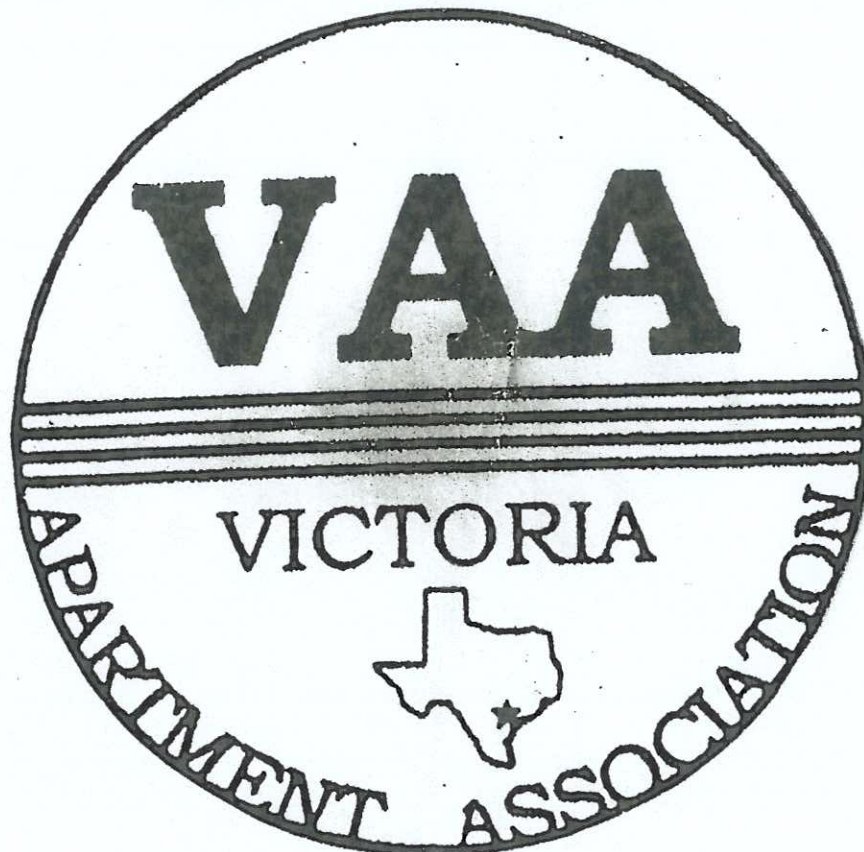


**THE
VICTORIA
APARTMENT
ASSOCIATION**

EST. 1975

November 2024



**Serving: Calhoun, Dewitt, Goliad, Jackson, Lavaca
Refugio and Victoria Counties**

2024 VAA MEMBERSHIP ROSTER

OWNER/PROPERTY MEMBERS

ADSR INVESTMENTS
 ARIA VICTORIA
 BAILEY SQUARE
 CANEY RUN ESTATES
 CENTRAL PARK APARTMENTS
 HERYL CLIBURN
 COLONIAL ARMS
 APARTMENTS
 COLONIAL MANOR
 COLONIAL VILLAGE
 APARTMENTS
 CORNERSTONE APARTMENT
 HOMES
 COUNTRY LANE TOWNHOMES
 DEERWOOD APARTMENTS
 DIAMOND PROPERTIES
 ELEVATION ON AIRLINE
 ELLIS PROPERTY VENTURES
 ENCHANTED GARDENS
 EPPINGER MANAGEMENT, INC
 ESTRELLA PARK
 FENNER SQUARE
 APARTMENTS
 FILIP REAL ESTATE
 INVESTMENTS, LLC
 FISHPOND LIVING AT CUERO
 FOX RUN APARTMENTS
 GARDENS OF VICTORIA
 GOLDEN OAKS APARTMENTS
 GREG SPEARS REALTY
 HOGAN PROPERTIES
 K4 PROPERTIES
 KATE'S PLAE APARTMENTS
 KONNOR'S COURT, LL
 LA DOMINION PARTNERSHIP
 LATIGO CROSSING
 MIDTOWN APARTMENTS
 MISSION OAKS OTM
 HARMONY, LP
 MOCKINGBIRD LANE
 APARTMENTS
 MOSSWOOD APARTMENTS
 NORTH STREET APARTMENTS

OAK FOREST APARTMENTS
 OAKS APARTMENTS
 PARKWOOD
 PINNACLE POINTE
 POINT ROYALE APARTMENTS
 SAGE CREEK APARTMENTS
 SEA BREEZE APARTMENTS
 SEA GREEN APARTMENT
 HOMES
 SILVERMINE APARTMENTS
 SOUTH TEXAS RENTALS
 STARY'S RENTALS
 STONEBROOK APARTMENTS
 SUMMERSTONE APARTMENTS
 SUMMIT RENTAL &
 MANAGEMENT CO, LLC
 TALLY PROPERTIES
 TANGLEWOOD APARTMENTS
 THE COLONY
 THE DAKOTA
 THE GROVE VICTORIA
 THE LANDING APARTMENTS
 THE LOFTS ON AIRLINE, LLC
 THE POINTE AT VICTORIA
 THE POST OAK
 THE RESERVE
 THE VILLAS
 THE WHITTINGTONS
 THOMAS NINKE APARTMENTS
 TOMMY THOMPSON
 TREEMONT APARTMENTS
 VALLEY FRUIT INVESTMENTS
 VICTORIA PLACE APARTMENTS
 VICTORIA STATION
 APARTMENTS
 VICTORIA TRAILS
 VILLA CHATEAU
 VILLAS ON INDEPENDENCE
 VISTA DEL SOL
 WILLIAM L. "SANDY" AWTY
 WOOLSON REAL ESTATE

