



TAP REEVE

OFF-MARKET REAL ESTATE

El Campo Texas SFH portfolio
67 homes
Not Section 8 | Under-market rents
\$4,000,000^{+fee}

97% leased portfolio

The 2 houses not leased are not livable | **8.43% cap currently** | **NOI \$337,170 actual**



Without upgrades, Proforma 2025 NOI: \$546,062 | 13.65% Cap
With Unit upgrades, expected NOI: \$611,323 | 15.28% Cap

ONLY SOLD AS PACKAGE, just reduced 500k:
\$4,000,000 firm + fee
No seller financing
Only whole package for sale
no cherry picking
POF for FINANCIALS



