



Offering Memorandum

## **AMERICAN VILLAGE**

APARTMENT HOME COMMUNITY

475 Denver St., Vidor, Tx. 77662

98 UNIT MULTI-FAMILY APARTMENT HOME COMMUNITY



HOUSTON INCOME PROPERTIES, INC.  
PHONE: 713.783.6262  
LICENSE #0393404 | HIPAPT.COM



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**AMERICAN VILLAGE**  
APARTMENT HOME  
COMMUNITY

**EXCLUSIVE OFFERING: AMERICAN VILLAGE APARTMENTS | 475 DENVER ST | VIDOR, TX 77662**

**Presented By:** Jim Hurd | Houston Income Properties, Inc. | 713.783.6262

**Offer Date:** To Be Determined

**Offering Process:** The Property is being offered to a qualified buyer on an "All Cash" basis (buyer to acquire a new loan)

**Offer Guidelines:** Offers should be presented in the form of a non-binding Letter-of-Intent and must include at least:

- Purchase Price
- Earnest Money Deposit Amount
- Feasibility Period
- Description of Equity Source
- Closing Date
- Other terms and conditions particular to the buyer's investment process
- Summary of buyer's qualifications and evidence of financial ability to close

**Site Visits:** All Site Visits are to be set up through the Listing Broker. All requests for additional information are to be made through the Listing Broker — 713-783-6262

**Disclaimer:** The offering is subject to the Disclaimer contained herein.

Principals and their representatives shall please refrain from contacting any onsite personnel or residents.

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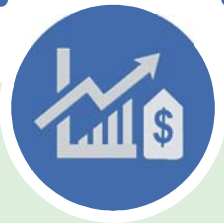
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## *Offering Overview*





# Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	<b>American Village Apartments</b>	Type of Sale:	<b>Offered "All Cash" (Buyer to Acquire new Financing)</b>
Address:	<b>475 Denver St.</b>		
City / State:	<b>Vidor, Texas 77662</b>	ASKING PRICE:	<b>Market to Determine the Price</b>
PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.		Current NOI:	<b>\$133,935</b> For Current and Projected NOI see analysis in the financial section
		Projected NOI:	<b>\$288,662</b>
Property Type:	Garden Style - 2 Story Buildings	Occupancy:	<b>93%</b> As of 12-18-2025
No. of Buildings:	<b>7 Apartment Buildings</b>	Rebilled:	Electric is Rebilled to Tenants
Yr. of Construction:	1972	Primary Market Area:	<b>Beaumont</b>
Materials:	<b>Brick, Hardi Plank and Vinyl Siding</b>	Sub-Market Area:	Vidor
Number of Units:	<b>98</b>	Scheduled Market Rent:	\$77,090 / Mth
Total Rentable SF:	80,040	Avg. Rent / Unit:	\$787
Avg. Unit Size:	<b>817 S.F.</b>	Avg. Rent / SF:	\$0.96

## INVESTMENT HIGHLIGHTS:

1) Located in Orange County in the city of Vidor, Texas. Vidor is strategically located near several key cities, 7.5 miles southeast of Downtown Beaumont, 20 miles northwest of Downtown Port Arthur, 16 miles west of Downtown Orange, 40 miles southwest of Downtown Lake Charles, Louisiana and approximately 80 miles northeast of Houston, Texas. The proximity to these key cities offers various economic and social benefits to the community of Vidor. Local businesses have expanded their market reach to these nearby cities, boosting sales and profitability. In addition, its proximity to these larger urban areas increases access to jobs, especially in industries like manufacturing and healthcare. American Village is just minutes from some of Beaumont's largest Employers, ExxonMobil Chem. Plant, ExxonMobil BLADE, St. Elizabeth Hospital and S.E. Baptist Hospital. Also located within a short commute is the city of Port Arthur and the city of Orange, all of which make up the Golden Triangle. This interconnectedness among these cities allows for a diverse job market and various options for Vidor residents seeking employment.

2) There are 3 down units that the owner is currently working on to bring back on line. Most units have been upgraded to some extent at turnover. There is one Laundry room on the property, the contract may or may not be expired. The property is sub-metered for electric and the owner is rebilling the tenants.

3) It is the broker's opinion, that with continued interior upgrades, exterior improvements, upgrading the existing amenities, and bringing the down units back on line the property should see upside in the income.



Property Information

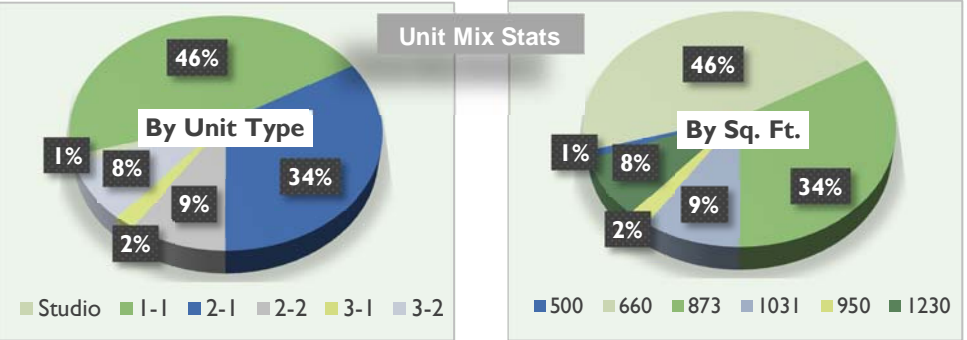
PRICING INFORMATION				PROPERTY INFORMATION	
<div>Unpriced</div>				Units:	98
				Avg. Size Unit:	817 S.F.
				Year Built (Per CAD):	1972
Please do not visit the property without an appointment made through the broker!				Electric Meter:	Sub-Metered
				Roof:	Mansard / Slight Pitch
				Land (Acres) Per CAD:	3.99
				Rentable Sq. Ft:	80,040
Estimated Total Collections ~ (Est. Occupancy is {93%} as of 12-18-25 Rent Roll)					
Mth.	Nov 2025 T-4 Avg	Nov-2025	Oct-2025	Sep-2025	Aug-2025
Coll.	\$76,903	\$61,398	\$89,083	\$77,717	\$79,413

**American Village** is an approximately 93% occupied "C" apartment community in a "B+" area less than a 1/2 mile of N. Main in Vidor, Texas. The town is mainly a bedroom community for the nearby refining complexes in Beaumont and Port Arthur and is part of the Beaumont-Port Arthur MSA. Vidor is a suburban area with no Downtown district. N Main is the Hub of the city and American Village sits within walking distance of this Hub. The property is available "All Cash" (buyer to acquire a new loan) ~ **No Owner Financing.**

The property is a unique opportunity for an investor to purchase a property that has possible upside in revenue and generally maintains good occupancy. The property seems to have some upside potential in the rents with continued interior upgrades and possible upgrades to the amenities.

American Village has ingress and egress on E Courtland and Denver streets and sits within walking distance of the I-10 (Eastex Freeway) / Hwy 90. Its location allows for good access to most of the city and other major arteries that transit to the cities in the Golden Triangle - Beaumont, Port Arthur and Orange. Its strategic position allows access to all of the major employment areas in Vidor and beyond.

UNIT MIX - CURRENT MARKET RENTS (please verify)							
#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
1	Studio		500	500	\$695	\$695	\$1.39
45	1-1		660	29,700	\$682	\$30,670	\$1.03
33	2-1		873	28,820	\$836	\$27,575	\$0.96
9	2-2		1031	9,280	\$949	\$8,540	\$0.92
2	3-1		950	1,900	\$895	\$1,790	\$0.94
8	3-2		1230	9,840	\$978	\$7,820	\$0.79
98		93%	817	80,040	\$787	\$77,090	\$0.96
TOTAL UNITS		Est. Occupancy	AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF





Property Information



PROPERTY TAX

OCAD ID# R42872	
Taxing Entity ate/\$100 of Value	
Vidor ISD	0.798300
City of Vidor	0.634391
County of Orange	0.510000
Navigation & Port Dist	0.139183
Emerg District #1	0.100000
Water Ctrl Dist #1	0.291960
2024 Tax Rate	2.473834
2025 Assmt.	\$1,775,657
Approx. Total Tax	\$43,927

CONSTRUCTION FEATURES

Age:	1972
Electric Meter:	Sub-Metered
Water:	Master - No RUBS is in Place
Gas:	Gas for Boilers and Dryers
A/C Type:	Individual HVAC
Hot Water Supply:	Two 100 gal Boilers
Roof:	Mansard / Slight Pitch
Paving:	Asphaltic Concrete
Exterior Construction:	Brick, Hardi Plank and Vinyl Siding
No. of Buildings:	7 Apartment Buildings
# of Stories:	Garden Style - 2 Story Buildings
Units / Acre:	25
Parking:	Open Spaces

PROPERTY HIGHLIGHTS

- 1.) Property is being offered on an "All Cash" Basis (A buyer will need to acquire a new loan).
- 2.) 1972 Built, "C" Grade, Garden Style Apartment Complex located in an "B+" area of a Tertiary Market
- 3.) The property is located near Major Employment Centers such as Downtown Beaumont, ExxonMobil, ExxonMobil BLADE, Port Arthur and Orange as well as employment along the I-10 corridor.
- 4.) Sits within feet of N. Main St. and I-10
- 5.) Most units have some upgrades from regular turns
- 6.) Located in the Beaumont MSA
- 7.) The property is located less than a 1/2 mile from Main St. which is the main business Corridor of Vidor. At this time Vidor does not have a designated downtown area.
- 8.) Residents of Vidor benefit from access to larger city amenities (Beaumont), including shopping, entertainment, healthcare facilities, and educational institutions, which may not be as readily available in a smaller town.

