

Mayberry Gardens

3270 N Garland Ave, Garland, TX 75040

Marcus & Millichap

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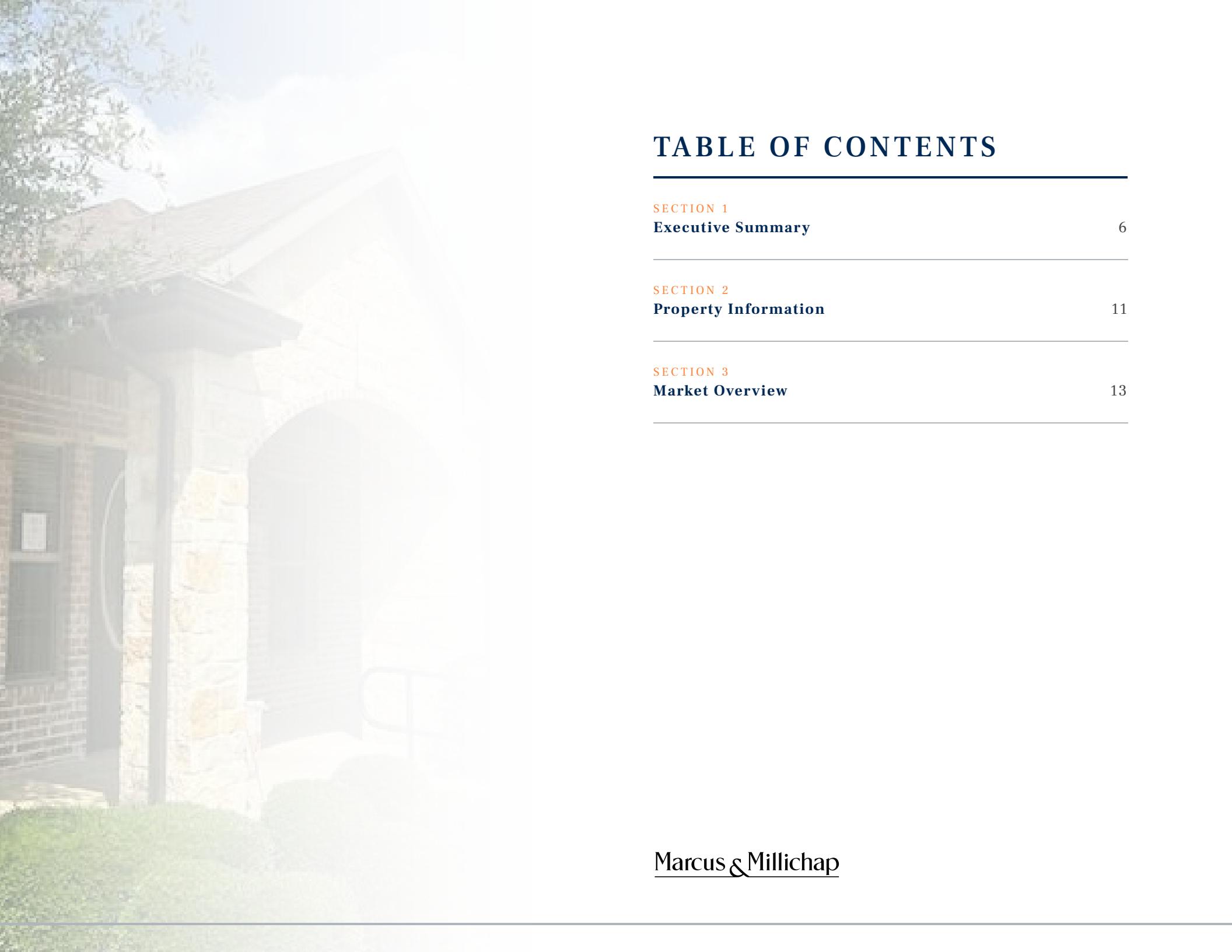


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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY

		
Listing Price \$9,000,000	Price/Unit \$818,181	Occupancy 25%

FINANCIAL

Listing Price	\$9,000,000
Gross Potential Total Revenue	\$3,800,000 plus
EGIM	2.63
Price/Unit	\$818,091

OPERATIONAL

Gross SF	48,000 approx
# of Units	11
Lot Size	4.96 Acres (216,057 SF)
Occupancy	25%
Year Built/Renovated	1998/-





Duke Dennis
Associate Director
(979) 777-9910

MARCUS & MILLICHAP CAPITAL CORPORATION ACQUISITION & REFINANCING OPTIONS

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,943
debt and equity
financings
in 2020



National platform
operating within
the firm's
brokerage offices



\$ 7.7 billion
total national
volume in 2020



Access to more
capital sources than
any other firm in the
industry

WHY MMCC?

