




# FOR SALE

**3762 West 7<sup>th</sup> Street, Fort Worth, TX 76107**

6 Unit Apartment Complex

 **JLL** SEE A BRIGHTER WAY



# Rent Roll & NOI



| Apt:            | Approximate Apt SF: | Monthly Rent: | Annual Rent: | Monthly Rent/SF | 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        |
| <b>Total:</b>   | <b>+/- 4,140 SF</b> |               |              |                 | <b>\$82,800.00*</b> |                  |

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

## NOI:

Income: \$82,800.00

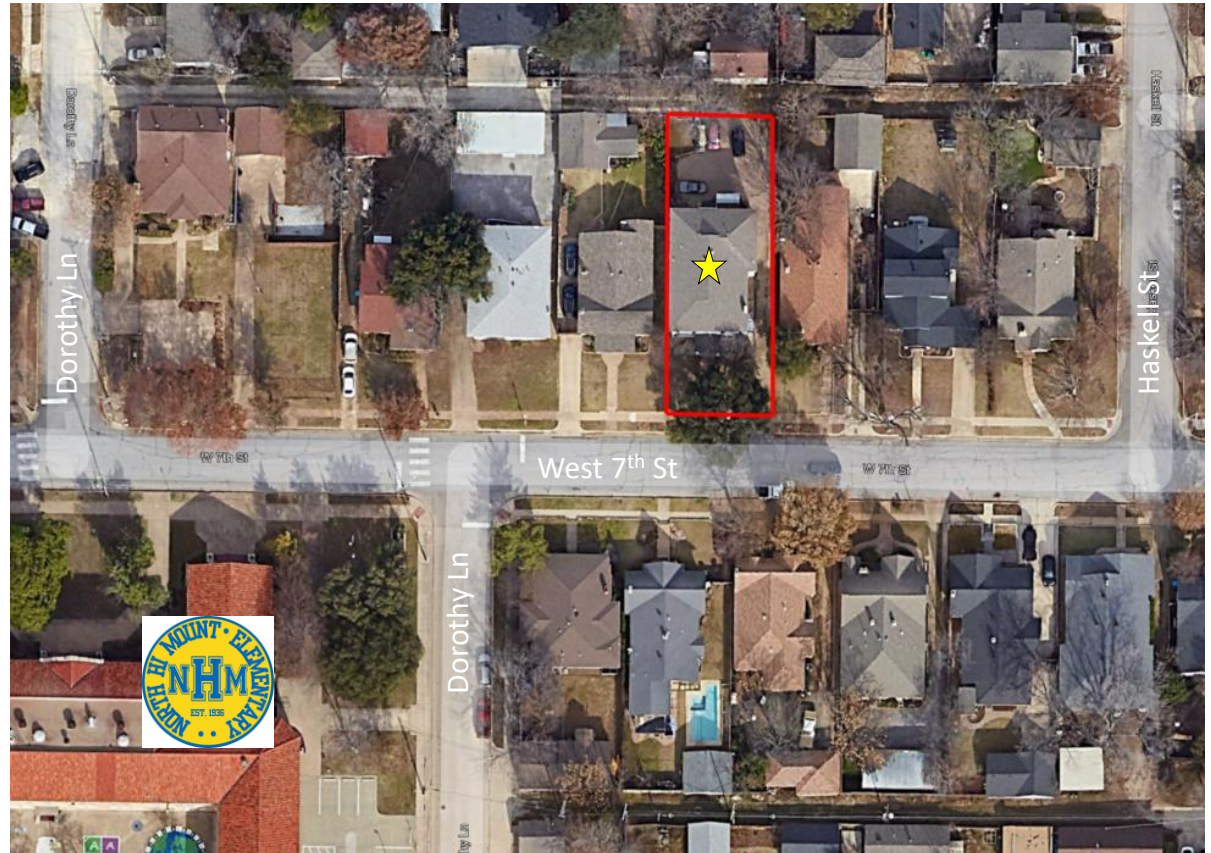
Expenses (2024): \$16,172.08

**Annual NOI: \$66,627.92**

## Property Information

**Acreage: +/- 0.17 AC**

**Approximate Bldg SF: +/- 4,332 SF**



DISCLAIMER: All square footages and acreages are subject to confirmation by the completion of a professional measurement of the property. Square footages and acreages shown above are estimates.

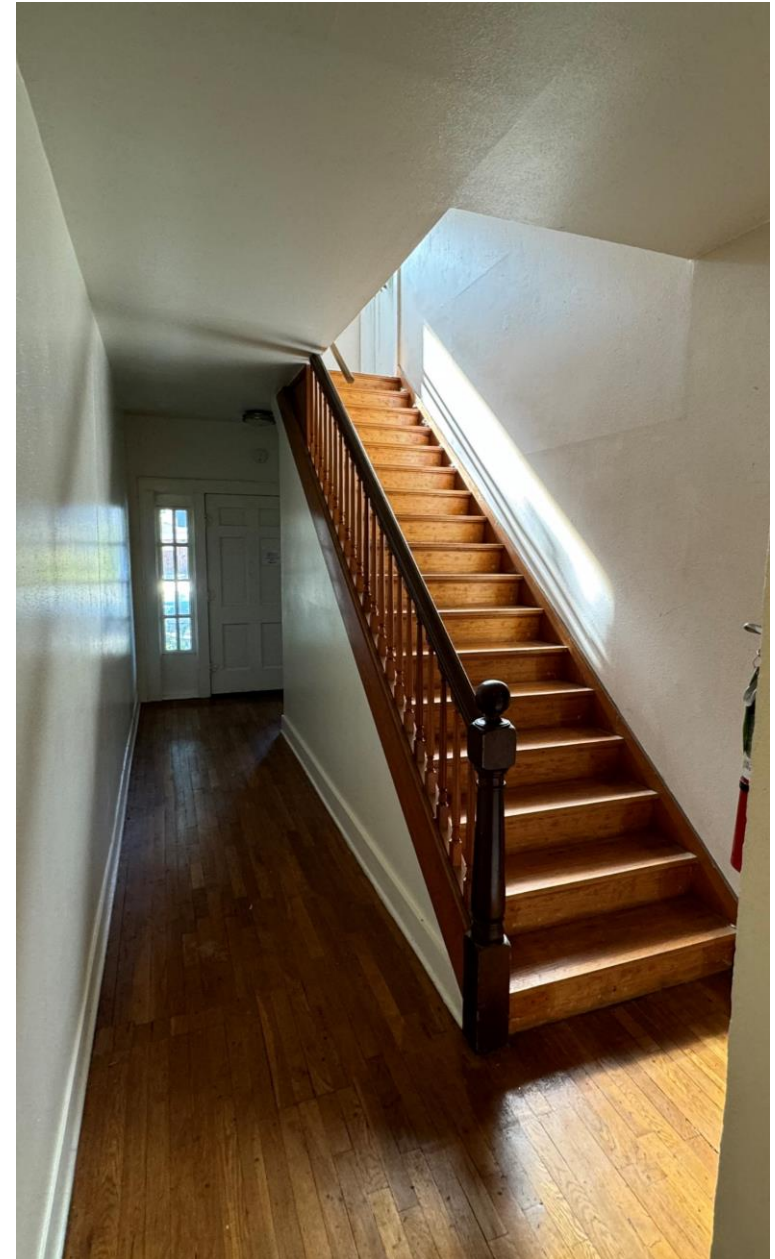


## Additional Photos





## Additional Photos







**JLL**

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