and durable Hardie plank siding, significantly enhancing curb appeal and reducing future maintenance requirements. Additionally, electrical infrastructure has been upgraded with new lines and fixtures installed at each unit, providing operational efficiency and long-term reliability. The roof was replaced in 2013 by the previous owner.**

**Interior renovations have been completed on 8 of the 16 units, offering a strong foundation for increased rental income. These renovated units feature modern finishes including new kitchen cabinetry, updated flooring (tile and carpet), fresh paint, and full appliance packages including washers, dryers, stoves, and refrigerators. Many units also benefit from new HVAC systems, further minimizing near-term capital expenditures.**

**The remaining units are currently in good, rentable condition, allowing for continued occupancy while presenting a clear opportunity for future upgrades and rental increases. This creates a phased value-add strategy, enabling investors to enhance returns without full vacancy disruption.**

**214 Longstreet Apartments is ideally suited for investors seeking a balanced investment profile, combining immediate income from renovated units with additional upside through continued interior improvements and operational efficiencies.**



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