LOCATION INFORMATION

American Village is located within one of the fastest growing areas of Vidor. Its location off of Denver St near I-10 and N Main allows its residents to benefit from the nearby schools, employment, entertainment, dinning and shopping.

The property sits just east of North Main St and just south of I-10 and both are within walking distance of the property. The location gives access to all the employment along the Beaumont / Rose City I-10 Corridor as well as off of N Main. It is approximately 15 miles northwest of Port Arthur, Texas, which is home to the Golden Pass LNG development. The location places it within easy access to most of the Beaumont / Port Arthur transportation arteries, thus providing a solid resident base and cash flow potential. Vidor is 80 miles of Houston and approximately 35 miles from Lake Charles, Louisiana, which allows businesses to have access to well over 2 million people.



Location Map





# AMERICAN VILLAGE

APARTMENT HOME COMMUNITY







## *Financial Analysis*

### ASKING PRICE

MARKET TO DETERMINE THE PRICE

### INCOME DETAILS

Current Scheduled Rents 12-18-2025 Rent Roll

\$77,090 / Mo      \$787 / Unit      \$ .96 / S.F.

Actual Income Used      Nov 2025 T-4 Avg      \$76,903

Actual Income Used "Annualized"      \$922,833

Leased Occupancy      As of 12-18-2025      92.9%

Pro forma Scheduled Rents include a {10%} Rent Increase

\$84,799 / Mo      \$865 / Unit      \$1.06 / S.F.

### PROPERTY TAX DETAILS

2024 Tax Rate      Actual      2.473834%

2025 Assmt.      \$1,775,657

Pro forma Rate Used      2024 Tax Rate      2.473834%

Pro Forma Estimated Post Sale Assmt.      \$3,000,000

Post Sale Assmt. is the 2025 Assmt increased by {69%}

### EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expense Column is Nov 2025 Trailing 12 Months

Actual Expenses, except where noted.

Est. Ins. / Unit / Yr      Per Owner      \$1,500.00

Est. Reserve / Unit / Yr      Estimated      \$350

### PROPERTY DETAILS

Number of Units      98

Avg Unit Size      817 S.F.

Net Rentable Area      80,040

Land {Acres} Per CAD      3.99

Units per Acre      25

Date Built / Per CAD      1972

e-Meter      Sub-Metered

RUBS      Electric is Rebilled to Tenants

Hot Water Supply      Two 100 gal Boilers

HVAC      Individual HVAC

Gas Meter      Master

# ACTUAL AND PRO FORMA ANALYSIS

INCOME (See Details on the left)	ACTUAL		STABILIZED PRO FORMA	
Gross Scheduled Rent is {Current Rent} Annualized + 3% Incr.	N/A		\$1,017,592	\$84,799 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR	N/A		(20,352)	2%
<b>Estimated Annual Gross Potential Rental Income</b>	<b>N/A</b>		<b>997,241</b>	<b>98%</b>
Vacancy Loss - Pro-Forma Estimated at {3%} of GSR	N/A		(\$30,528)	3%
Non-Revenue Units - Pro Formas Estimated at {1%} GSR	N/A		(10,176)	1%
Other Losses - Pro Forma Estimated at {1%} GSR	N/A		(10,176)	1%
<b>Total Annual Rental Income</b>	{%} of GSR		<b>946,361</b>	{93%} of GSR
Total Other Income - Includes Water, Trash & Other Fees	\$ / Unit / Yr		0	\$ / Unit / Yr
<b>Total Gross Annual Income</b>	<b>922,833</b>	<b>\$76,903 / Mo</b>	<b>946,361</b>	<b>\$78,863 / Mo</b>
EXPENSES (See Details on the Left)	ACTUAL NOVEMBER 2025 T-12		PRO FORMA	
<b>Fixed Expenses</b>	Except where noted			
Property Taxes (See Details on the left)	\$43,927	\$448 Unit	\$74,215	\$757 per Unit
Property Insurance - <b>Per Owner - Includes Flood, Excess Liab.</b>	\$147,000	\$1,500 Unit	\$122,500	\$1,250 per Unit
<b>Total Fixed Expenses</b>	<b>190,927</b>	<b>\$1,948 per Unit</b>	<b>196,715</b>	<b>\$2,007 per Unit</b>
<b>Utility Costs</b>				
Electric - {All Units} - <b>Per Owner - Reduced by Rebill to Tenants</b>	65,753	\$671 per Unit	65,753	\$671 per Unit
Water & Sewer & Trash	75,632	\$772 per Unit	75,632	\$772 per Unit
Gas - No Rebill - <b>Per Owner</b>	18,447	\$188 per Unit	18,447	\$188 per Unit
Utility Billing Service - <b>Self Billed for Electric - Sub-Metered</b>	0	\$ per Unit	0	\$ per Unit
<b>Total Utility Costs</b>	<b>159,831</b>	<b>\$1,631 per Unit</b>	<b>159,831</b>	<b>\$1,631 per Unit</b>
<b>Other Expenses</b>				
General & Administrative	83,051	\$847 per Unit	24,500	\$250 per Unit
Other Expenses	0	\$ per Unit	0	\$ per Unit
Marketing - Referral Fees/Locator Fees/Advertising	3,137	\$32 per Unit	3,430	\$35 per Unit
Repairs/Maintenance/Make-ready/Contract Labor	275,232	\$2,808 per Unit	58,800	\$600 per Unit
Payroll + Burden	40,444	\$413 per Unit	122,500	\$1,250 per Unit
Contract Services {Trash, Pest, Grounds}	0	\$ per Unit	24,500	\$250 per Unit
Management Fees {Calculated on the Income above}	1,975	0.214%	33,123	3.50%
<b>Total Other Expenses</b>	<b>403,839</b>	<b>\$4,121 per Unit</b>	<b>266,853</b>	<b>\$2,723 per Unit</b>
Reserve for Replacement	34,300	\$350 per Unit	34,300	\$350 per Unit
<b>Total Operating Expenses</b>	<b>788,897.27</b>	<b>\$8,050 per Unit</b>	<b>657,699</b>	<b>\$6,711 per Unit</b>
<b>Net Operating Income</b>	<b>\$133,935</b>	<b>\$1,367 per Unit</b>	<b>\$288,662</b>	<b>\$2,946 per Unit</b>



# 10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

American Village Apartments

## Ten Year Cash Flow Analysis

UNITS: 98  
SQ. FT: 80,040  
AVG UNIT SIZE: 817

Year 1 has a {10%}  
rent increase post  
upgrades, see  
stabilized pro forma on  
the previous page