VENDOR MEMBERS

ALEXANDER ROSE
 ASSOCIATES, INC.
 ANGELS AMONG US, LL
 APPLIANCE PRO
 ARMER AIR, LLC
 BRIAN P. CWEREN, ATTORNEY
 AT LAW
 CHADWELL SUPPLY
 D & S PLUMBING
 DIANA ESCALANTE STATE
 FARM
 HOME OUTLET
 HOUSING AUTHORITY OF
 VICTORIA
 JOHNSTONE SUPPLY
 KWORKS
 NEC CO-OP ENERGY
 ON GUARD, INC
 RASA FLOORS & CARPET
 REDI - CARPET
 SEALMASTER
 SERVPRO OF VICTORIA
 SERVICE SUPPLY
 SHERWIN-WILLIAMS
 TENANT TRACKER, INC
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 WINSTON WATER COOLER

Craig Housworth
 Owner/Manager

The UPS Store 

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 1708 N Navarro
 Victoria, TX 77904

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 F: 361.576.6421
 C: 361.676.0458

store5474@theupsstore.com
 theupsstorelocal.com/5474

M-F: 8am - 6:30pm
 Sat: 9am - 3pm

VAA OFFICERS AND DIRECTORS ELECTION

2024 is an election year for the Victoria Apartment Association Officers and Board of Directors.

The requirements for the offices are:

Director: (8) Must as of January 1st following the elections, have been a member of the Victoria Apartment Association for the preceding six (6) month period. Also shall have attended 50% of the general meetings, projects and forums in the six months preceding elections..

Secretary: Must as of January 1st following the elections, have been a member of the Victoria Apartment Association for the preceding one (1) year period and shall have been a member of the Board of Directors for a period of one (1) year. Also shall have attended 50% of the general meetings, projects and forums in the six months preceding elections.

Vice President: Must as of January 1st following the elections, have been a member of the Victoria Apartment Association for the preceding two (2) year period and shall have been a member of the Board of Directors for a period of one (1) year. Also shall have attended 50% of the general meetings, projects and forums in the six months preceding elections.

President: Must as of January 1st following the elections, have been a member of the Victoria Apartment Association for the preceding two (2) year period and shall have been a member of the Board of Directors for a period of one (1) year. Also shall have attended 50% of the general meetings, projects and forums in the six months preceding elections.

All positions are for two years. Installation will be the Christmas Party on December 2nd.

Get with Toni, if you have any questions.

ELECTIONS

Elections will be held on Thursday, November 14, 2024 at Pinnacle Pointe Apartments (702 Salem Road). Please make plans to attend so we Can keep the Association functioning. We must have 24 members (properties and/or vendors) present for the elections to meet the By-law requirements.

We will begin around noon and lunch will be served at no cost to you or your property. **Please RSVP by Tuesday, November 12th so lunch can be ordered.**

VAA NOMINATING COMMITTEE

Elections are coming up on November 14th. The nominating committee has met and come up with a slate of officers and directors.

The slate of Officers/Directors are:

President: Lynn Oliver (Villa Chateau)

Vice President: Open

Secretary: Toni Stithem (D & S Plumbing)

Directors: Robert Koudelka (KWorks)

Steve Seekamp (Sherwin-Williams)

Yvette Nunez (Caney Run)

The nominating committee members were Lynn Oliver (Villa Chateau), Robert Koudelka (KWorks) Marie Scrivner (The Landing), Steve Seekamp (Sherwin-Williams), Melvina Schoener (Victoria Housing Authority) and Toni Stithem (VAA Secretary).

If you are interested in being on the Board, please contact one of these committee members.

EVICCTIONS

The evictions included in this newsletter are from September 25, 2024 through October 29, 2024.

Evictions are from JP Precinct 3, Judge Whitaker's Office. Make sure to thank them if you are in their office.

OPERATION FIREFIGHTER BOXES

It is hard to believe that Christmas is right around the corner. With Christmas, comes Operation Firefighter.

Operation Firefighter is a project done in conjunction with the Victoria County Fire Marshal's Office. Families are nominated by apartment complexes and each family chosen will receive toys (five per child), food and a complete Christmas dinner. Last year, we helped 23 families, which included 55 children. We helped families in Victoria, Edna and Port Lavaca.

We also help the senior citizens that live alone and have no family. Each senior gets a box of gifts (including a gift for the fur-babies) and a complete Christmas dinner which includes a cooked and sliced ham, which is still warm when it is delivered. Last year we helped 23 Seniors in Victoria, Port Lavaca and Edna.

We ask our members to put out a collection boxes so that we can collect as many toys and as much food as possible. The more we collect, the more families we can help. And as you know, there are more families in need this year, than before.

If you would like a box, please let Toni know. We can get one to you as soon as possible.

TOPICS WANTED!

If you have a topic you would like discussed at one of the forums, please let us know. It can be a topic for maintenance or managers or both.

This is your Association, so please let us know what you would like to have discussed.

CALENDAR OF EVENTS

November

- 8- VAA Elections, Noon, Location TBA
- 8 - Scholarship deadline
- 12 - Board Meeting, Noon, The Sky
- 16-17 - Crossroads Classics Concessions (benefiting Operation Firefighter)

December

- 6 - Christmas Party/Awards/Installation, Colony Creek Country club, 6:30 pm
- 18 - Operation Firefighter wrapping 6:00 pm, VLS Hall
- 20 - Operation Firefighter family pick up
- 24 - Operation Firefighter Seniors pick up

January 2025

- 13 - Board Meeting, Noon, The Sky

OPERATION FIREFIGHTER SUPPORTER CARDS

The 2024 Operation Firefighter Supporter Cards are still available. Please show your support by buying a supporter card and displaying it in your office.

