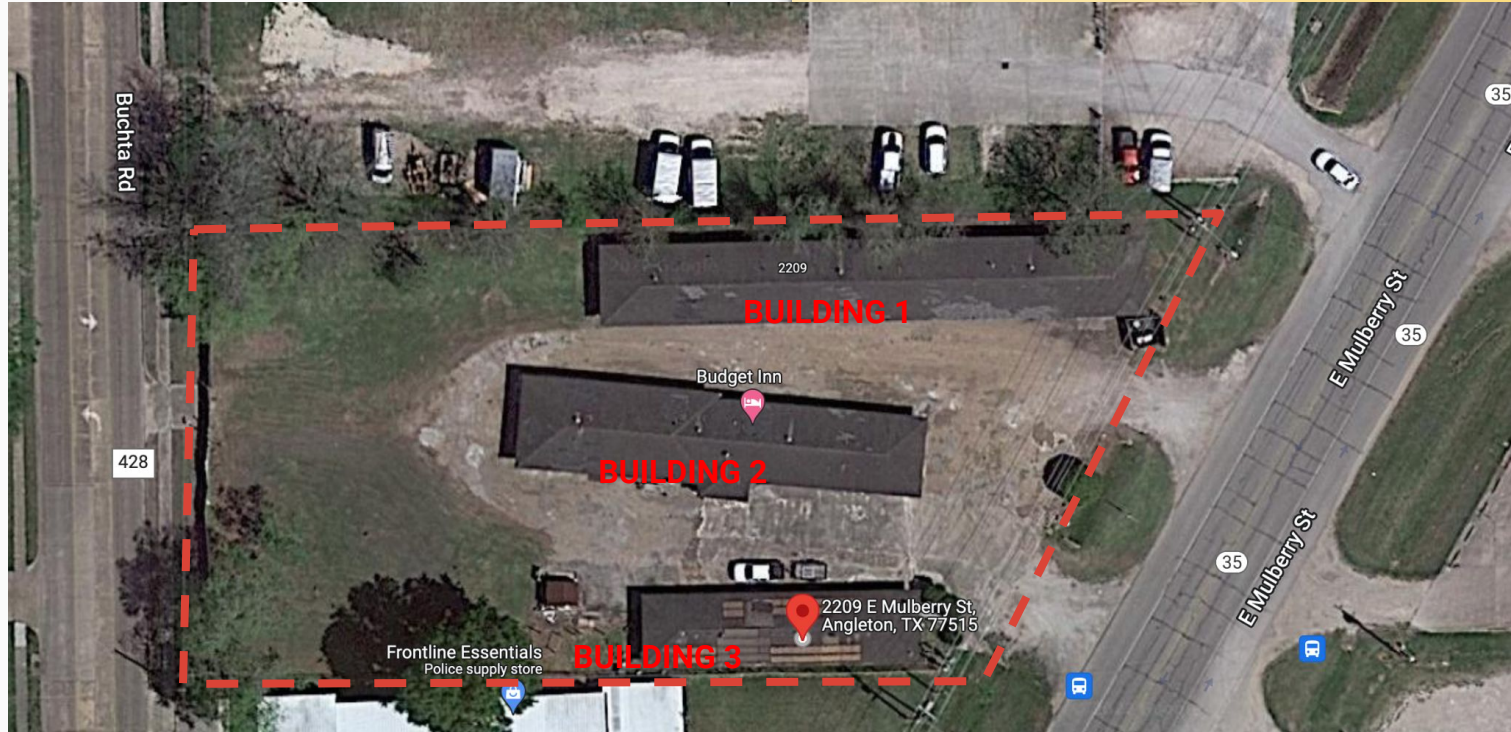


The Clarabelle

A clean and stylish short-to-long term rental destination in Angleton, Texas

The Current Property



The Current Property

- Three single-story, brick structures on approx 1 acre
- Front of property faces Hwy 35, rear drive exits to Buchta Rd.
- Commercial - General Use Zoning
- Inexpensive purchase price