INCOME	MONTHLY YEAR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
<b>Annual Market Rent Growth Rates Used</b>		10.00%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$84,799	\$1,017,592	\$1,048,120.26	\$1,079,564	\$1,111,951	\$1,145,309	\$1,179,669	\$1,215,059	\$1,251,510	\$1,289,056	\$1,327,727
Other Income	\$0	\$0	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0
<b>Gross Income</b>	<b>\$84,799</b>	<b>\$1,017,592</b>	<b>\$1,048,120</b>	<b>\$1,079,564</b>	<b>\$1,111,951</b>	<b>\$1,145,309</b>	<b>\$1,179,669</b>	<b>\$1,215,059</b>	<b>\$1,251,510</b>	<b>\$1,289,056</b>	<b>\$1,327,727</b>
Vacancy / Other Losses		(\$71,231)	(\$73,368)	(\$64,774)	(\$55,598)	(\$57,265)	(\$58,983)	(\$60,753)	(\$62,576)	(\$64,453)	(\$66,386)
<b>Economic Loss % Includes Bad Debt</b>		7%	7.0%	6.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
<b>EFFECTIVE GROSS INCOME</b>		<b>\$946,361</b>	<b>\$974,752</b>	<b>\$1,014,790</b>	<b>\$1,056,353</b>	<b>\$1,088,044</b>	<b>\$1,120,685</b>	<b>\$1,154,306</b>	<b>\$1,188,935</b>	<b>\$1,224,603</b>	<b>\$1,261,341</b>
<b>Annual Operating Expense Growth Rates Used</b>			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>EXPENSES</b>											
Operating Expenses		(\$623,399)	(\$638,984)	(\$654,959)	(\$671,333)	(\$688,116)	(\$705,319)	(\$722,952)	(\$741,026)	(\$759,551)	(\$778,540)
Expenses / Unit		\$6,361	\$6,520	\$6,683	\$6,850	\$7,022	\$7,197	\$7,377	\$7,561	\$7,751	\$7,944
Reserve for Replacement @ {\$350} per uni		(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)
<b>TOTAL EXPENSES</b>		<b>(\$657,699)</b>	<b>(\$673,284)</b>	<b>(\$689,259)</b>	<b>(\$705,633)</b>	<b>(\$722,416)</b>	<b>(\$739,619)</b>	<b>(\$757,252)</b>	<b>(\$775,326)</b>	<b>(\$793,851)</b>	<b>(\$812,840)</b>
Total Expenses / Unit		\$6,711	\$6,870	\$7,033	\$7,200	\$7,372	\$7,547	\$7,727	\$7,911	\$8,101	\$8,294
<b>NET OPERATING INCOME</b>		<b>\$288,662</b>	<b>\$301,468</b>	<b>\$325,531</b>	<b>\$350,721</b>	<b>\$365,628</b>	<b>\$381,066</b>	<b>\$397,054</b>	<b>\$413,609</b>	<b>\$430,752</b>	<b>\$448,501</b>
<b>NOI GROWTH RATE</b>		<b>115.5%</b>	<b>4.4%</b>	<b>8.0%</b>	<b>7.7%</b>	<b>4.3%</b>	<b>4.2%</b>	<b>4.2%</b>	<b>4.2%</b>	<b>4.1%</b>	<b>4.1%</b>

NOTE: Year One shows the NOI growth rate starting from the owners Actual NOI column on the previous page.

## Value Projection at 60 Months

### American Village Apartments

PROPERTY INFORMATION					
Number of Units:	98	Approx. NRA:	80,040		
Year Built:	1972	Average Unit Size:	817 S.F.		
Roofs:	Mansard / Slight Pitch	Proposed Mthly. Mkt. Rent at 60 Mths (5 YRS):	\$95,442	\$974 / Unit	\$1.19 / S. F.
HVAC System:	Individual HVAC				
Metering: Electric:	Sub-Metered Rebilled	Projection is based on the stabilized year 1 pro			
Water, Trash, Pest	No RUBS in Place	forma with a 3% rent and a 2.50% expense			
Hot Water:	Two 100 gal Boilers	growth rate for years 2 thru 5			
Est. Occupancy at Stabilization:	97%				

### STABILIZED PRO FORMA

Projected at 60 Months Post Purchase and Income Stabilization

REVENUE AND COLLECTIONS		% of Gross Potential Income
Total Gross Rent Potential	\$1,145,309	100%
Total Other Income Potential	\$0	0%
<b>Estimated Gross Potential Income</b>	<b>\$1,145,309</b>	100%
Vacancy/Other Rental Losses	(\$57,265)	{5%} of Gross Potential Income
Total Estimated Gross Annual Income	<b>\$1,088,044</b>	{95%} of Gross Potential Income
EXPENSES		
Total Expenses ~ ( average Unit size is {817 S.F.} )	(\$722,416)	\$7,372 / Unit \$9.03 / SF
<b>Estimated Stabilized Net Operating Income</b>	<b>\$365,628</b>	
( at 60 Months Post Stabilization )		

Estimated Potential Value Based  
on Stabilized NOI of {\$365,628}  
( at 60 Mths Post Stabilization )

Cap Rate	Value Generated		
5.75%	\$6,358,745	\$64,885/U	\$79.44/SF
6.00%	\$6,093,797	\$62,182/U	\$76.13/SF
6.25%	\$5,850,045	\$59,694/U	\$73.09/SF



*Property Interior Photos*





## *Property Overview*





# AMERICAN VILLAGE

APARTMENT HOME COMMUNITY

## Unit Features (Interior appointments may vary in each unit)

- ❖ 6 Floor Plan Options
- ❖ 1, 2 and 3 Bedroom Floor Plans
- ❖ Dishwasher / Refrigerator / Range
- ❖ Individual Controlled A/C and Heat
- ❖ Window Coverings
- ❖ Spacious Walk-In Closets
- ❖ Cable Ready
- ❖ Garbage Disposal
- ❖ Separate Dining Room
- ❖ All Electric Kitchens
- ❖ White Appliances
- ❖ Two Tone Paint
- ❖ Stainless Steel Sinks

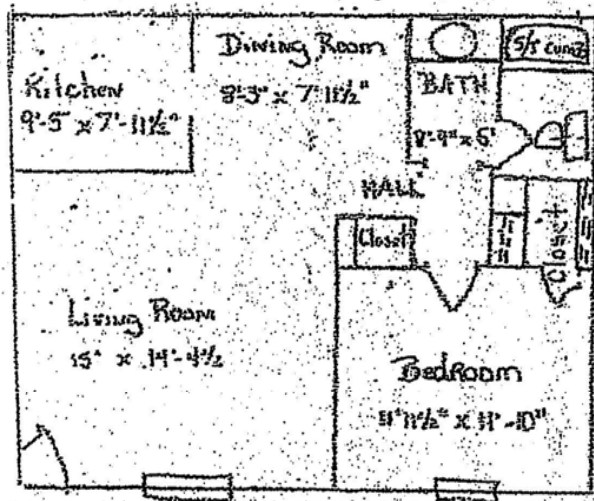
## Community Amenities

- ❖ Laundry Facility
- ❖ Fenced in Pool Area
- ❖ Stand Alone Leasing Office
- ❖ Convenient to Entertainment
- ❖ One Pool
- ❖ Lounging Area
- ❖ Near Major Employment Centers

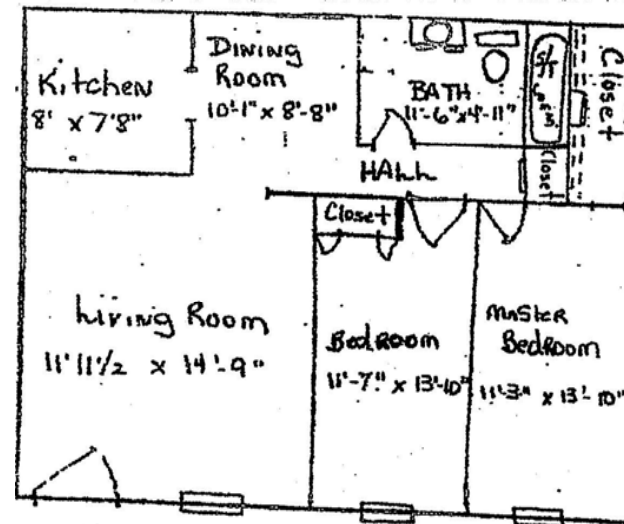
## Community Amenities

- ❖ On-Site Management
- ❖ Playground
- ❖ Walking Distance to IH-10
- ❖ Convenient to N Main I(105) and Old Hwy 90
- ❖ Easy Access to Shopping & Dining