ALL money donated goes to buy toys and food for the families.

For more information, please contact Toni Stithem at (361) 571-8664 or email her at victoriaapartmentassociation@yahoo.com

VAA BOARD MEETING

The July Board Meeting will be held at The Sky on **Tuesday, November 12, 2024**. It will begin at noon.

WANTED: WORKING REFRIGERATOR(S)

We are looking for one or possibly two working Refrigerators to store food and drinks for the forums and Operation Firefighter. This would prevent us from having to buy at the last minute, which is great when buying large quantities of items such as pies.

If you are updating refrigerators and want to get rid of one or two, please let Toni know.

ELECTRONIC NEWSLETTERS

If you would rather receive the newsletter by Email, please let Toni know.

OPERATION FIREFIGHTER COLLECTION JARS

If you would like to help with Operation Firefighter do not have room for a box, there is still a way for to help! We have collection jars that you can put your counter or desk and collect change. Every ¢ counts!

If you would like a collection jar, please let Toni know and she will get you one!

OPERATION FIREFIGHTER FUNDRAISERS

There is a fundraiser coming up in which we raise funds for Operation Firefighter.

On November 16 and 17, we will work the concession stand for the Victoria Crossroads Classic at the Victoria Livestock Show Pavilion. We will start at 7:00am and go until judging is over.

Also, we are working on a large garage sale coming soon. If you have any items to donate, please let Toni know.

Any and all help is greatly appreciated!!

SCHOLARSHIPS

The Victoria Apartment Association will be giving away their annual scholarships soon.

There will be two \$1,000 scholarships (**Jonathon B. Stithem Memorial Scholarship**) given to high school and college students for their college education..

There will be a \$1,000 scholarship (**Virgil Chesney Continuing Education Scholarship**) given to a VAA member or their employee in the multifamily industry.

There is also a \$1,000 scholarship (**Dwayne Hill Maintenance Scholarship**). This scholarship will be awarded to a VAA member or their employee that will be continuing their education in the field of maintenance in the multifamily industry.

Applications for each scholarship will be on the VAA website or available from Toni. Please feel free to print them off, make copies and pass them around.

Each applicant must be sponsored by a member, in good standing, of the Victoria Apartment Association. A member may sponsor more than one applicant.

ALL APPLICATIONS MUST BE POSTMARKED OR DELIVERED BY NOVEMBER 8, 2024 TO BE CONSIDERED.

MEMBERSHIP CAMPAIGN

VAA is looking for new members!! Anyone wanting to join now, can **join and pay the dues for 2025 and they will receive November and December free.** They will not have to pay dues again until January 2026.

2024 SPONSORSHIP OPPORTUNITIES

We are looking for sponsors for the following events. Please look at the list below and consider sponsoring an event or two (or more.) All support is greatly appreciated!!

Forums (November)

Community Service Project - Operation Firefighter (December)

Christmas Party (December)

Maintenance, Manager/Office Staff, Property and Vendor of the Year Award: (December)

Educational, Maintenance and Continuing Education Scholarships (December)

Newsletter (Monthly, Quarterly, or Yearly)

By sponsoring an event you will be recognized in advertising done and at the event. You will also get a business card size ad in the newsletter, the month of your sponsored event. Sponsor banners can be hung at the event.

If there is a new event you would like to have considered, please let us know.

If you need more information or would like to sign as a sponsor or a host call Toni at (361) 572-4686 or send an email to victoriaapartmentassociation@Yahoo.com.

2025 SPONSORSHIP OPPORTUNITIES

Many of you are probably working on your budgets for 2025. Please don't forget the Victoria Apartment Association. We have the following events available for sponsorship. Please look at the list below and consider sponsoring an event or two (or more.) All support is greatly appreciated!!

Board Meeting (January, March, May, July, September and November)

Forums (February, April, June, August and October)

Community Service Project - Operation Firefighter (December)

Christmas Party (December)

Maintenance, Manager/Office Staff and Vendor of the Year Awards (December)

Educational, Maintenance and Continuing Education Scholarships (December)

Newsletter (Monthly, Quarterly, or Yearly)

By sponsoring an event you will be recognized in any advertising done and at the event. You will also get a business card size ad in the newsletter, the month of your sponsored event. Sponsor banners can be hung at the event.

If there is a new event you would like to have considered, please let us know.

If you need more information or would like to sign up as a sponsor or a host call Toni at (361) 572-4686 or send an email to victoriaapartmentassociation@Yahoo.com.

VICTORIA APARTMENT ASSOCIATION SCHOLARSHIPS

JONATHON B. STITHEM MEMORIAL SCHOLARSHIP

(2-\$1,000 for High School or College Students)

VIRGIL CHESNEY CONTINUING EDUCATION SCHOLARSHIP

(\$1,000 for a VAA member or employee to continue their education
in the multifamily industry.)

