

WHOLESALE-ASSIGN · PVAMU RENTAL

# Corner-Lot Deal Near Prairie View A&M

629 Ezekiel Smith St, Prairie View · Waller, TX 77484

Assignment available · rental or light-rehab flip

<b>\$220K-\$240K</b> ARV	<b>\$110K</b> ASSIGNMENT	<b>~\$1,600/mo</b> RENT
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**THE PROPERTY**

# Corner-Lot Deal Near Prairie View A&M

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<b>3 / 1.5</b> BEDS / BATHS	<b>1,350 sqft</b> LIVING AREA	<b>0.41-acre CORNER</b> LOT SIZE	<b>1970</b> YEAR BUILT
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1970 single-family on a 0.41-acre corner lot, five minutes from Prairie View A&M — under contract with the assignment available. Two strong exits: a light-rehab buy-and-hold rental (~\$1,600/mo near PVAMU) or a light/moderate rehab flip at \$210–240K. A teardown/rebuild does NOT pencil here.



**DETAILS**

PROPERTY TYPE **Single-Family · as-is**

CITY / ZIP **Waller, TX 77484 (Prairie View)**

**HIGHLIGHTS**

- 0.41-acre corner lot
- 5 min to Prairie View A&M (rental demand)
- Assignment available — cash close
- Light rehab (~\$15K) penciling
- Rental or flip exit
- As-is

## THE NUMBERS

# Two Ways to Play It

### Buy & Hold — Rental

#### NEAR PRAIRIE VIEW A&M

Assignment (your buy-in)	<b>\$110,000</b>
Light rehab to rent-ready	<b>~\$10K – \$15K</b>
All-in	<b>~\$120K – \$125K</b>
Market rent	<b>~\$1,600 / mo</b>
Annual gross rent	<b>~\$19,200</b>

**EST. NET CAP RATE** **~10%**

Best for landlords — steady student + staff rental demand at PVAMU.

### Light-Rehab Flip

#### RENOVATE → RESELL

Assignment (your buy-in)	<b>\$110,000</b>
Rehab (light-moderate)	<b>~\$15K – \$30K</b>
All-in	<b>~\$125K – \$140K</b>
Renovated ARV	<b>\$220K – \$240K</b>
Selling + holding (~10%)	<b>~\$23K</b>

**PROJECTED NET PROFIT** **~\$55K – \$75K**

Best for flippers — light/moderate scope, quick resale.



Exact tract barely trades on MLS — confirm resale ARV with a CMA; systems likely need work (1970 build).

## LOCATION & COMPS

# Location

Waller / Prairie View (77484) sits along US-290 northwest of Houston, anchored by Prairie View A&M University — a steady source of student and staff rental demand. A growing corridor with new construction topping out around \$260K for small homes.

ANCHOR	5 min to Prairie View A&M University
ACCESS	US-290 corridor, NW of Houston
PLAY	Assignment → rental or light-rehab flip

## COMPARABLE SALES

# Recent Comps

COMPARABLE	SQFT	PRICE	\$/SF
<b>720 Ezekiel Smith St</b> SAME STREET	1,275	\$199,000	<b>\$156</b>
<b>632 Sharon St</b> SAME SUBDIVISION	1,176	\$249,000	<b>\$212</b>
<b>Sanford Farms (new)</b> 77484 · new constr	1,388	\$203K–\$224K	<b>\$150</b>
<b>Binford Creek (new)</b> 77484 · new constr	1,248–1,567	\$204K–\$220K	<b>\$150</b>

146 sold small homes in 77484 (3 yr) run \$147K–\$260K; a renovated 1,350 sf 3/2 lands ~\$200–240K. Confirm with a current CMA.

## THE FINE PRINT

# Disclosures

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- Information only — not an offer, appraisal, or guarantee of value, condition, financing, or results.
- All numbers (ARV, repairs, projected profit) are estimates. Verify everything independently before you buy.
- Property is sold as-is, where-is. No warranties, express or implied.
- Not legal, tax, financial, or investment advice.
- Sellers First Home Solutions may be acting as a principal / wholesaler — not as your agent or broker.
- Maxwell Buffamante is a licensed Texas Realtor (eXp Realty); a brokerage relationship exists only if agreed in writing.
- Comps are from MLS / public records; Texas is a non-disclosure state, so some values are estimates.
- Buyer is responsible for verifying value, condition, repairs, title, liens, occupancy, and all facts.

### **Equal Housing Opportunity.**

INSIDE THE PROPERTY

# Property Gallery

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