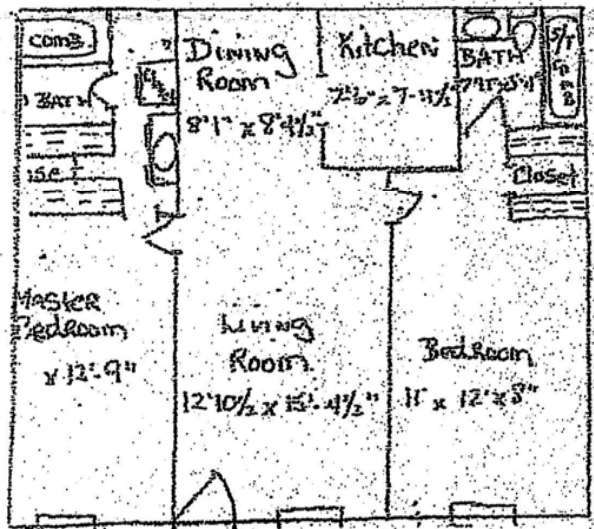
## Floor Plans



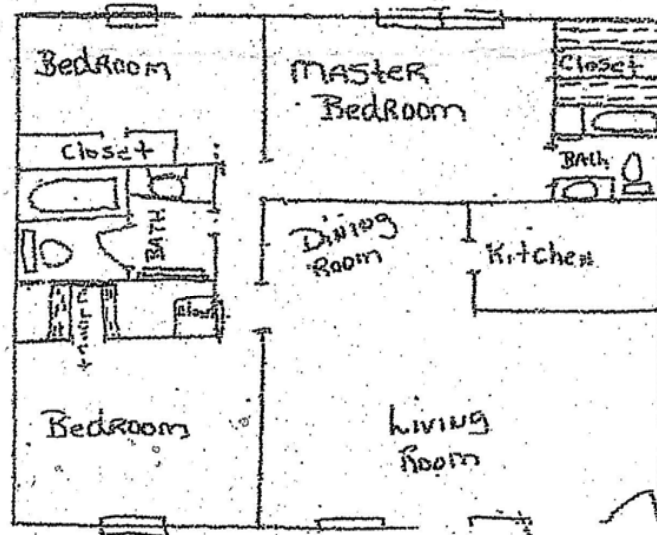
1x1 Rent \_\_\_\_\_ Deposit \_\_\_\_\_



2x1 Rent \_\_\_\_\_ Deposit \_\_\_\_\_



2x2 Rent \_\_\_\_\_ Deposit \_\_\_\_\_



3x2 Rent \_\_\_\_\_ Deposit \_\_\_\_\_



S. Denver

108	106	104	102
107	105	103	101
110	112	114	116
109	111	113	115

308	306	304	302
307	305	303	301
310	312	314	316
309	311	313	315

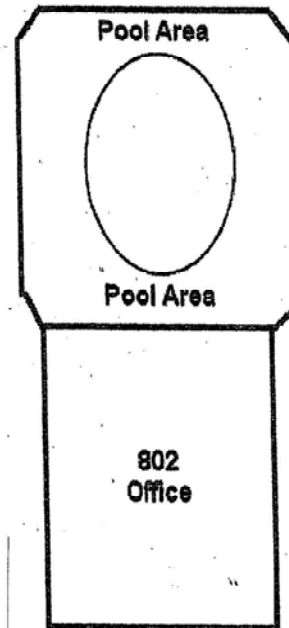
216	214	212	210
215	213	211	209
202	204	206	208
201	203	205	207

Playground

716	714	712	710
715	713	711	709
702	704	706	708
701	703	705	707

E Courtland

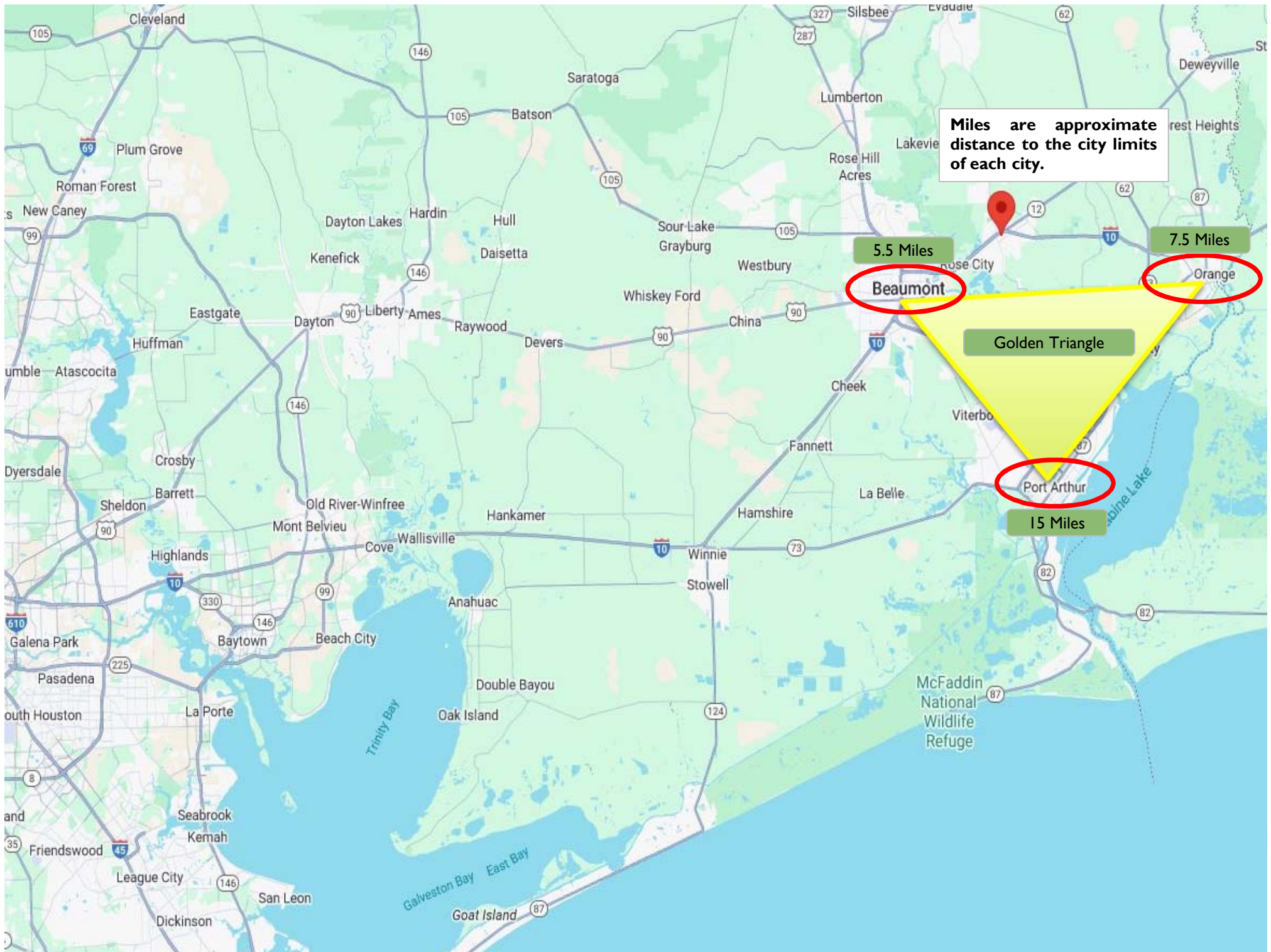
Washateria	516	514	512	510
	515	513	511	509
Boller	502	504	506	508
	501	503	505	507