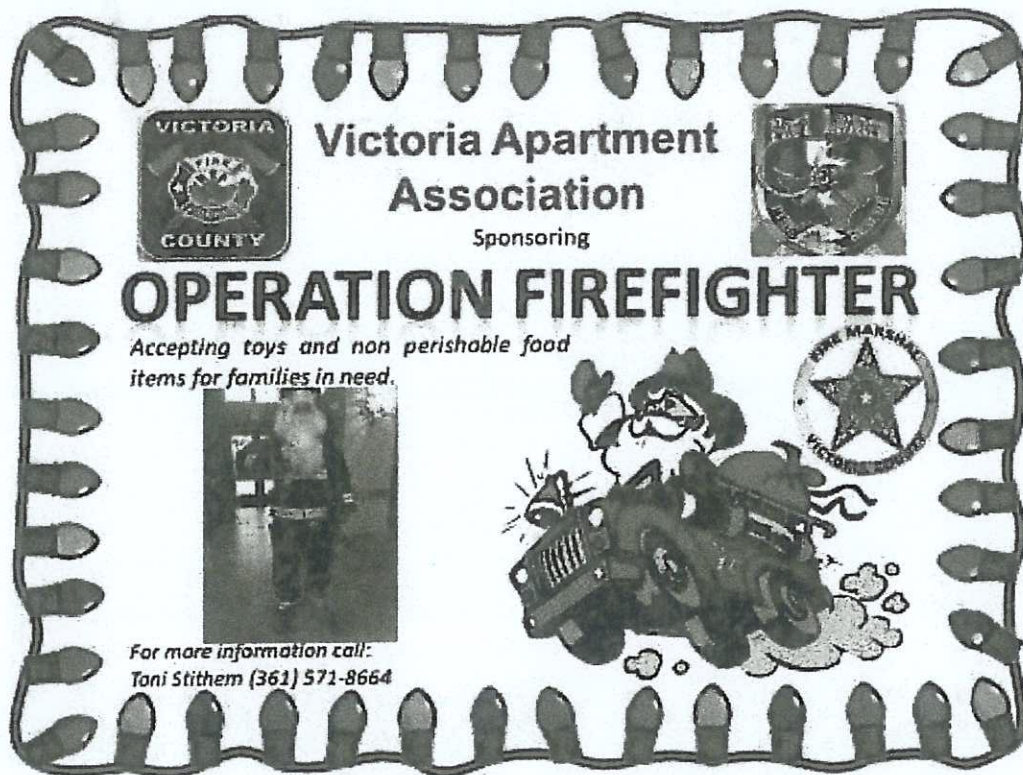
DWAYNE HILL MAINTENANCE SCHOLARSHIP

(\$1,000 for a VAA member or employee to continue their education
in the multifamily maintenance industry.)

DUE DATE: Friday, November 8, 2024

CONTACT: Toni Stithem for applications.

(victoriaapartmentassociation@yahoo.com)



OPERATION FIREFIGHTER

The Victoria Apartment Association, Victoria County Fire Marshal's Office and the Victoria County Fire Department have joined together for the eighth year to bring Christmas to apartment families in need through Operation Firefighter.

Operation Firefighter provides toys, clothes, food and a complete Christmas dinner to apartment families in need. Each family will receive five gifts per child, a box of food and a complete turkey dinner.

Apartment Senior Citizens that have no family and will be alone for Christmas will also get a box of small gifts and a complete ham dinner.

Operation Firefighter is always looking for donations – toys, clothes, food and money. Annual Sponsor cards are still available for a donation. We are also looking for places to place our collection boxes.

If you are interested in donating items for Operation Firefighter or put out a collection box or collection jar, please call Toni at (361) 571-8664. Monetary donations can be mailed to: Victoria Apartment Association, Operation Firefighter, and P.O. Box 7192, Victoria, Texas 77903

VICTORIA APARTMENT ASSOCIATION ELECTIONS

DATE: Thursday, November 14, 2024

LOCATION: Pinnacle Pointe Apts.
(702 Salem Road)

TOPIC: VAA Election of Officers and
Directors

SPEAKER: None

SPONSOR: Open

DOOR PRIZE: (1) \$10 Gift Card

LUNCH PROVIDED

RSVP to Toni at (361) 572-4686
by noon on Tuesday, November 12th

VAA CHRISTMAS PARTY

The Victoria Apartment Association Christmas Party will be held on Friday, December 6, 2024. It will be held at Colony Creek Country Club (301 Colony Creek Drive).

We will be doing dinner, installation and year-end awards. Social time will begin at 6:30pm and dinner will be served at 7:00pm.

Dinner will be \$35 per person if the RSVP is received by November 25th. Any RSVP's received after that date will be \$45 per person.

RSVP and sponsorship forms are included in this newsletter and will be available on the website.

BRING A TOY FOR OPERATION FIREFIGHTER AND RECEIVE A TICKET FOR A \$100 GIFT CARD THAT WILL BE RAFFLED OFF AT THE CHRISTMAS PARTY.

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VICTORIA
APARTMENT ASSOCIATION

www.cwerenlaw.com



Impact and Uses of Market Information

We are asked routinely from a variety of sources to give updates on occupancy and pricing. It is important to understand the impact of incorrect or incomplete information. Accurate data serves as the foundation for making informed decisions, forecasting trends, and strategizing effectively.

Occupancy Rates and Pricing are used by lenders and government entities to determine approval the need for additional units in a market, investors look at yield opportunities or avoid investment pitfalls, tax assessors for valuations, consideration in premiums by insurance companies and more. Owners and managers use the information for strategic planning purposes in multiple ways. Other information about occupancy is almost never asked for or offered. Most entities have no understanding that occupancy on a given day does not mean that you earned 100% of that amount for the entire month, move-in may have been two days before the occupancy number is requested. Annual rate of turnover is usually not included in their valuations in my experience and as mentioned the day of the month the information is requested.

With regard to pricing requests, specials or other rent concessions, utilities or amenities that might be included are usually not factored in yet they have tremendous impact on the actual price per square foot earned.

Accurate data is the cornerstone of effective rental market analysis, influencing decisions across various stakeholders in the real estate ecosystem. Whether for investment decisions, property management, tenant choices, policy formulation, or real estate transactions, reliable data ensures that actions are based on real, actionable insights rather than assumptions. As the rental market continues to evolve, the demand for precise, comprehensive, and timely data will only grow, reinforcing its critical role in shaping a well-functioning rental market.

