

FOR SALE

3762 West 7th Street, Fort Worth, TX 76107 6 Unit Apartment Complex



Rent Roll & NOI



Apt:	Approximate Apt SF:	Monthly Rent:	Annual Rent:	Monthly Rent/S	F Annual Rent/SF	Lease Expiration
Apt 1:	+/- 800 SF	\$1,200.00	\$14,400.00	\$1.50	\$18.00	6/30/2025
Apt 2:	+/- 800 SF	\$1,250.00	\$15,000.00	\$1.56	\$18.75	11/30/2025
Apt 3:	+/- 360 SF	\$975.00	\$11,700.00	\$2.71	\$32.50	1/31/2026
Apt 4 (Vacant):	+/- 360 SF	\$975.00	\$11,700.00	\$2.71	\$32.50	Vacant
Apt 5:	+/- 910 SF	\$1,300.00	\$15,600.00	\$1.43	\$17.14	3/10/2026
Apt 6:	+/- 910 SF	\$1,200.00	\$14,400.00	\$1.32	\$15.82	7/17/2025
Total:	+/- 4,140 SF			\$82,800.00*		

^{*}Value assumes Apartment 4 is rented for \$975.00/month

NOI:

Income: \$82,800.00

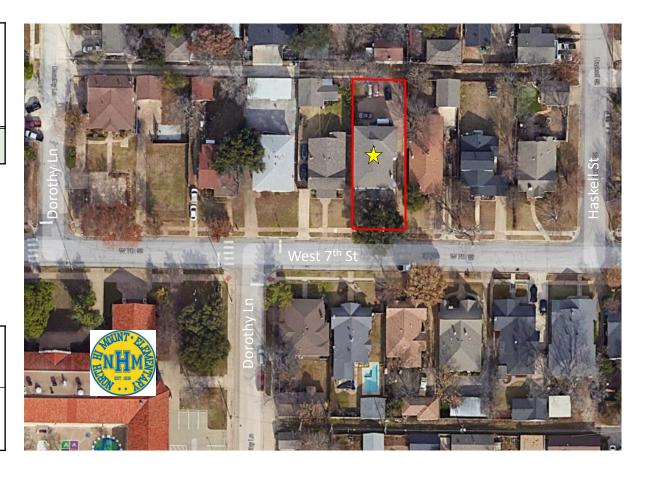
Expenses (2024): \$16,172.08

Annual NOI: \$66,627.92

Property Information

Acreage: +/- 0.17 AC

Approximate Bldg SF: +/- 4,332 SF



Additional Photos











Additional Photos







JLL SEE A BRIGHTER WAY





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