Optimum financing solutions
to enhance value

Enhanced control through Investor
qualification support

Enhanced control through MMCC's
ability to qualify Investor finance
contingencies

Enhanced control through
identifying potential debt/equity
sources, processing, and closing
buyers finance alternatives

Enhanced control through MMCC's
ability to monitor Investor/due
diligence and underwriting to ensure
timely predictable closings

Marcus & Millichap
Capital Corporation



MAYBERRY GARDENS

3270 N Garland Ave, Garland, TX 75040

INVESTMENT OVERVIEW

The campus consists of 11 purpose-built houses designed for a homelike senior living experience, each accommodating up to 11 residents. All houses are fully furnished and equipped, and the property includes a central activity center for dining and events. The operation holds three Texas AL license types (Type A, B, and C), enabling care for a full spectrum of resident needs – from basic assisted living to higher-acuity and memory care. The facility has passed all recent inspections with no deficiencies, reflecting strong regulatory compliance. An experienced team of ~40 caregiving staff (with an on-site caregiver in each house 24/7) and 2 assistant directors is in place to ensure continuity.

The community serves the growing Dallas-Fort Worth senior population from its Garland, TX location, combining a peaceful residential atmosphere with proximate city amenities. Importantly, the payor mix is 100% private-pay – no Medicaid or government reimbursements – which means reliable collections and flexibility on rates. Current monthly rates range \$3,500–\$5,000 per resident depending on care level (average ~\$4,000). This upscale pricing (recently raised from ~\$2,000 historically) has improved revenue per resident and positions the business as a premium care provider. The local market's demographics and income levels support private-pay seniors, and the campus's intimate, home-like setting differentiates it from large institutional facilities.