VICTORIA APARTMENT ASSOCIATION CHRISTMAS PARTY

DATE: Friday, December 6, 2024

LOCATION: Colony Creek Country Club
(301 Colony Creek)

SOCIAL TIME: 6:30 - 7:00pm

DINNER: 7:00PM

SPEAKER: TBD

**INSTALLATION AND YEAR-END
AWARDS**

SPONSORS: Open

DOOR PRIZES

RSVP to Toni at (361) 572-4686
by November 25th, Cost \$35 per person.

FIRE EXTINGUISHER SIMULATOR CLASS

The Victoria County Fire Marshal and the Victoria Apartment Association has teamed up together once again!! This time to bring you a fire extinguisher simulator class!

No more looking for fire extinguishers to train with, no more waiting for the weather to cooperate, no more worrying about a burn ban and most of all no more clean up. Fire extinguisher training and practice can now be done in your office, in your clubroom, your business, your model, basically anywhere. And there is no mess to clean up

Richard Castillo, Victoria County Fire Marshal, will bring and set up the system and everyone will be able to practice putting out fires. You can practice with office fires (under the desk) or apartment fire (in the kitchen) or wherever you would like to put the system.

Certificates can be printed for each person completing the class.

This can be done for your staff or it can be done for your tenants. Weekend and evening classes are available. It can also be incorporated into your property social.

If interested, complete the form in this newsletter and send it to Toni.

For more information contact Toni at (361) 571-8664.



**Providing Electricity
for your
home & business!**

SHOULD I OPT FOR CO-OP POWER?

Take our simple quiz to see if we're a good fit.

- **Do you prefer to keep things simple?**
- **Do you like supporting local?**
- **Are you interested in getting profits back?**
- **Do you value competitive rates?**

Ready to get started?

**Call us at 1-855-632-7348 or visit us at
www.neccoopenergy.com**

Victoria Apartment Association's

CHRISTMAS SOCIAL, DINNER, AWARDS AND INSTALLATION

**Friday, December 6, 2024
6:30 pm
Colony Creek Country Club
301 Colony Creek Drive
Victoria, Texas 77901**

**Cost: \$35 per person (if RSVP before
November 25, 2024 - \$45 per person after
November 25th)
Cash Bar Available**

Bring a toy for Operation Firefighter and Get an Entry for A \$100 Gift Card

Contact Name: _____

Company: _____

Phone: _____ Cell Phone: _____

E-mail Address: _____

Bill Company: _____ Check Enclosed: _____ Signature: _____

Billing Address: _____

Number Attending: _____

RSVP by November 25, 2024 (\$10.00 per person will be added on reservations received after November 25th.

NO SHOWS WILL BE BILLED

RSVP's can be emailed to victoriaapartmentassociation@yahoo.com or mailed to:

Victoria Apartment Association
P. O. Box 7192
Victoria, Texas 77903

For more information call (361) 571-8664

Victoria Apartment Association's CHRISTMAS SOCIAL, DINNER, AWARDS AND INSTALLATION

Friday, December 6, 2024, 6:30 pm
Colony Creek Country Club
301 Colony Creek Drive
Victoria, Texas 77901

_____ Yes, I would like to be an event Sponsor. _____ \$75.00 _____ \$100

_____ \$ _____

_____ Yes, I would like to sponsor an award(s) _____ \$75 each

_____ Yes, I would like to donate _____ door prize(s)

Name: _____

Company: _____

Phone: _____ Cell Phone: _____

Email Address: _____

Bill Company: _____ Check Enclosed: _____ Signature: _____

Billing Address: _____

RSVP's can be emailed to victoriaapartmentassociation@yahoo.com or mailed to:

Victoria Apartment Association
P. O. Box 7192
Victoria, Texas 77903

For more information call (361) 571-8664

Victoria Apartment Association

P. O. Box 7192

Victoria, Texas 77903

(361) 572-4686

Email: victoriaapartmentassociation@yahoo.com

Operation Firefighter

Complex _____ Gate Code _____

Name of Family Needing Help _____

Apartment Number _____ Number of Adults _____ Children _____

Name, Ages and Gender of Children _____

Is this family getting help from any other organization? _____. If so, what type, from whom and how much? _____

Please tell why you think this family should be selected for Operation Firefighter (Use an additional sheet or the back if necessary).

Submitted by _____ Cell Phone Number _____

Email Address _____

Due by December 13, 2024

Victoria Apartment Association

P. O. Box 7192

Victoria, Texas 77903

(361) 572-4686

Email: victoriaapartmentassociation@yahoo.com

Operation Firefighter Senior Citizen

Complex _____ Gate Code _____

Name of Senior Citizen Needing Help _____

Apartment Number _____ Age _____

Special Needs: _____

Pets: Type _____ Name: _____

Is this person getting help from any other organization? _____. If so, what type, from whom and how much? _____

Please tell why you think this family should be selected for Operation Firefighter (Use an additional sheet or the back if necessary).

