



Rosemont Clear Creek Apts

Multifamily Investment Portfolio in Texas

STATUS	NO. OF UNITS	LAND AREA
Current Investment	776 units	14.057
ADDRESS: Webster - Texas 77598 Harris		

Rosemont Clear Creek, a large, low density community located in the affluent Friendswood/Pearland suburb of Houston. Household income within 3-miles of the Property is over \$109k with some nearby homes listed for sale at values up \$1.6M. New ownership will have the potential to realize rent premiums of \$182-\$455 per month with a value-add program that upgrades units to be more in-line with nearby properties such as Edge at Clear Lake. This represents a low-risk upside opportunity in a high market demand area for such properties.

Situated midway between Houston and Galveston, Webster is small in size but vibrant in spirit. With more than 2,200 businesses spread across its 6.7 square miles, Webster packs a punch. Spread throughout the suburb are a host of restaurants, shops, and entertainment venues.

Webster is adjacent to the famous NASA Johnson Space Center, affording easy access to extensive space exhibits and attractions. Webster is also convenient to a bevy of shopping opportunities at Baybrook Mall and its many surrounding plazas. Texas Avenue Park, Walter Hall Park,.....



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