INVESTMENT HIGHLIGHTS

Established Senior Assisted Living Campus

11 Residential-Style Homes and Activity Center

121 Licensed Beds

Significant Upside Potential with Current Occupancy at 25%

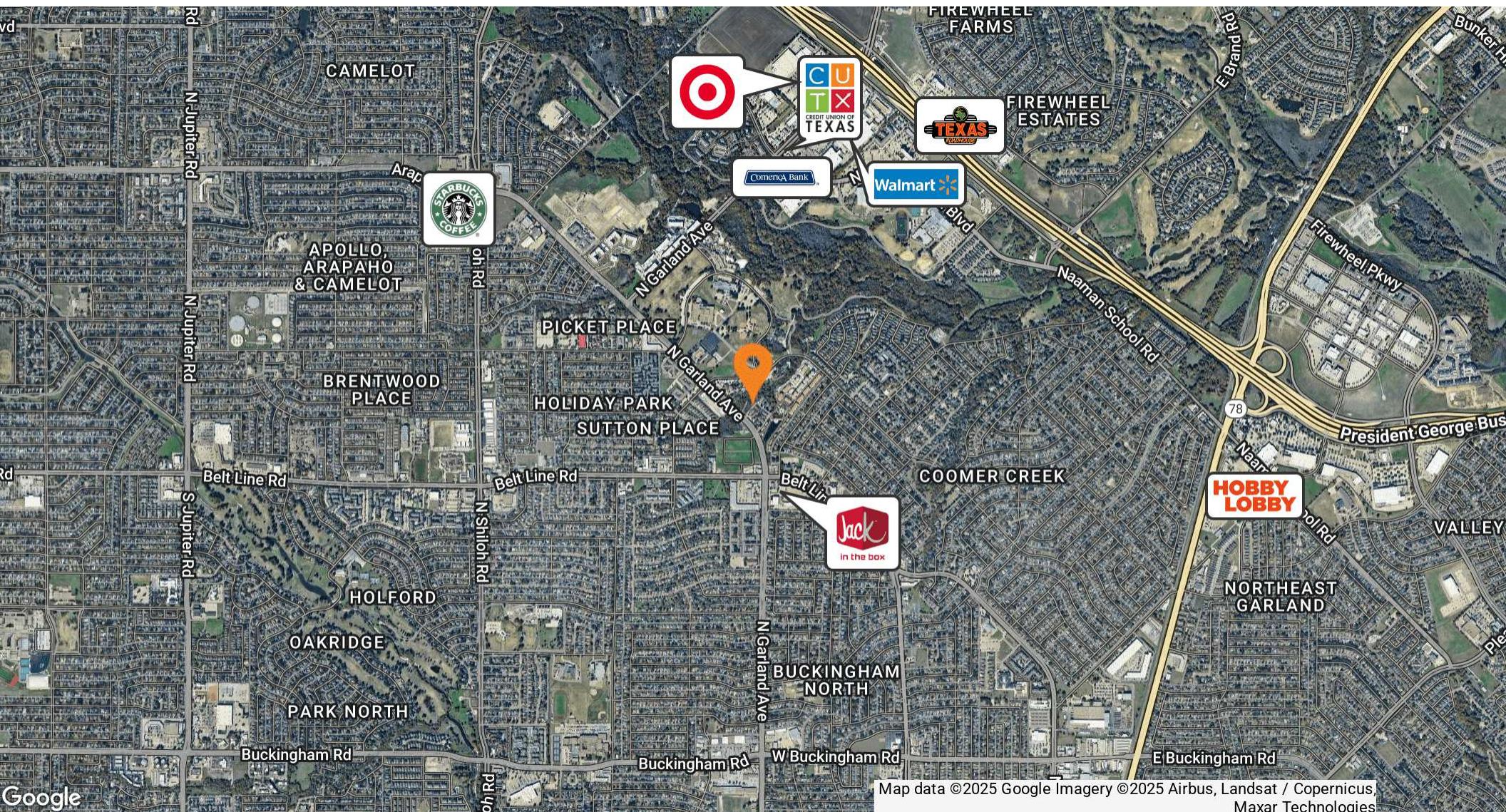
SECTION 2

Property Information

REGIONAL MAP

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REGIONAL MAP // Mayberry Gardens



SECTION 3

Market Overview

DEMOGRAPHICS

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DEMOGRAPHICS // Mayberry Gardens

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	17,528	130,614	335,005
2024 Estimate			
Total Population	17,139	127,827	325,398
2020 Census			
Total Population	16,548	124,024	313,241
2010 Census			
Total Population	14,654	113,504	277,226
Daytime Population			
2024 Estimate	13,353	103,921	336,273
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	5,943	46,440	119,447
2024 Estimate			
Total Households	5,775	45,202	115,231
Average (Mean) Household Size			
2020 Census			
Total Households	5,544	43,503	109,445
2010 Census			
Total Households	4,942	39,031	93,870
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	11.1%	18.4%	20.1%
\$100,000-\$149,999	23.1%	21.4%	19.3%
\$75,000-\$99,999	14.5%	15.7%	14.7%
\$50,000-\$74,999	21.9%	18.4%	17.2%
\$35,000-\$49,999	13.9%	11.1%	10.2%
\$25,000-\$34,999	6.0%	6.0%	7.1%
Under \$25,000	9.5%	9.0%	11.4%
Average Household Income	\$	\$	\$
Median Household Income	\$	\$	\$
Per Capita Income	\$	\$	\$

SENIOR POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Senior Population By Age			
2024 Estimate Total Population	17,139	127,827	325,398
55 to 64 Years	12.4%	13.0%	11.9%
65 to 74 Years	9.9%	9.7%	8.2%
75 to 79 Years	2.9%	2.8%	2.4%
80 to 84 Years	1.6%	1.5%	1.3%
Age 85+	1.5%	1.2%	1.1%
SENIOR INCOME PROFILE	1 Mile	3 Miles	5 Miles
Senior Income By Age			
2024 Estimate Household Income	\$74,743	\$90,822	\$87,968
55 to 64 Years	\$77,914	\$98,606	\$99,694
65 to 74 Years	\$73,586	\$80,005	\$76,123
75 to 84 Years	\$94,527	\$86,279	\$79,420
Age 85+	\$49,775	\$90,613	\$84,910
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	17,139	127,827	325,398
Under 20	26.2%	25.5%	26.9%
20 to 34 Years	20.2%	21.1%	22.0%
35 to 49 Years	18.6%	18.7%	19.8%
50 to 59 Years	12.8%	13.2%	12.7%
60 to 64 Years	6.3%	6.4%	5.7%
65 to 69 Years	5.4%	5.5%	4.6%
70 to 74 Years	4.5%	4.2%	3.6%
75 to 79 Years	2.9%	2.8%	2.4%
80 to 84 Years	1.6%	1.5%	1.3%
Age 85+	1.5%	1.2%	1.1%
Median Age			



POPULATION

In 2024, the population in your selected geography is 325,398. The population has changed by 17.38 percent since 2010. It is estimated that the population in your area will be 335,005 five years from now, which represents a change of 3.0 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,143 people per square mile.