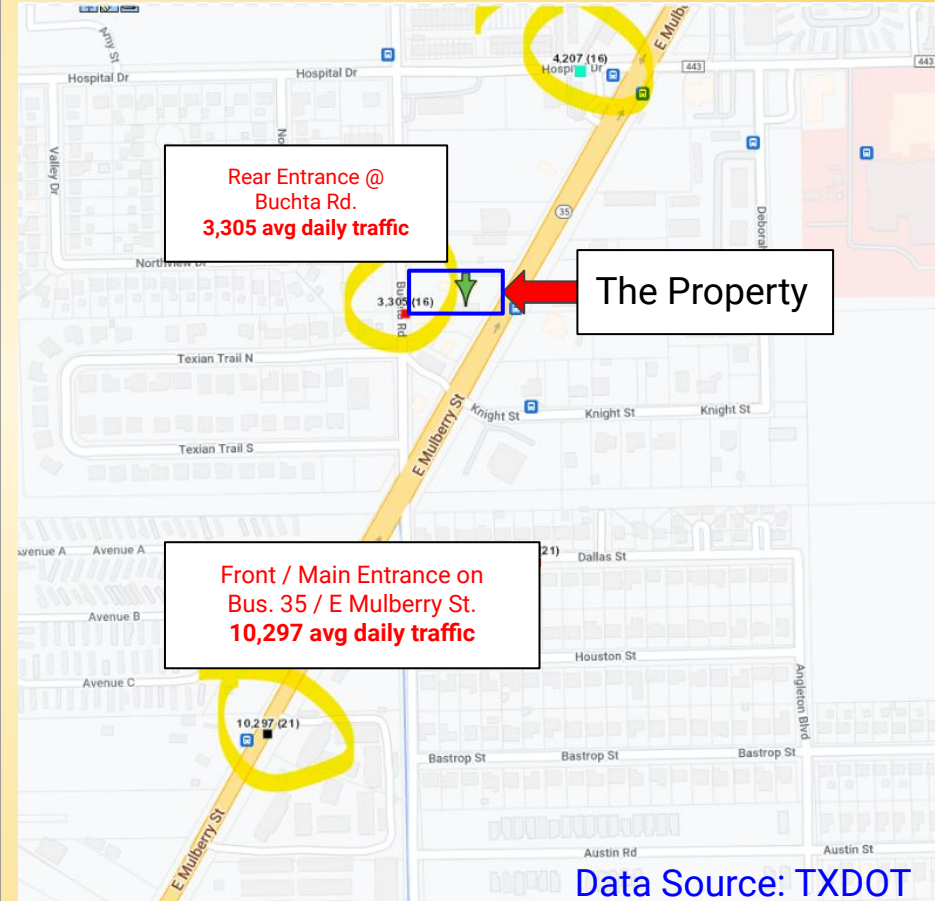
Current Operations

- As of April 2023, there are 5 rooms rented at
- 23 rooms total in three buildings, not all are in rentable condition
- 2 rooms fire-damaged but still structurally redeemable



The Location

- Angleton is the County Seat of Brazoria County
- 13,500 cars drive by daily
- Hwy 35 is a main thoroughfare between Alvin and Angleton



The Market

Workers In-Town = Steady and Stable

Angleton is a central location to many employers in the county and is a desirable town to live in for many reasons. The schools are known to be good and the high school is a newer, beautiful campus with a new tech center being built. Angleton is an area supported plants located within a 30 min. Drive and these employees readily earn 6-figures without needing a 4-year degree.



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TESLA

The Proposal



Use our expertise in Architecture, Design, Construction Management, Rental Management, and Real Estate to turn a run-down motel in the heart of Angleton into a stylish short / long term rental destination with 19 rental units and room for expansion!

The Proposal

Rehabilitate the structures into a clean, affordable but stylish property with various unit types including:

- 11 Rooms with Kitchens and Living areas and in-unit laundry
- **11 Units Total**

These can be locked off to create 22 rooms total so as to be flexible.

Property amenities include onsite laundry facility, extra parking for larger trucks, and a recreational area with horseshoes and cornhole boards.