Mall Room	408
Storage	407
	406
	405
	404
	403
	402
	401

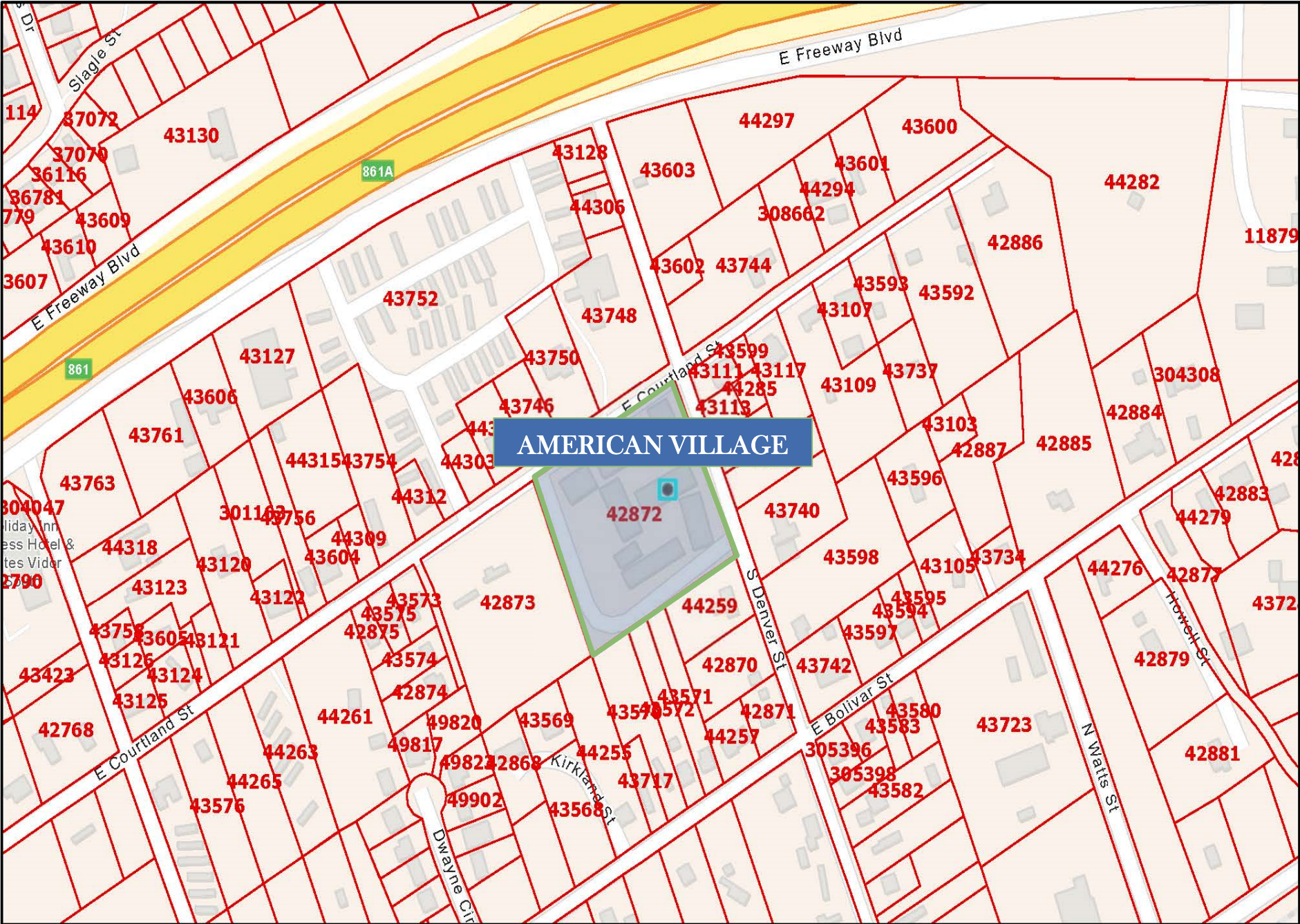
608	606
607	605
602	604
601	603

American Village Apartments Map.

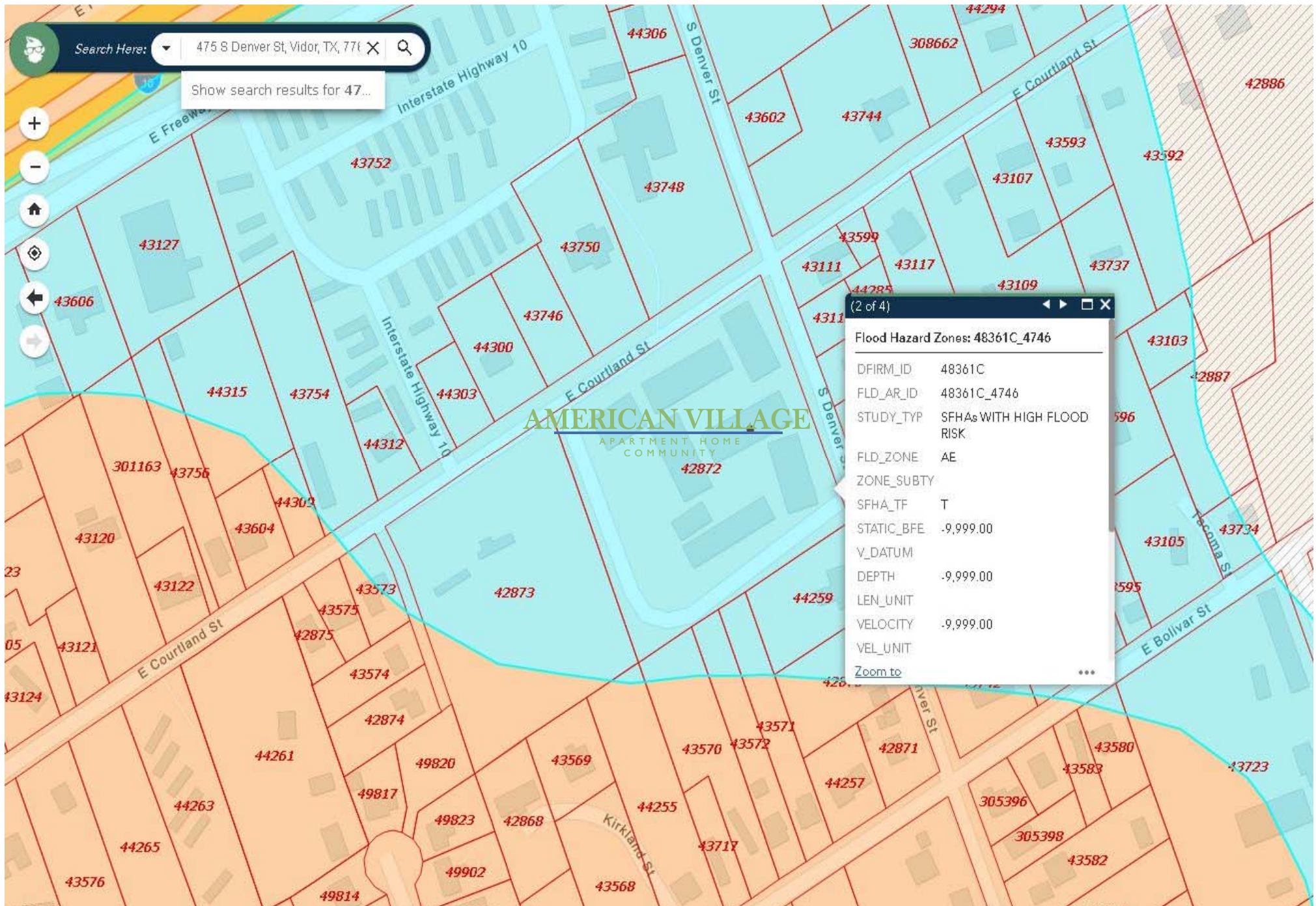




Orange CAD Web Map











## *Market Overview*







## Comparative Market Survey Summary

Map #	Building Name	Address	Units	Yr Blt/Ren	Avg SF	Rent/SF	Rent/Unit	Occ %
1	Crestview Apartments	350 W Railroad St	10	1977	650	\$1.19	\$775	90%
2	Auburn Square	2388 N Main St	80	2011	931	\$0.97	\$903	84%
3	Twelve Oaks	2405 Hwy 12	70	2007	960	\$0.90	\$864	89%
4	Pirate Cove	425 S Archie St	40	1980	780	\$0.89	\$695	93%
5	Honey Suckle Court	600 S Main St	48	1980	745	\$0.85	\$634	98%
6	Woodland	695 Lynn St	25	1973	770	\$0.69	\$533	96%
			273		859	\$0.90	\$777	91%
			Total		Avg	Avg	Avg	Avg
Subject	AMERICAN VILLAGE	475 Denver St.	98	1972	817	\$0.96	\$787	93%



