

MULTIFAMILY PROPERTY FOR SALE



PERRY GUEST

COMPANIES

THE REIGER

5313-5317 REIGER AVENUE, DALLAS, TX 75214

Presented By

HARRIS ARNHART

214.528.9250
harris@perryguestco.com

GRANT GUEST

214.207.8581
grant@perryguestco.com

MATTHEW CASSIDY

314.724.5734
mcassidy@perryguestco.com

PERRY GUEST COMPANY

2517 Thomas Avenue, Dallas, TX 75201
214.528.9250 | management.perryguest.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$7,750,000
Number Of Units:	26
Cap Rate:	4.8%
NOI:	\$371,892
Lot Size:	0.59 Acres
Year Built:	2025
Building Size:	21,603
Zoning:	MF-2
Price / SF:	\$358.75
Price / Door:	\$298,076.92

PROPERTY OVERVIEW

Introducing The Reiger, a newly constructed, boutique 26-unit multifamily community ideally positioned in one of East Dallas' most dynamic and walkable neighborhoods—just outside the Junius Heights Historic District. This best-in-class asset combines modern design, efficient unit layouts, and a highly desirable lifestyle location that continues to see strong demand from renters seeking proximity, character, and convenience.

The property is minutes from Lower Greenville and the Henderson Avenue corridor, offering a growing mix of dining, retail, and entertainment options. Lakewood is just a short drive or bike ride away, with Whole Foods Market, Mi Cocina, Bowlski's at the Lakewood Theater, and numerous neighborhood favorites providing daily conveniences and destination experiences alike.

Designed as a high-end multifamily offering, The Reiger appeals to today's renter profile seeking modern finishes, new construction quality, and a prime East Dallas address—positioning the asset for strong leasing performance and long-term value appreciation.

PROPERTY HIGHLIGHTS

- New construction
- Luxury modern finishes
- Private parking
- Neighborhood feel
- Lakewood submarket

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PROPERTY DESCRIPTION



UTILITIES/SERVICES

UTILITIES/SERVICES	SEPARATELY METERED	PAID BY
Electric	Yes	Tenant
Water, Sewer, Trash	Master	Owner
Cable & Internet	Yes	Tenant

CONSTRUCTION

Framing	Wood
Exterior	Hardie/Board & Batten
Foundation	Slab
Roof	Composition
Windows	Double Pane

UNIT FEATURES

- In-Unit Laundry
- Assigned Parking (27 total)
- Stainless Steel Appliances
- Smart Key Entry
- Quartz Countertops
- Vinyl Flooring Throughout
- Garage Parking (4 Units)
- Private yards/Balconies (Select Units)
- Luxury Kitchens & Bathrooms

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ADDITIONAL PHOTOS



THE REIGER

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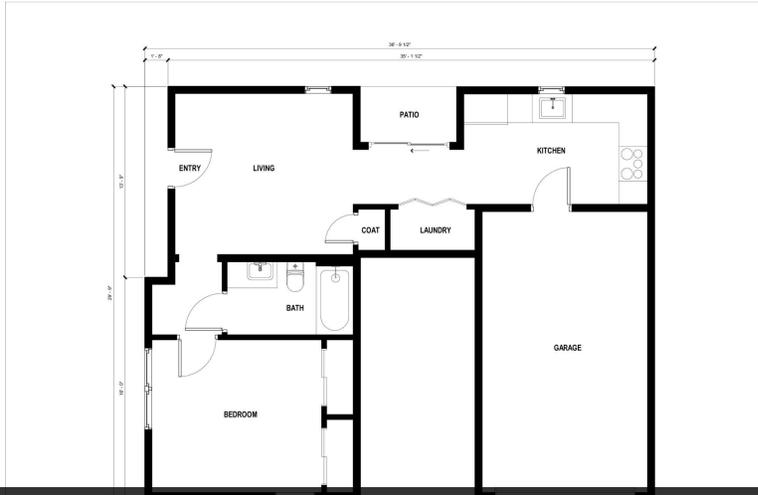
ADDITIONAL PHOTOS