The Proposal



Exterior Concept
Rendering



The Proposal



Interior Concept
Rendering



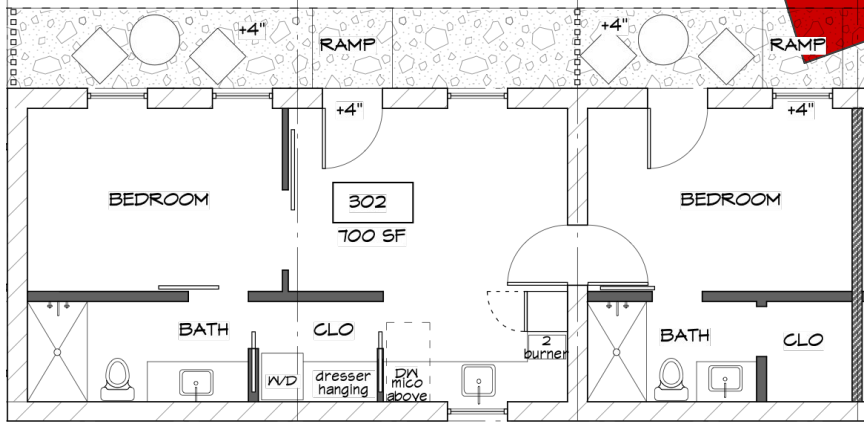
The Rooms

(5) 2 BEDROOM SUITES (700-870 SF)

The "La Encantada" MAX

- ✓ Bedroom
- ✓ Full Living Area with sleeper couch
- ✓ Full Bathroom
- ✓ Laundry
- ✓ Full "Mini-Kitchen"

"Mini-Kitchen" includes: Apartment Fridge, 2-burner stove, dishwasher, microwave, sink, plus full-stackable washer-dryer in unit

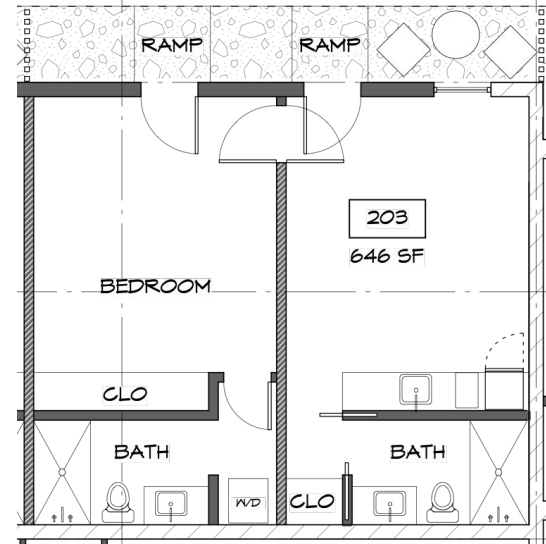


(6) 1 BEDROOM SUITES (630-700 SF)