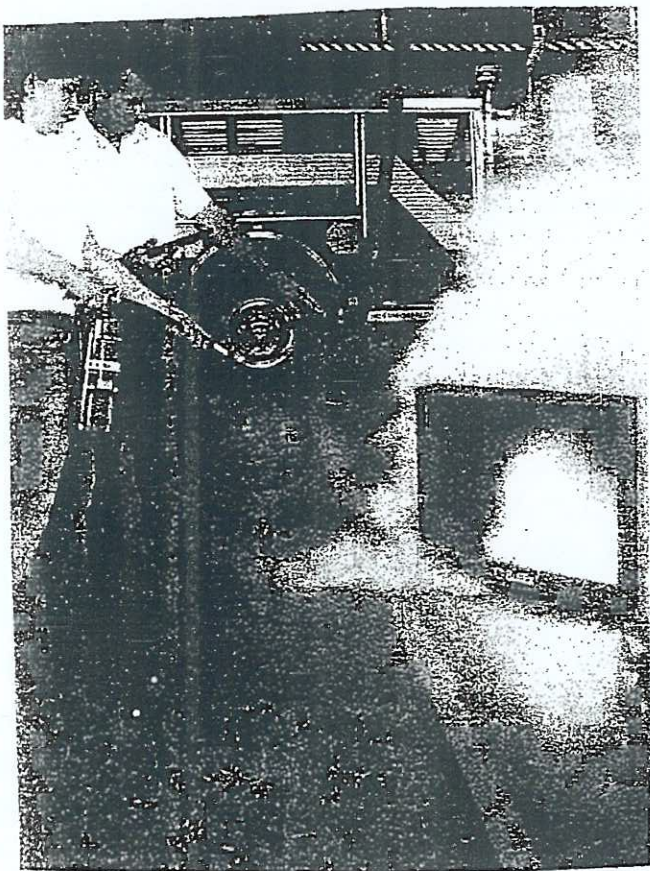
Submitted by _____ Cell Phone Number _____

Email Address _____

Due by December 13, 2024

VICTORIA COUNTY FIRE MARSHAL'S OFFICE

FIRE EXTINGUISHER SIMULATOR CLASS



Evening and Weekend classes Available.

**For more information call:
Toni at (361) 571-8664**

Let us come into your office/apartment, business and train your staff/ tenants how to use a fire Extinguisher.

The system can be adapted to your surroundings. Kitchen fires in the apartments, under the desk in the office

Allows training to take place entirely indoors, in any environment.

Training record collection allows instructors export training records for certificate completion.

Train an unlimited number of students.

Simulate class A, B and C fires

Eliminates the need for clean-up

FIRE EXTINGUISHER TRAINING CLASS REGISTRATION

Property _____

Address _____

Contact Name _____ **Phone** _____

Preferred Date _____ **Time** _____



Victoria Apartment

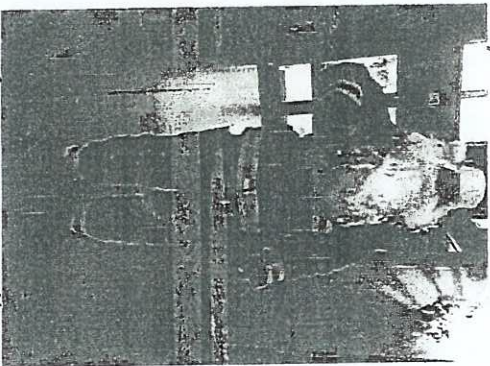
Association

Sponsoring



OPERATION FIREFIGHTER

Accepting toys and non perishable food
items for families in need.



For more information call:
Toni Stithem (361) 571-8664

EVICTIIONS

September 25, 2024 through October 29, 2024

Precinct #1

La Dominion Apartments

Crencrezia Davis, Creighton Davis (and
All Other Occupants)
Taron Barley (and All Other Occupants)
Ricky Pena, Roxanne Nino (and All
Other Occupants)

Estrella Park Apartments

Francisco Chavez, Maria Chavez (and
All Other Occupants)
Kiondra Hargrove (and All Other
Occupants)

Kenneth McKenzie

Robert Jones, Jessica Jones (and All
Other Occupants)
Joe Benavides
Tyrone Jones, Victoria Jones

Precinct #1 Continued

Robert and Cheri Spencer Properties, LLC

Christine Trevino

Tanglewood Apartments

Deborah Fuentes, Bobby Rivera
Sammy Farrow, Jr., Dylan Martin
Chris Rosales (and All Other
Occupants)

Oscar Grahmann

Sabrina Fraustio

Andrew Prince

Chris Garcia, Sabrina Hernandez (and
All Other Occupants)

Precinct #1 Continued

JHL Holdings LLC

Dorothy Gutierrez (and All Other
Occupants)

Erasmo Tangua

Jennifer Hayes (and All Other
Occupants)

Laura Chavez

Jonathon Joe Ramirez, Sara Elizabeth
Ramirez

Bluebonnet of Victoria LLC.

Fortunato Rangel, III, Justine Paige
Salas
Jody Deases. Jr., Kimberly Nichole
Baldara

Wescott

Anna Ramirez Cuellar (and All Other
Occupants)

GC Real Estate

Avery Carter, Tamyrie Robinson

Caney Run Estates

Christian Ortiz, Jonathan Mejia (and All
Other Occupants)

EVICTIIONS

September 25, 2024 through October 29, 2024

Precinct #2

Victoria's Top Choice Property Mgt., LLC

Toddrick Garley, Naira Espinoza aka
Nariya Espinoze

Silvermine Apartments

Marilynn Mancillas, Joe Flores (and All
Other Occupants)
Michale Monroe
Alexandria Ortiz (and All Other
Occupants)

4405 Navarro Owner LLC dba The Grove

Jaresse Barnett (and All Other
Occupants)
Carmen Reyes (and All Other
Occupants)
Latisha Brown (and All Other
Occupants)

William Truss

David Grahmann

TMO-Michael's Organization as agent for Michaels Organization

Lauren Kennedy (and All Other
Occupants)
Kimberly Garcia (and All Other
Occupants)

Victoria Apts. LLC dba Stonebrook Apts.