SUBJECT



Crestview



Auburn Square



Twelve Oaks



Pirate Cove



Honey Suckle



Woodland

Rent Comparable Map

475 S Denver St - American Village Apartments

No. Rent Comps

6

Avg. Rent Per Unit

\$777

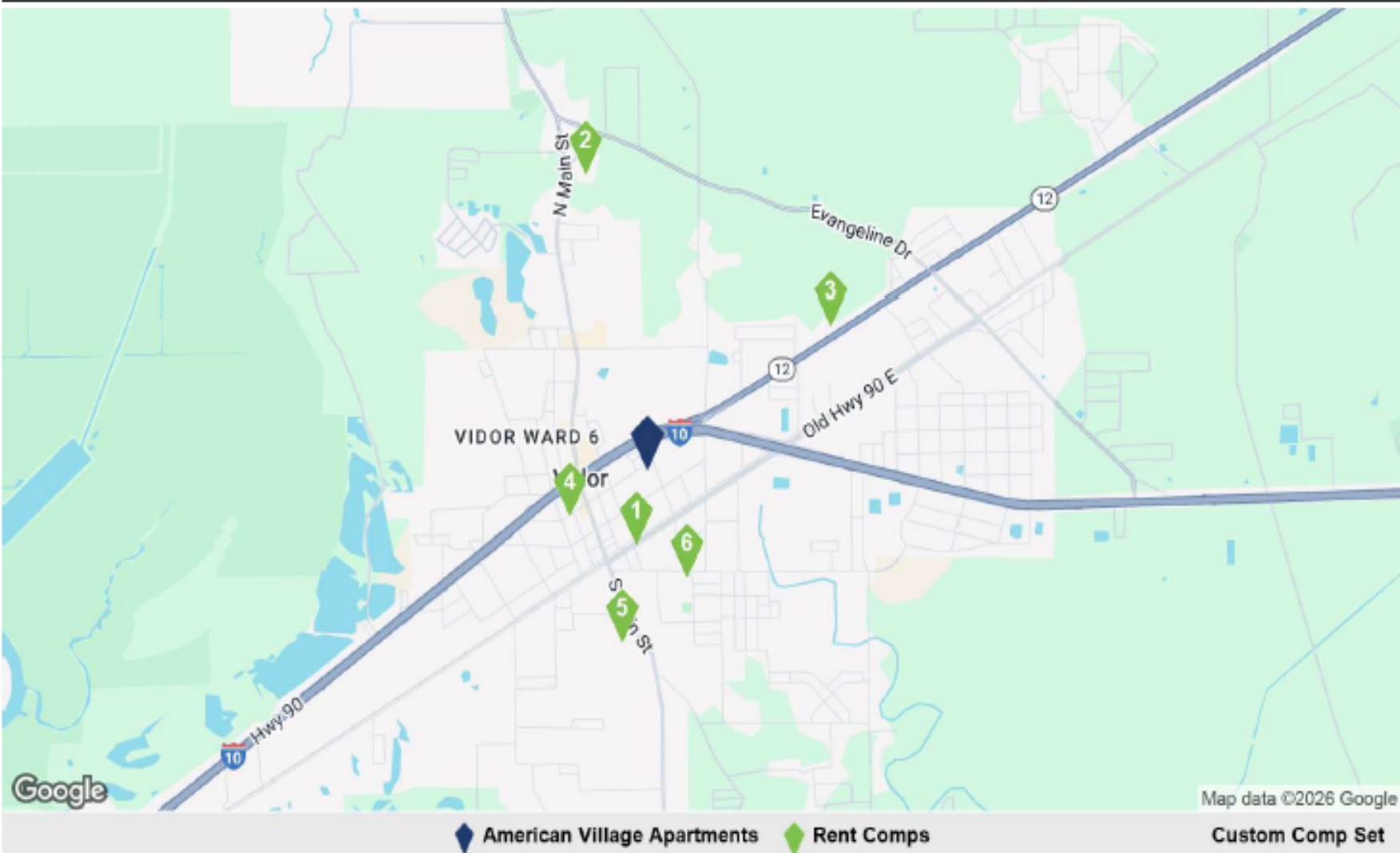
Avg. Rent Per SF

\$0.90

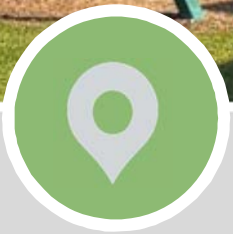
Avg. Vacancy Rate

9.8%

RENT COMP LOCATIONS







## *Location Overview*

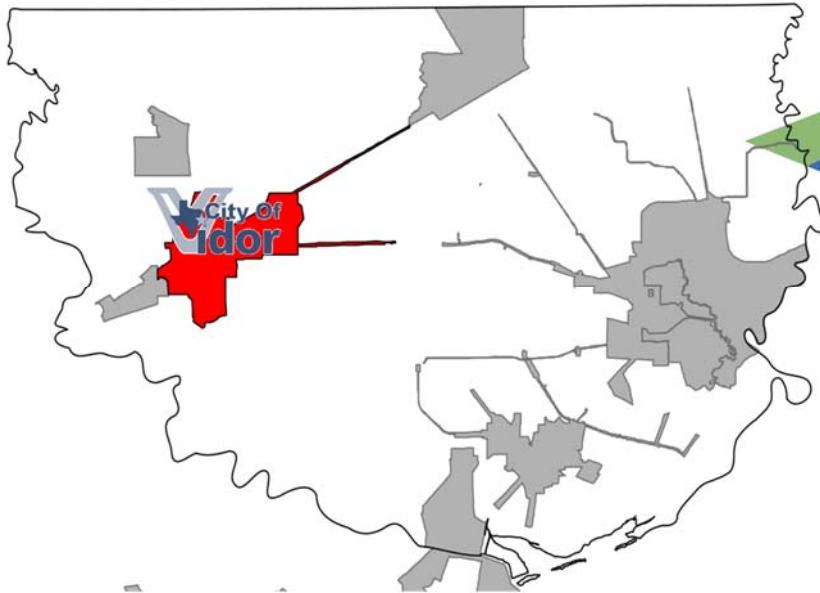
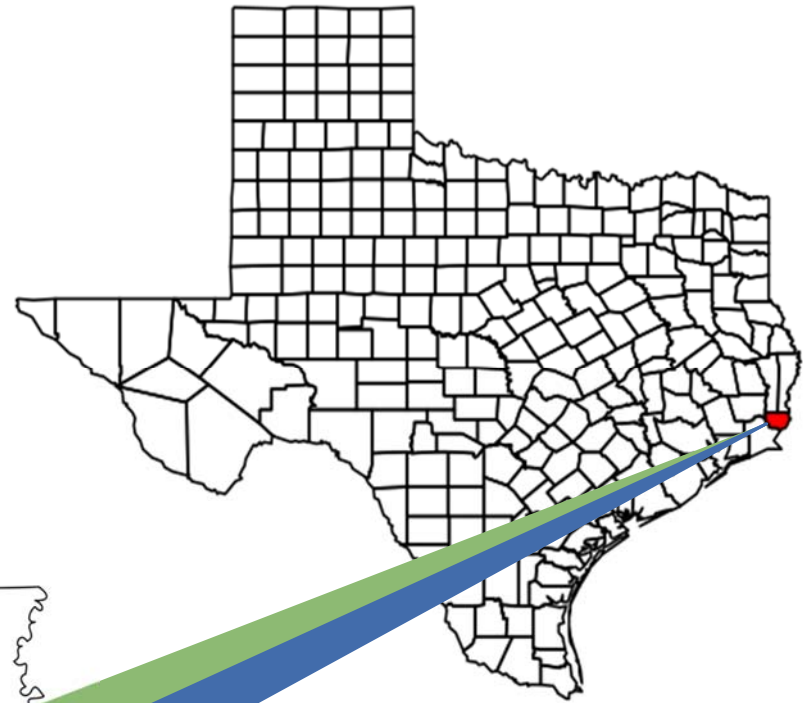






## County Location Map

American Village is located in the city of Vidor, Texas, which is located in Orange County. Orange County is part of the [Beaumont – Port Arthur Metropolitan Statistical Area](#).



Orange

County Map

# Beaumont - Port Arthur MSA

## BEAUMONT - PORT ARTHUR MSA

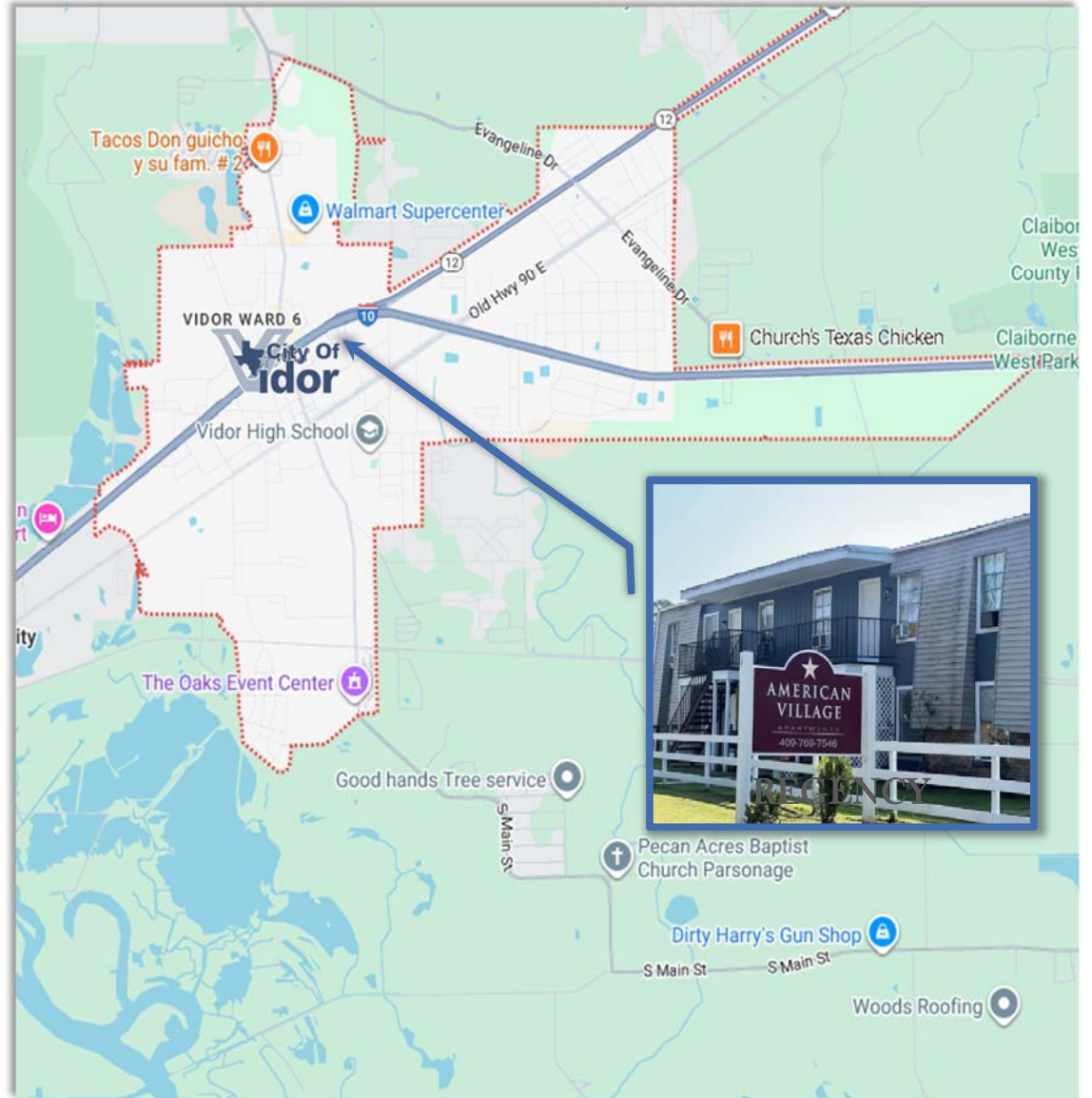
Made up of 4 Counties  
Hardin County  
Jefferson County  
Newton County  
Orange County

2,454 square miles

420,000 Residents in the Metro Area







# Economy of Vidor

## Economy of Vidor, Texas

Vidor, Texas, a small city in Orange County, has a mostly industrial and retail-oriented economy with some unique characteristics. Below is an overview of key economic aspects and trends.

