

RIVERSTONE
COMPANIES

Truman Street – Portfolio

Bryan, TX 77801

PROPERTY DESCRIPTION

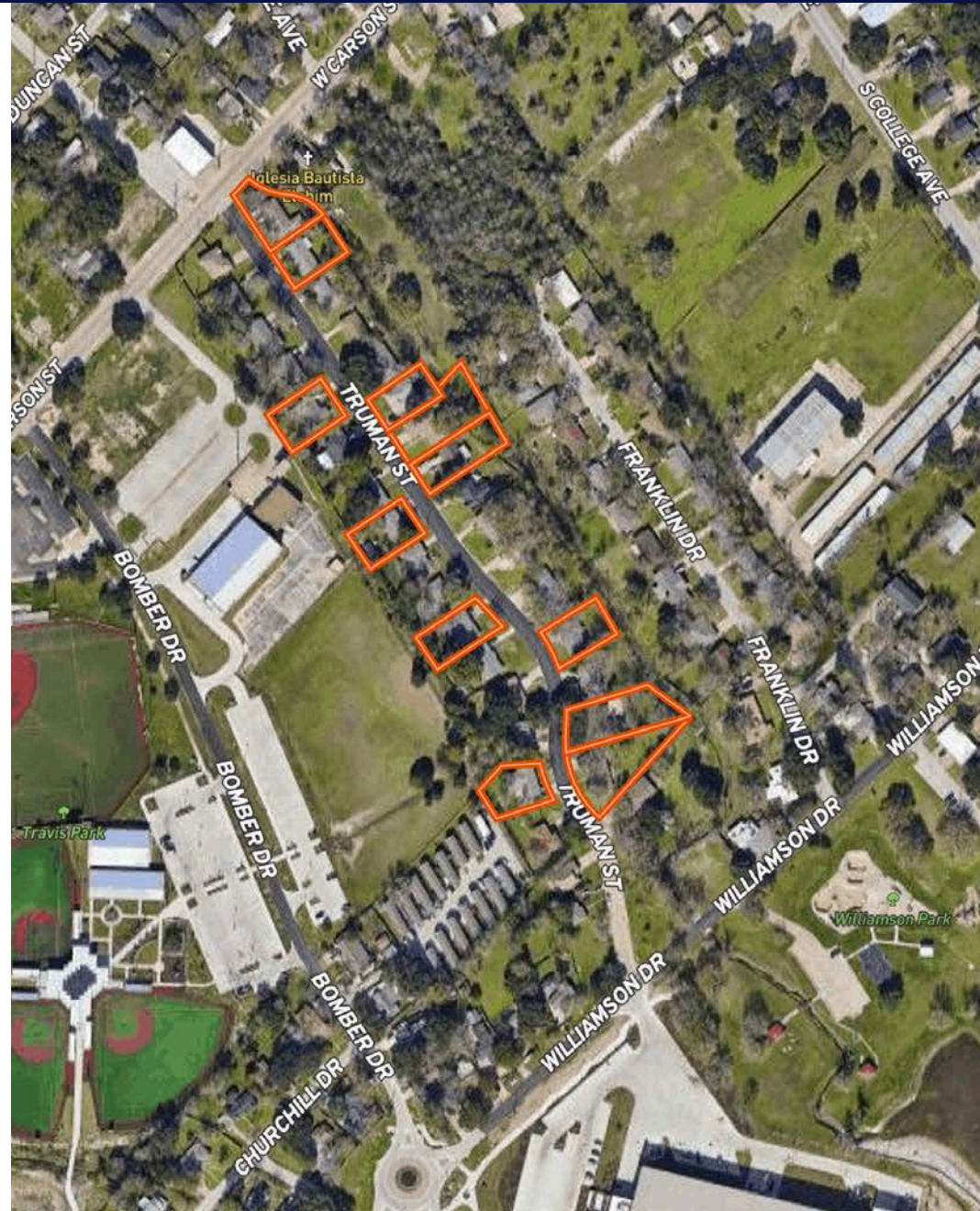
Unlock a rare opportunity to acquire a portfolio of 12 single-family homes situated along a single street in one of Bryan's most rapidly appreciating areas. Located just 0.25 miles from the highly anticipated Bryan Midtown Park and only minutes from Downtown Bryan and Texas A&M University, this collection offers strong long-term potential for investors focused on stable rental income, future redevelopment, or asset appreciation.

Each home sits on an average ± 0.24 -acre lot and averages $\pm 1,500$ SF in size. About half the homes feature a 3 bed / 2 bath layout, with the rest offering a mix of configurations. Built circa 1957, the properties are similar in style and construction, lending well to cohesive management or resale strategies. All homes have fully independent infrastructure and are separately metered.