Sandra Anzaldua & John Barrera
Kristen Herrera (and All Other
Occupants)

All Star Properties

Kenneth Oliver, Vanessa Vargas

Precinct #3

South Texas Rentals

Sobedia Silvas
Bianca Gomez
Michael Ramirez
Alejandra Franklin

Maximum Real Property Investment Group, Inc.

Damion Peuttus, Leslie Licerio

Francisco Patlan

Karlton Urban

KSLIDH, LLC, Tracy LeBeouf, Agent

Michael Palmer, Ashley Keith

Weekly Rentals

Michael Gonzalez
Nicole Castro, Billy Ruiz
Becky Flores
Emily Velasquez

Mark Saddler

Connette McKay

Carolyn Miller

Andrew Guerrero, Sr.

Jerome Baker

Anita Ramos, Lloyd Saenz, Sr., Lloyd
Saenz, Jr., Alberto Ramirez,
Dakota Nobriga

Romel Gonzales

Juanita Delgado

EVICTIIONS

September 25, 2024 through October 29, 2024

Precinct #3 Continued

Sage Creek Apts.

Tito Reyes, Jr.
Eva Lee

Victoria Thomas

Clifford Thomas

Robert Soto, Lydia Soto

Rene DeLaGarza

Jaime Rodriguez, Dora Torres

Hector Mascorro

Kenneth McKenzie

Eliberto Estrada, Sverra Rodriguez
Concha Saenz

Carriage Park DBA Midtown Apartments

Dawayne Williams, Shanda Williams
Jeffrey Young

Samuel Sanchez

JD Gashy, Brittney Adams

Kathryn Pena

Cecelia Galindo, Troy Lawson

Francisco Patlan

Karlton Urban

Summerstone Apartments

Kristopher Headley
Stacey Evans, Adrian Barefield

Troy McGaugh, Claudia McGaugh

Rosemarie Hernandez

Modem Investments

Bryce Hernandez, Mackai Williams

Precinct #4

Enchanted Gardens

Mindy Totten, Loretta Varly

Home Sweet Home Properties

Zeniada Lopez

Point Royal

Shaylen Brown, Matthew Torres

Deborah Ellsworth

Maria Keeling

South Texas Rentals

Jacob Rodriguez, Jasmine Cardenas

Victoria Regency Apartments

Jakhan Wright, Miranda
Rodriguez-Wright

Gardens of Victoria

Brittany Rosas (and All Other
Occupants)
Scott Eggemeyer, Buffy Eggemeyer

Oak Forest

Kayleigh Cantu, Kaleb Rivera

Eric Cantu

Raine McGee

Housing Authority of the City of Victoria

Rebecca Martinez
Laura Guajardo

Cuero - The Oak Apartments

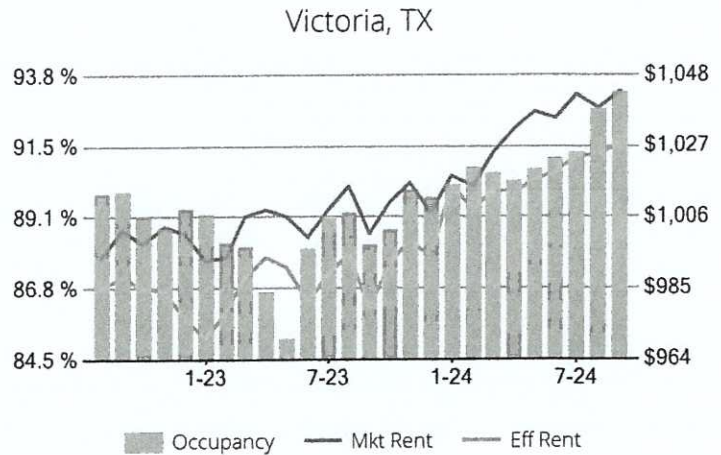
Ashley Grabenstein
Monica & Arthur Barrera
Markia Hamilton
Sylvia & Casey Moore

Victoria, TX

End of September, 2024

General Overview

Conventional Properties	Sep 2024	Annual Chg
Occupancy	93.3	+5.8%
Unit Change	0	
Units Absorbed (Annual)	307	
Average Size (SF)	819	0%
Asking Rent	\$1,043	+4.1%
Asking Rent per SF	\$1.27	+4.1%
Effective Rent	\$1,028	+5.1%
Effective Rent per SF	\$1.26	+5.1%
% Offering Concessions	17%	-50.0%
Avg. Concession Package	6.5%	+15.8%



Market Breakdown

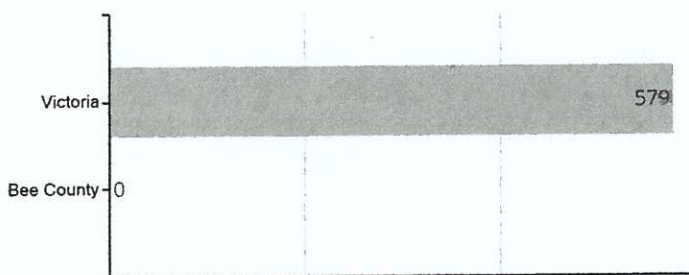
Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent		Rent Concessions	
						Mkt	Eff	Props Offering	Avg Package
Conventional	70%	53	6,067	93.3%	819	\$1,043	\$1,028	16.7%	6.5%
Affordable	23%	27	2,036	91.7%	937	\$919	\$903	13.3%	6.4%
Senior Living	7%	9	567	99.3%	635	\$866	\$866	0.0%	0.0%
	0%	0	0	0.0%	0	\$0	\$0	0.0%	0.0%
Totals		89	8,670						