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FLOOR PLANS



1 Bed - Townhome - Unit 101



1 Bed - Townhome - Unit 103



1 Bed - Townhome - Unit 102



1 Bed - Townhome - Unit 104

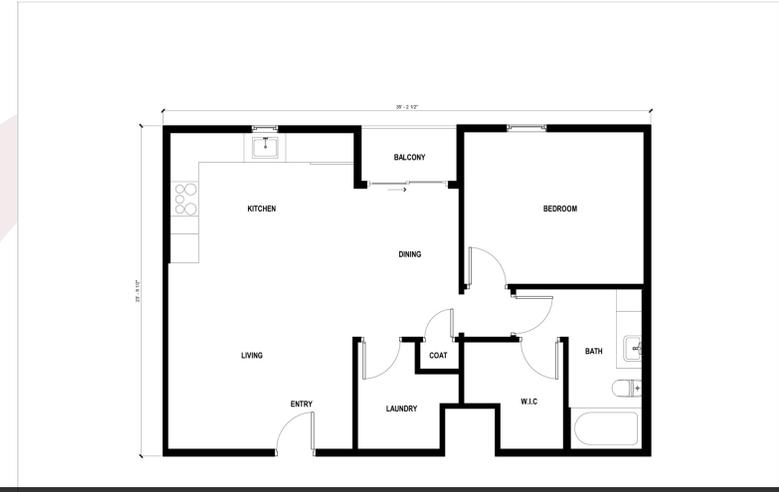
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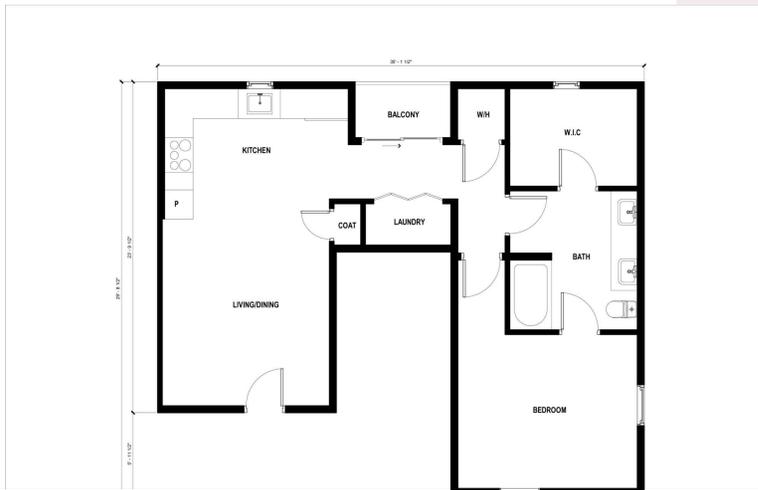
FLOOR PLANS



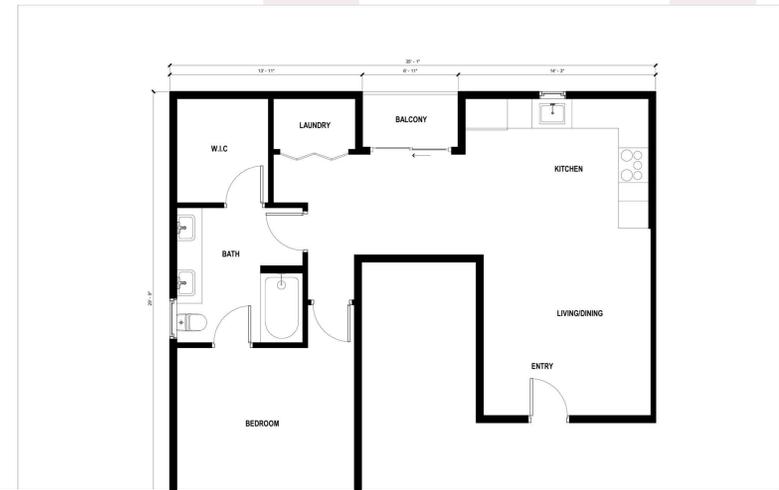
1 Bed - Large - Units 201, 301



1 Bed - Large - Units 202, 302



1 Bed - Large - Units 203, 303



1 Bed - Large - Unit 204

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INCOME & EXPENSES (PRO FORMA)