### ASPECT DETAILS

#### Population

Approximately **9,686** (2026 estimate)

#### Median Household Income

About **\$61,999**

#### Cost of Living

**18%** below the national average and **10%** below Texas average

#### Sales Tax Rate

Total combined sales tax rate of **8.25%**

#### Major Industries

Retail, manufacturing (nearby refining and petrochemical complexes)

#### Unemployment Rate

Regional rate aligns closely with Texas state average

## Economic Characteristics

Overall, Vidor's economy is guided by its strategic location and proximity to larger industrial hubs, it is subject to the broader economic trends of Texas.

### Employment Opportunities:

Vidor serves primarily as a **bedroom community** for nearby Beaumont and Port Arthur, which host significant refining and petrochemical industries.

Retail and service sectors also provide job opportunities, with local businesses contributing to the economy.

### Cost of Living and Housing:

The **cost of living** in Vidor is appealing, with relatively low housing prices compared to national averages. The **median home value** is about **\$153,877**.

Rental options are affordable, with a median monthly rent of around **\$799**.

### Recent Trends:

While the Texas economy is expected to face challenges in early 2026, gradual improvement is anticipated by the end of the year, which could positively impact Vidor's economic situation.



## Area Overview

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### Large Cities near Vidor, Texas, include:

Vidor, Texas, is strategically located near several key cities, including Beaumont and Port Arthur in Texas, as well as Orange and Lake Charles in Louisiana. This proximity offers various economic and social benefits to the community.

**Beaumont, Texas:** Approximately **12 miles** to the northwest, Beaumont is the largest city in the region and offers a variety of cultural and recreational activities.

**Port Arthur, Texas:** About **15 miles** to the southeast, Port Arthur features attractions like the Museum of the Gulf Coast and several waterfront areas.

**Orange, Texas:** Located around **20 miles** to the east, Orange offers several historical sites and is known for its vibrant community and festivals.

**Lake Charles, Louisiana:** About **35 miles** northeast, Lake Charles is known for its casinos, cultural events, and beautiful lakefront area.

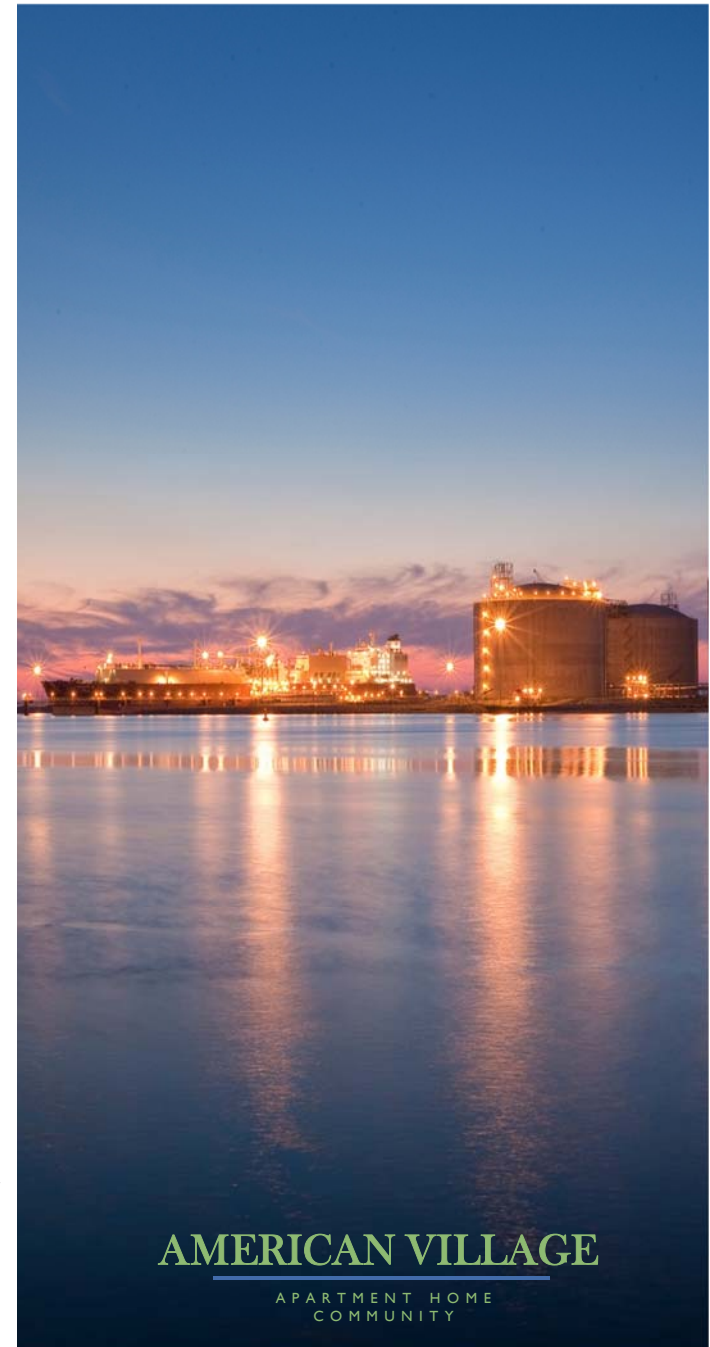
Vidor's location not only enhances its economic landscape but also enriches the social fabric of the community, making it a vibrant and interconnected area. These cities provide a variety of dining, shopping, and entertainment options, making them great day trip destinations from Vidor. The combination of job opportunities, business potential, cultural exchanges, and access to various services creates a dynamic living environment for its residents.