Top 5 Submarkets

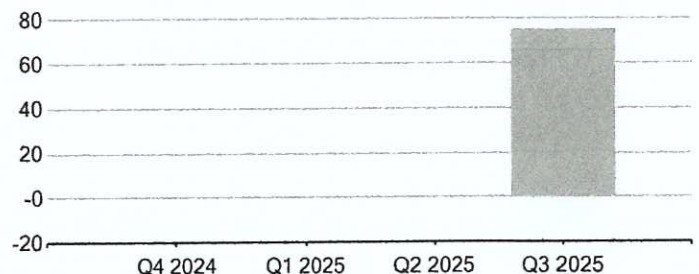
Occupancy Annual Change	Sep-24	Change	Effective Rent Gains	Sep-24	Change
Victoria	93.2%	6.3%	Bee County	\$1,066	7.3%
Bee County	93.8%	-2.0%	Victoria	\$1,038	5.1%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



PRODUCTS AND SERVICE DIRECTORY

SUPPORT THOSE WHO SUPPORT OUR ASSOCIATION

AIR CONDITIONING & HEATING

Armer Air LLC....361-579-0966
KWorks....361-935-4220

AIR CONDITIONING & HEATING SUPPLIES

Johnstone Supply....361-574-8349
Service Supply....361-788-2000
Winston Water Cooler...361-226-7944

APPLIANCE PARTS

Appliance Pro....361-570-5009

APPLIANCES

Appliance Pro....361-570-5009

ATTORNEY

Brian P. Cweren, Attorney at Law
....713-622-2111

BACKFLOW PREVENTOR TESTING

D & S Plumbing....361-571-2540

BIO-HAZARD CLEANUP

Angels Among Us, LLC....361-655-1605

BUILDING SUPPLIES

Home Outlet....361-579-6400

CARPET

RASA Floors....361-855-7272
Redi - Carpet....281-240-2500

CLEAN UP & RESTORATION

Angels Among Us, LLC....361-655-1605
Servpro of Victoria....361-573-6000

COMMERCIAL CLEANING

KWorks....361-935-4220

CRIME SCENE CLEAN UP

Angels Among Us, LLC....361-655-1605

COLLECTION

Alexander Rose Associates, Inc.
....713-644-4441

COPYING

The UPS Store....361-576-6411

EMERGENCY PHONES

On Guard, Inc....800-920-8273

ENERGY PROVIDERS

NEC Co-Op Energy....855-632-7348

FLOORING SALES & INSTALLATION

RASA Floors....361-855-7272

GENERAL MAINTENANCE

KWorks....361-935-4220

HOME IMPROVEMENT

Home Outlet....361-579-6400

PRODUCTS AND SERVICE DIRECTORY

SUPPORT THOSE WHO SUPPORT OUR ASSOCIATION

HOUSING

Housing Authority of Victoria
....361-575-5581

INDUSTRIAL SUPPLIES

Chadwell Supply....888-341-2423
Service Supply....361-788-2000
Winston Water Cooler....361-226-7944

INSURANCE AGENCY

Diana Escalante State Farm....361-655-8746

LUMBER & RETAIL HARDWARE

Home Outlet....361-579-6400

MAKE READYS

KWorks....361-935-4220

NOTARY

The UPS Store....361-579-6411

PAINT & EQUIPMENT

Sherwin-Williams....361-573-9071

PAINTING

KWorks....361-935-4220

PAVEMENT PRODUCTS

SealMaster....713-453-7325

PLUMBERS

D & S Plumbing....361-571-2540

PLUMBING SUPPLIES

Chadwell Supply....888-341-2423
Service Supply....361-788-2000
Winston Water Cooler....361-226-7944

REFRIGERATION SUPPLIES

Johnstone Supply....361-574-8349

REMODEL

KWorks....361-935-4220

SCREENING SERVICES

Tenant Tracker, Inc.....800-658-9369 (EXT 651)

SHIPPING

The UPS Store....361-576-6411

TILE

Sherwin-Williams....361-573-9071

TOOLS

Service Supply....361-788-2000

WALLPAPER

Sherwin-Williams....361-573-9071

VICTORIA APARTMENT ASSOCIATION APPLICATION FOR MEMBERSHIP

I (we) hereby accept the responsibilities of membership as contained in the bylaws and code of ethics of the Victoria Apartment Association, and ask that the Board of Directors favorably consider this application for membership. I (We) understand that the dues check accompanying this application will be fully refunded only on the condition that this application is not accepted by the Board of Directors. I (We) do hereby authorize a representative of the Victoria Apartment Association to solicit and receive from any credit reporting agency reports of information concerning my credit rating or financial standing. I (We) do hereby release the Association and it's representatives from all liability and/or damage incurred as a result of such inquiry and concerning the information therein.

BUSINESS NAME _____

ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

MAILING ADDRESS (If different) _____

PHONE NUMBER _____ **FAX NUMBER** _____

E-MAIL ADDRESS _____

WEB-SITE _____

AUTHORIZED REPRESENTATIVE _____

TYPE OF BUSINESS _____

YEARS IN BUSINESS _____

BANK OR FINANCIAL REFERENCE _____

OTHER BUSINESS REFERENCE _____

RECOMMENDED BY _____

(V.A.A. member in good standing)

DUES: OWNER MEMBER: \$275.00 + \$2.25 per unit annually **NUMBER OF UNITS** _____
ASSOCIATE MEMBER: \$150.00 per year

DATE _____ **SIGNED** _____

Approved by the Board of Directors on _____

Remit to: VAA at P. O. Box 7192, Victoria, Texas 77903

Your annual investment also includes \$5 per year for a subscription to *Texas Apartments Magazine*.



THE UPS STORE

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