INCOME SUMMARY	THE REIGER	PER DOOR
Market Rental Income	\$582,000	\$22,384
Parking Fee	\$2,520	\$96
Utilities Bill Back	\$9,660	\$371
Gross Income	\$594,180	\$22,853

EXPENSE SUMMARY	THE REIGER	PER DOOR
Property Taxes	\$116,908	\$4,496
Insurance	\$20,800	\$800
Utilities	\$14,400	\$553
Repairs & Maintenance	\$5,000	\$192
Marketing	\$4,200	\$161
Management Fee	\$23,280	\$895
Administrative/Misc.	\$4,000	\$153
Make-Ready/Turns	\$1,000	\$38
Lawn Care	\$3,600	\$138
Gross Expenses	\$193,188	\$7,430
Net Operating Income	\$371,892	\$14,303

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UNIT MIX SUMMARY

UNIT TYPE	COUNT	% TOTAL	AVG SIZE (SF)	AVG MARKET RENT	AVG MARKET RENT/SF
Studio	6	23.1	396	\$1,450	\$3.66
1 Bed - Junior	4	15.4	538	\$1,600	\$2.97
1 Bed - Standard	4	15.4	588	\$1,750	\$2.98
1 Bed - Townhome	4	15.4	937	\$2,450	\$2.61
1 Bed - Large	7	26.9	800	\$1,980	\$2.48
2 Bed	1	3.8	993	\$2,650	\$2.67
Totals/Averages	26	100%	17,221	\$48,410	\$2.81

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SALE COMPS



THE REIGER

5313-5317 Reiger Avenue, Dallas, TX 75214

Subject Property

Price:	\$7,750,000	Bldg Size:	21,603 SF
Lot Size:	25,600 SF	No. Units:	26
Year Built:	2025	Price/SF:	\$358.75
Price/Unit:	\$298,077		



THE GUEST HOUSE ON BRYAN

4907 Bryan Ave, Dallas, TX 75206

Sold 12/20/2023

Price:	\$4,000,000	Bldg Size:	12,750 SF
Lot Size:	11,325 SF	No. Units:	14
Year Built:	2022	Price/SF:	\$313.73
Price/Unit:	\$285,714		

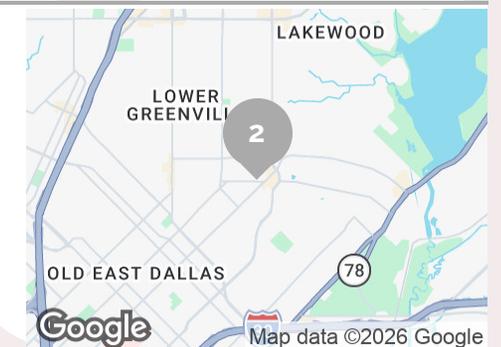


THE GUEST HOUSE AT LAKEWOOD

6283 La Vista Dr, Dallas, TX 75214

Sold 1/31/2025

Price:	\$5,300,000	Bldg Size:	14,685 SF
Lot Size:	13,194 SF	No. Units:	17
Year Built:	2023	Price/SF:	\$360.91
Price/Unit:	\$311,765		



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HENDERSON DEVELOPMENT



HENDERSON DEVELOPMENT

Located just one and a half miles from The Reiger, the Henderson Avenue Development is a transformative, mixed-use project, further elevating the value of this prime location. Spearheaded by Ignite/REBEEs with financial backing from Acadia Realty Trust, this walkable quarter-mile development will deliver 10 boutique-style buildings totaling 75,000 SF of retail, 74,000 SD of Office, and three chef-driven restaurants, all supported by under ground parking. Scheduled for completion in October 2026, the project is poised to elevate the neighborhood even more, cementing Knox-Henderson as one of the city's most vibrant and desirable urban neighborhoods. For multifamily owners and tenants alike, this development will bring premium walkability, upscale amenities, and long-term value growth.