With the surrounding Midtown District undergoing major transformation and revitalization, this portfolio is ideally positioned to benefit from ongoing development momentum and urban expansion.

OFFERING SUMMARY

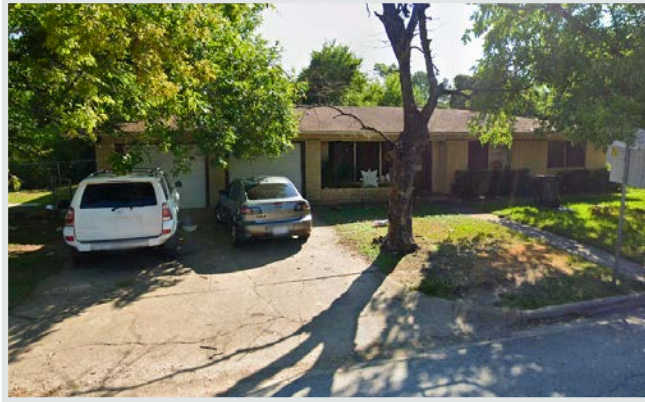
Sale Price:	\$2,300,000
Total Lot Size:	± 2.82 Acres
Total SF:	18,365 SF
Year Built:	1956 - 1959
Current Rent CAP Rate:	6.278



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KEVIN CARNES
Advisor

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2103 Truman St | Bryan, Texas
1,716 SF | 0.16 Acres | Built 1957 | 3 Bed / 2 Bath



2105 Truman St | Bryan, Texas
1,382 SF | 0.21 Acres | Built 1957 | 3 Bed / 2 Bath



2202 Truman St | Bryan, Texas
1,230 SF | 0.21 Acres | Built 1957 | 3 Bed / 2 Bath



2205 Truman St | Bryan, Texas
1,613 SF | 0.18 Acres | Built 1957 | 3 Bed / 1.5 Bath



2207 Truman St | Bryan, Texas
2,205 SF | 0.32 Acres | Built 1956 | 4 Bed / 2.5 Bath



2209 Truman St | Bryan, Texas
1,315 SF | 0.24 Acres | Built 1959 | 3 Bed / 2 Bath



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2210 Truman St | Bryan, Texas
1,218 SF | 0.2 Acres | Built 1958 | 3 Bed / 2 Bath



2216 Truman St | Bryan, Texas
1,513 SF | 0.21 Acres | Built 1959 | 4 Bed / 2 Bath



2303 Truman St | Bryan, Texas
1,377 SF | 0.21 Acres | Built 1959 | 3 Bed / 1 Bath



2307 Truman St | Bryan, Texas
1,800 SF | 0.33 Acres | Built 1959 | 3 Bed / 2 Bath



2308 Truman St | Bryan, Texas
1,680 SF | 0.21 Acres | Built 1956 | 4 Bed / 2 Bath



2309 Truman St | Bryan, Texas
1,316 SF | 0.34 Acres | Built 1959 | 3 Bed / 1.5 Bath



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Address	Rent	Sqft	Lot Size	Year Built	Rooms/Bath	Taxes
2103	\$1,500.00	1,716	0.16	1957	3 Bed / 2 Bath	\$3,225.00
2105	\$1,200.00	1,382	0.21	1957	3 Bed / 2 Bath	\$2,628.00
2202	\$1,000.00	1,230	0.21	1957	3 Bed / 2 Bath	\$2,791.00
2205	\$1,800.00	1,613	0.18	1957	3 Bed / 1.5 Bath	\$2,890.00
2207	\$1,050.00	2,205	0.32	1956	4 Bed / 2.5 Bath	\$3,877.00
2209	\$1,000.00	1,315	0.24	1959	3 Bed / 2 Bath	\$2,628.00
2210	\$1,200.00	1,218	0.2	1958	3 Bed / 2 Bath	\$2,513.00
2216	\$1,700.00	1,513	0.21	1959	4 Bed / 2 Bath	\$2,866.00
2303	\$1,050.00	1,377	0.21	1959	3 Bed / 1 Bath	\$2,747.00
2307	\$1,600.00	1,800	0.33	1959	3 Bed / 2 Bath	\$3,105.00
2308	\$1,600.00	1,680	0.21	1956	4 Bed / 2 Bath	\$3,329.00
2309	\$1,500.00	1,316	0.34	1959	3 Bed / 1.5 Bath	\$2,851.00
Totals	\$16,200.00	18,365	2.82			\$35,450.00





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INFORMATION ABOUT BROKERAGE SERVICES

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

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
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Date