The "La Posada" MAX

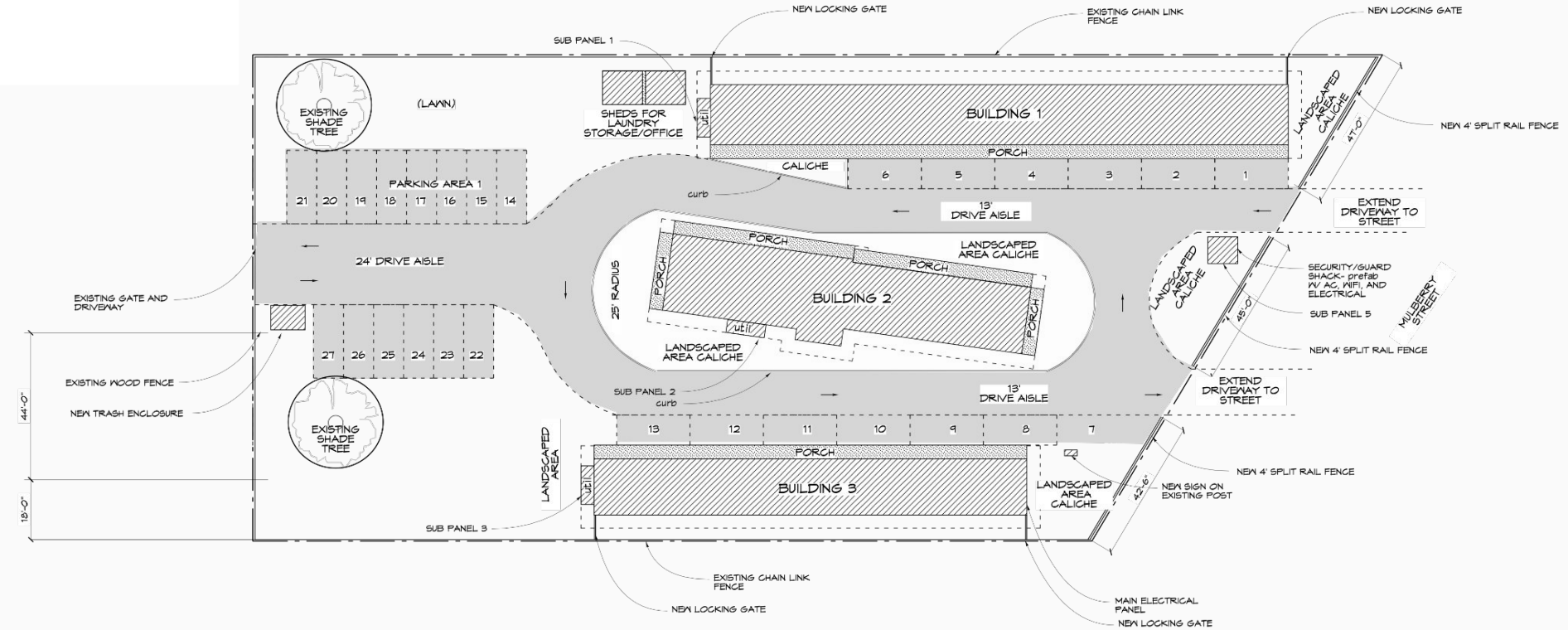
- ✓ Bedroom
- ✓ Full Living Area with sleeper couch
- ✓ Full Bathroom
- ✓ Laundry
- ✓ Full "Mini-Kitchen"

"Mini-Kitchen" includes: Apartment Fridge, 2-burner stove, dishwasher, microwave, sink, plus full-stackable washer-dryer in unit



11 total units
with kitchens
+ laundry

The Proposal



Full plans available on request

SITE PLAN
APPROX SCALE: 1/16" = 1'-0"

Model 1: The "Weekly Worker"

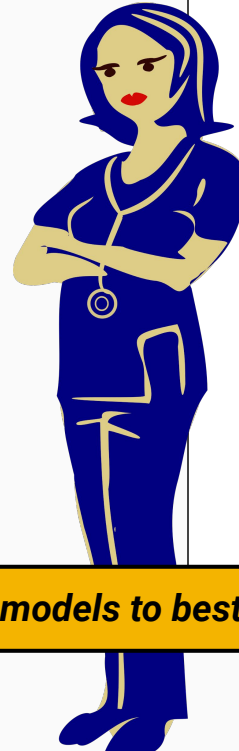


Target Clientele - Corporate / Plant Workers in the area for mid-to-long term projects, often on per diems from their employers.

Avg. Stay Length: Weekly to Monthly

Property will offer a small laundry facility. There will be a small recreation area (e.g. horseshoes) for guests. Ample parking for Texas-sized pickup trucks. On-site security. Weekly housekeeping.

Model 2: The "Nightly Nurse"



Target Clientele - AirBnB, Out-of-Towners, Families with loved ones at the Hospital, County Fair attendees, Concerts, and Traveling Nurses

Avg. Stay Length: 2-3 nights

Property will kitchenette rooms with available adjoining suites for families. There will be a small recreation area (e.g. horseshoes) for guests. On-site security.

****We are hoping the City will allow both models to best serve our Angleton clientele****

The Team

(full resumes sent in separate document)



Brandis Sarich

Brandis is an architect with expertise in adaptive reuse of historic structures and specializing in corporate branded architecture and design projects.



Laura Cooper

Realtor with 40+ transaction per year record. Experience rehabilitating and renting her own properties as well as managing short and long term properties for investors.



Pono Garcia

Builder and landlord who owns a construction company. Pono has over 20 years of experience remodeling and renting properties.

Thank You!