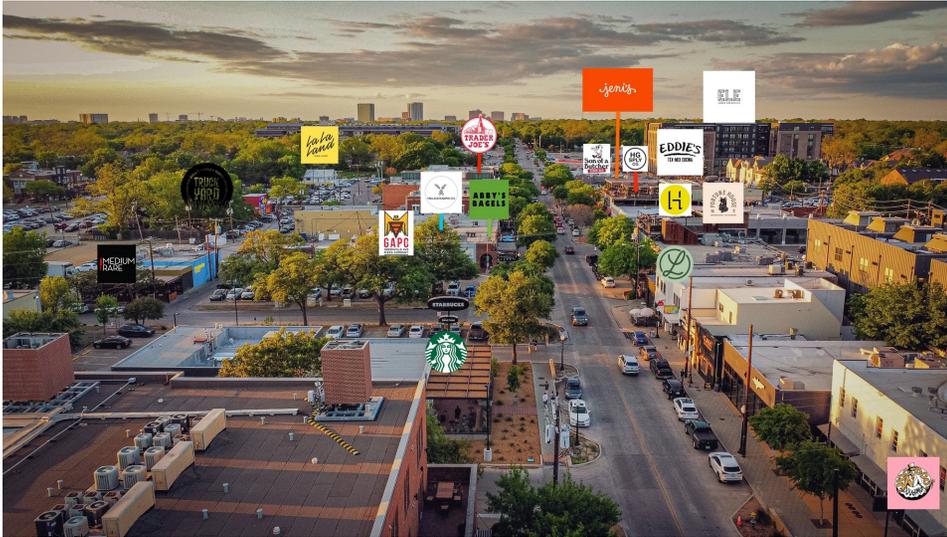
RETAIL/OFFICE

- Prince Street Pizza (New York, New York Restaurant)
- Tecovas (Western Wear)
- Local Public Eatery
- Warby Parker
- CorePower Yoga (Yoga Studio)
- Sprouts Grocery Store (Grocer)
- Tremble (Pilates Studio)
- Multiple Restaurants and Nightlife
- 74,000 sqft of Class A office

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LOWER GREENVILLE



LOWER GREENVILLE NEIGHBORHOOD

Located just one mile from The Reiger, Lower Greenville is one of Dallas' most vibrant and walkable neighborhoods, blending historic charm with a lively, modern energy. Centered along Greenville Avenue just east of Downtown and Uptown, the area is filled with some of the city's best restaurants, coffee shops, and nightlife. Home to the popular St. Patricks Day parade and block party.

Residents enjoy easy access to favorite local spots, boutique shopping, fitness studios, and live music venues.

Conveniently located minutes from Downtown Dallas, Knox-Henderson, and White Rock Lake, Lower Greenville offers a central location with a relaxed, community-driven atmosphere — perfect for those who want the excitement of city living with the comfort of a neighborhood.

RETAIL DESTINATIONS

- Traders Joe's
- La La Land Coffee
- Jeni's Ice Cream
- Son of a Butcher
- Truck Yard
- Voodoo Donuts
- HG Supply Company
- Leela's Wine Bar
- Chuy's

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LAKWOOD SHOPPING CENTER



LAKWOOD SHOPPING CENTER

Located just one mile from The Reiger, the Lakewood Shopping Center is one of East Dallas' most iconic and heavily trafficked retail hubs, serving as a daily lifestyle destination for the surrounding Lakewood, Junius Heights, and East Dallas communities. Anchored by Whole Foods Market, the center offers a highly curated mix of national brands, beloved local restaurants, and neighborhood-serving retail that drives consistent foot traffic and strong consumer demand.

Popular dining options include Mi Cocina, a long-standing Dallas favorite, along with a variety of casual and upscale eateries. The historic Lakewood Theater—home to Bowlski's—adds a unique entertainment component that reinforces the center's identity as a true community gathering place.

For residents of The Reiger, the Lakewood Shopping Center provides unmatched convenience—offering grocery, dining, fitness, and entertainment options within minutes of home. This close proximity significantly enhances the property's livability.