### Economic Advantages

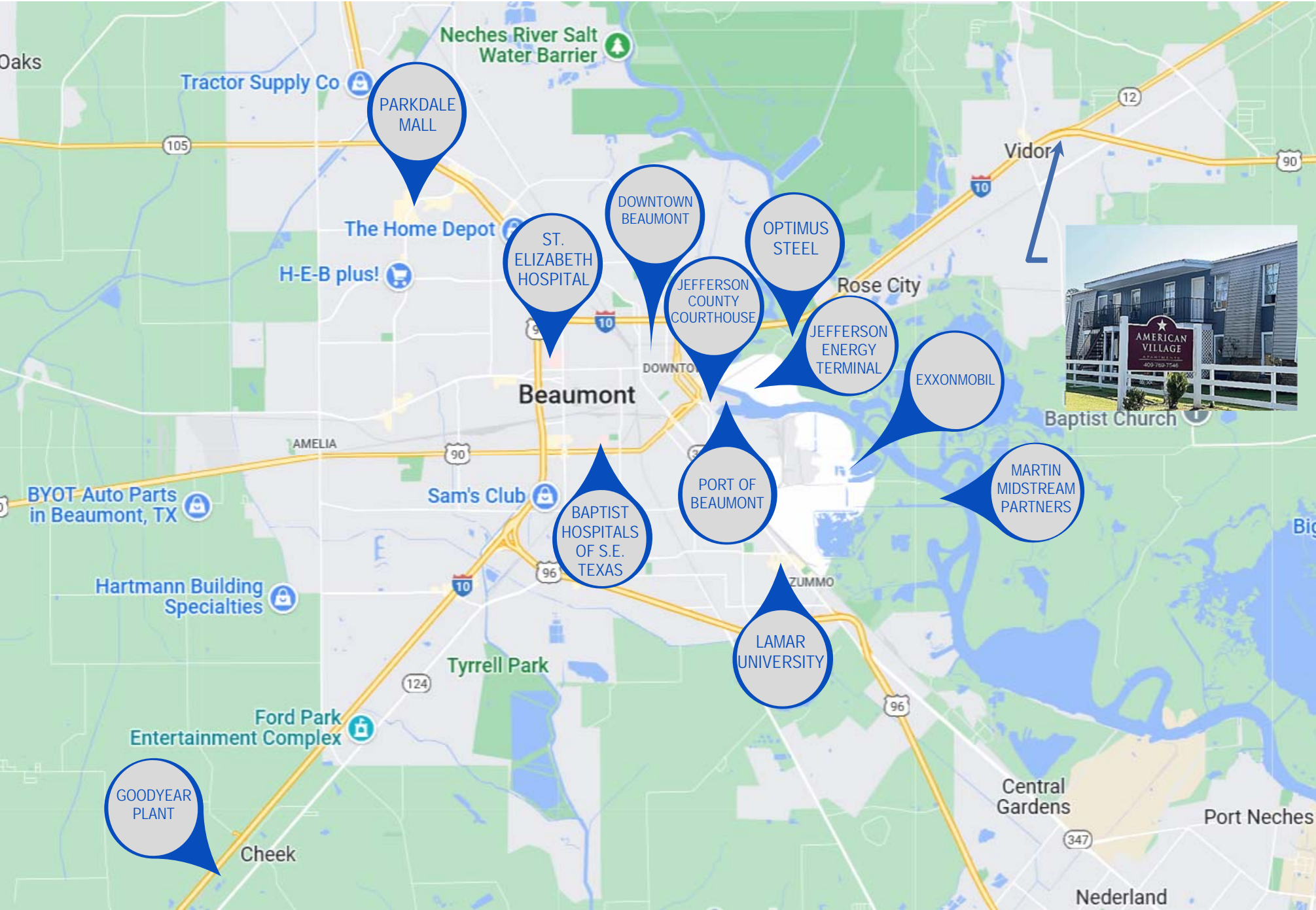
**Job Opportunities:** Many residents of Vidor commute to Beaumont and Port Arthur for employment, benefiting from the diverse job markets in these urban areas, especially in industries like petrochemical, healthcare, and manufacturing.

**Business Growth:** The proximity to larger markets allows Vidor to attract businesses that want to capitalize on the economic activity in Beaumont and Port Arthur. Retail and service sectors often flourish due to increased customer traffic from surrounding areas.

**Infrastructure Development:** Being close to these urban centers often leads to better infrastructure development in Vidor, including roads and public services, which can enhance the quality of life for residents.

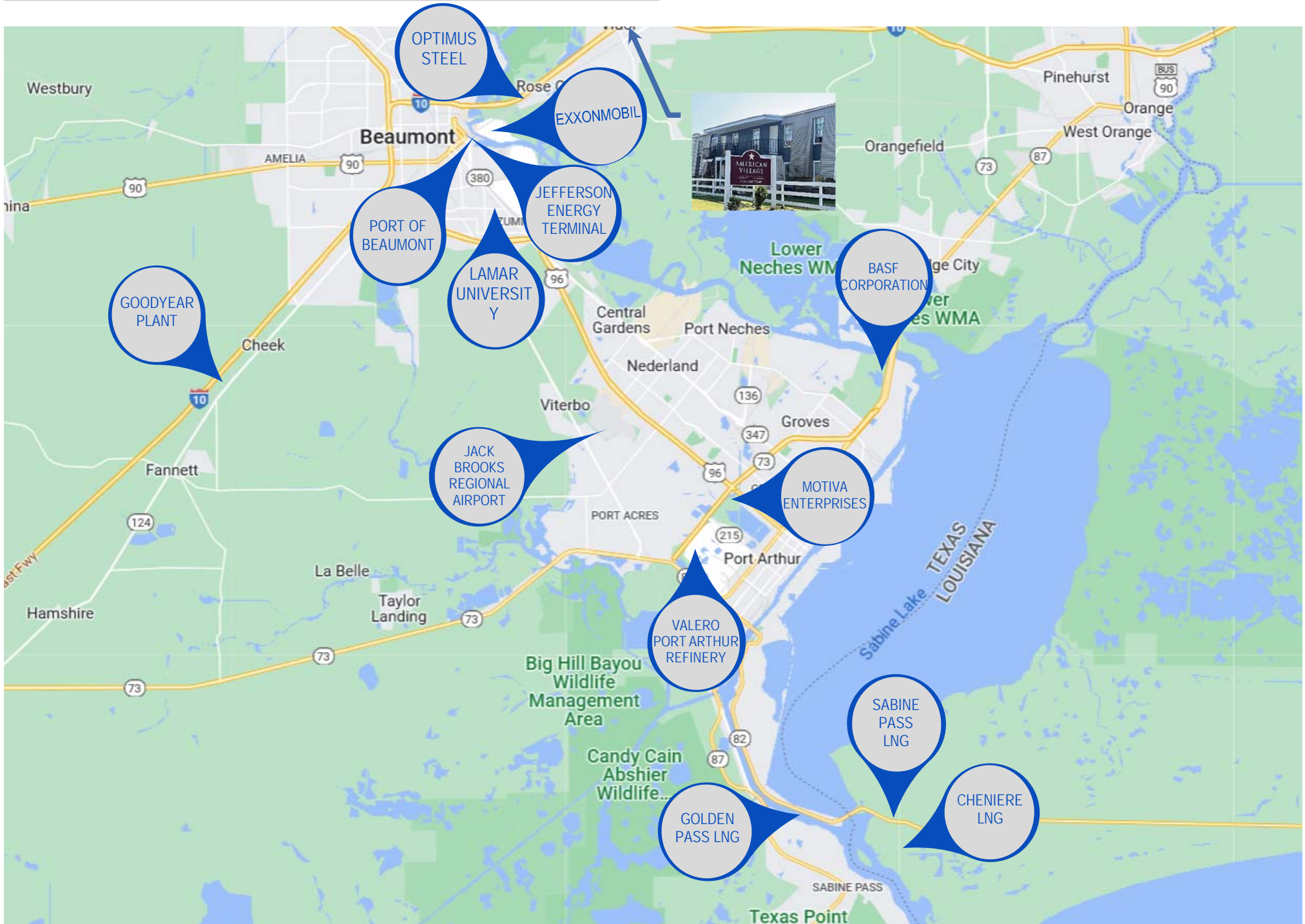


Local Area's Major Employers





## Major Regional Employers



## Higher Education



( 20 miles from the property)

### Lamar Technology Inst. (Beaumont)

- Enrollment over 4,500 Students
- Employs 186 Full-time Faculty and 86 Staff (over all campuses)
- Student to Faculty Ratio is 24:1
- Average Class Size is 20-29
- LIT offers 27 Associate of Applied Science Degrees, 6 new Academic Transfer Associate Degrees and 31 Certificates
- \$50,420 – LIT was No. 1 in Texas and tied No. 3 in the nation for highest student median salary post 10 yrs of graduation



( 23 miles from the property)

### Lamar University (Beaumont)

- Enrollment Over 16,000 Students
- Employs over 1200 Faculty Members and Staff
- Student to Faculty Ratio is 19:1
- Average Class size 20-25
- 139 Degree Options
- \$55,934 – Average First-Year Salary for all University Graduates



(93 miles from the property)

### Lamar State College

- Enrollment over 47,031 Students
- Employs over 200 Faculty Members
- Student to Faculty ratio is 22:1
- Average Class Size is 20-29 for Undergraduates
- 11 Undergraduate Majors
- 10 Graduate Degrees & 2 Doctoral Programs
- \$55,000 - Average First-Year Salary for all University of Houston Graduates









## *Appendix*





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

Houston Income Properties, Inc.393404N/A713.783.6262

Licensed Broker /Broker Firm Name or

License No.

Email

Phone

Primary Assumed Business Name

Jim Hurd393404jhurd@houstonincomeproperties.com713.783.6262

Designated Broker of Firm

License No.

Email

Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/Associate\_\_\_\_\_  
License No.\_\_\_\_\_  
Email\_\_\_\_\_  
Phone\_\_\_\_\_  
Sales Agent/Associate's Name\_\_\_\_\_  
License No.\_\_\_\_\_  
Email\_\_\_\_\_  
Phone\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials\_\_\_\_\_  
Date**Information About Brokerage Services****11-2-2015**

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

**Regulated by the Texas Real Estate Commission**

**Information available at  
www.trec.texas.gov IABS I-0**



The information provided in this offering memorandum is either provided to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. It is the responsibility of the reviewer to verify availability and specific property information. Availability, pricing and terms are subject to change without notice. Owners reserve the right to withdraw their listing, without any notice at any time during the marketing period.

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No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.







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**AMERICAN VILLAGE**  
APARTMENT HOME  
COMMUNITY