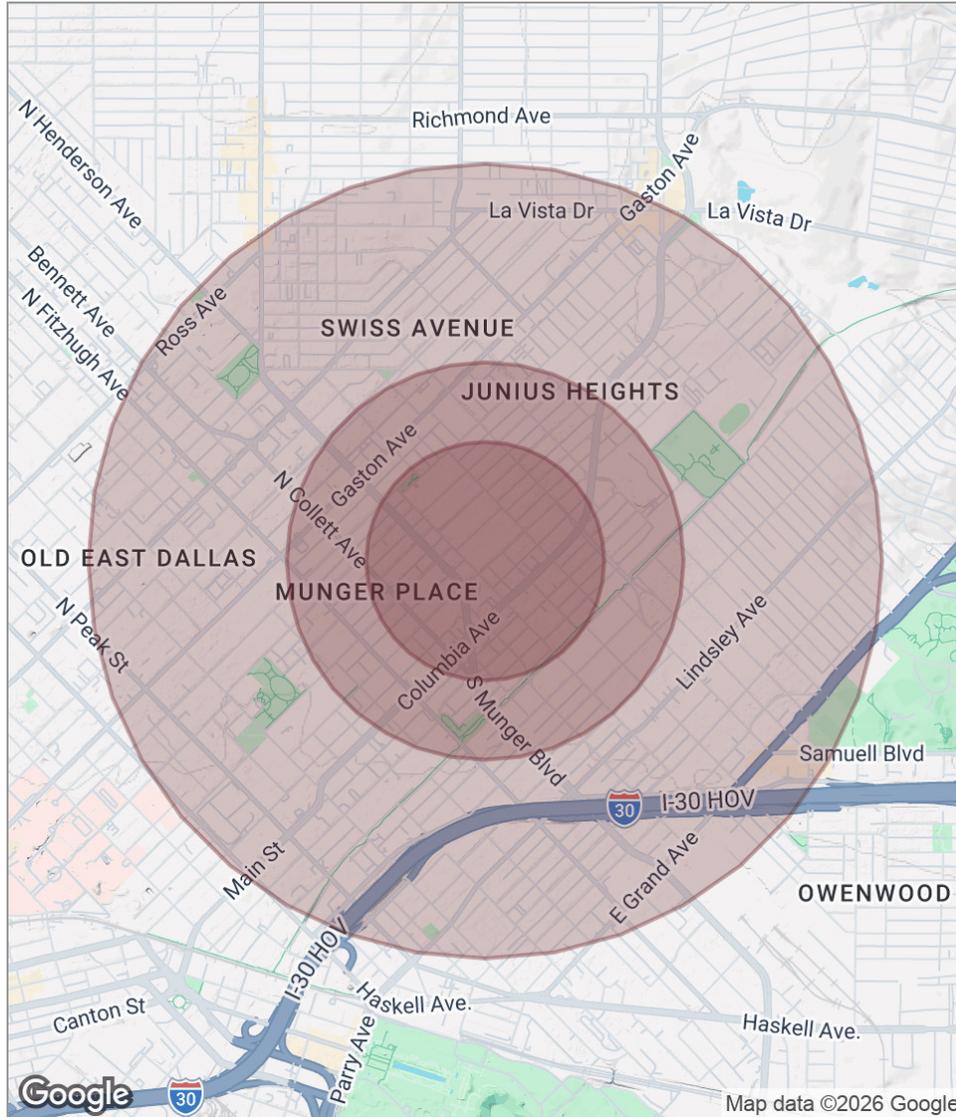
RETAIL DESTINATIONS

- Whole Foods Market
- Mi Cocina
- Bowlski's (Bowling)
- White Rock Coffee
- CAVA
- Orange Theory (Fitness)
- Sweet Green
- The Balcony Club (Jazz Bar)
- Liberty Burger
- Chipotle

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DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	2,966	7,640	23,166
Median age	39	39	39
Median age (male)	39	39	39
Median age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	1,307	3,312	10,393
# of persons per HH	2.3	2.3	2.2
Average HH income	\$91,018	\$87,655	\$91,122
Average house value	\$498,504	\$524,565	\$519,509

** Demographic data derived from 2020 ACS - US Census*

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Perry Guest Company in compliance with all applicable fair housing and equal opportunity laws.