HOUSEHOLDS

There are currently 115,231 households in your selected geography. The number of households has changed by 22.76 percent since 2010. It is estimated that the number of households in your area will be 119,447 five years from now, which represents a change of 3.7 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2024, the median household income for your selected geography is \$89,335, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 54.76 percent since 2010. It is estimated that the median household income in your area will be \$97,869 five years from now, which represents a change of 9.6 percent from the current year.

The current year per capita income in your area is \$38,328, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$107,715, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 181,502 people in your selected area were employed. The 2010 Census revealed that 60.3 percent of employees are in white-collar occupations in this geography, and 22.3 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$295,510 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 61,125.00 owner-occupied housing units and 32,739.00 renter-occupied housing units in your area.



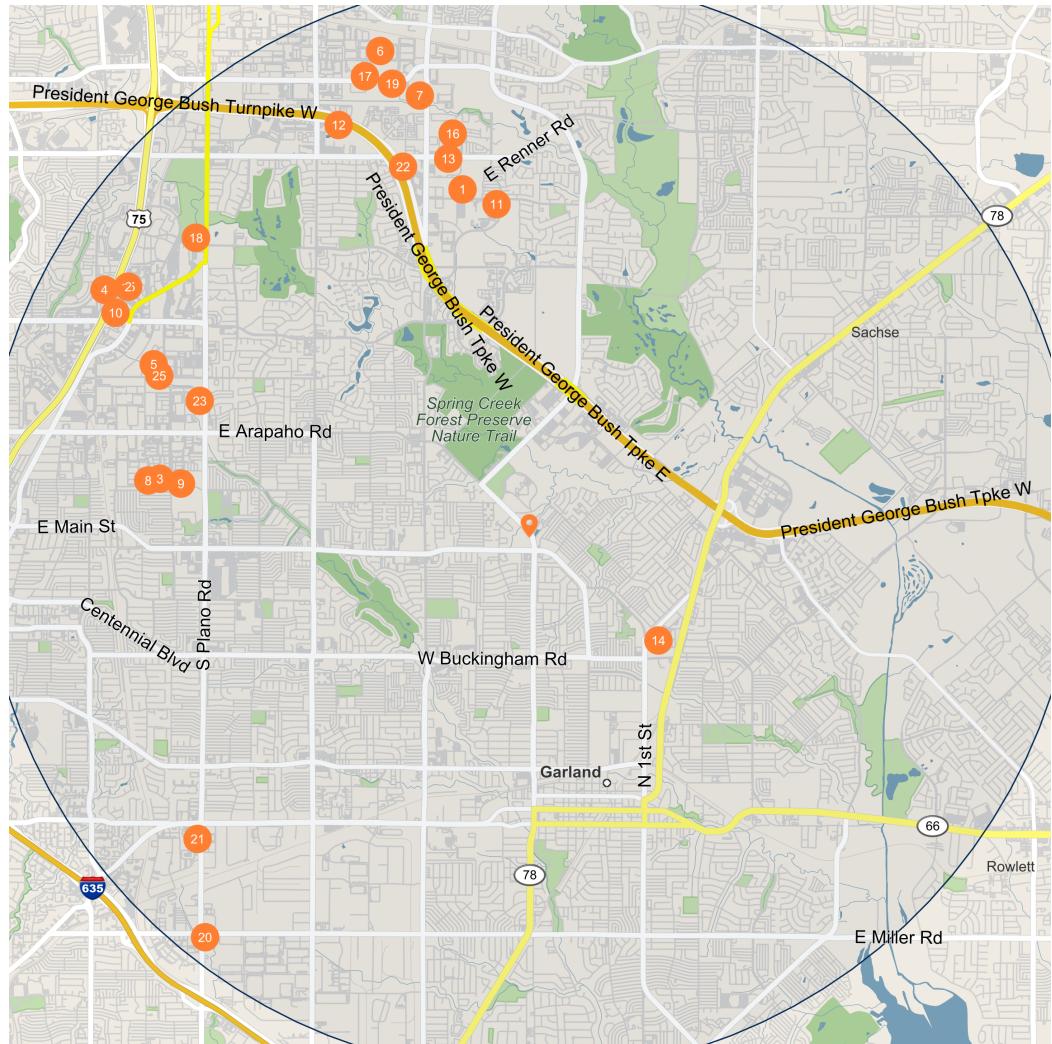
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 34.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.5 percent in the selected area compared with the 19.7 percent in the U.S.

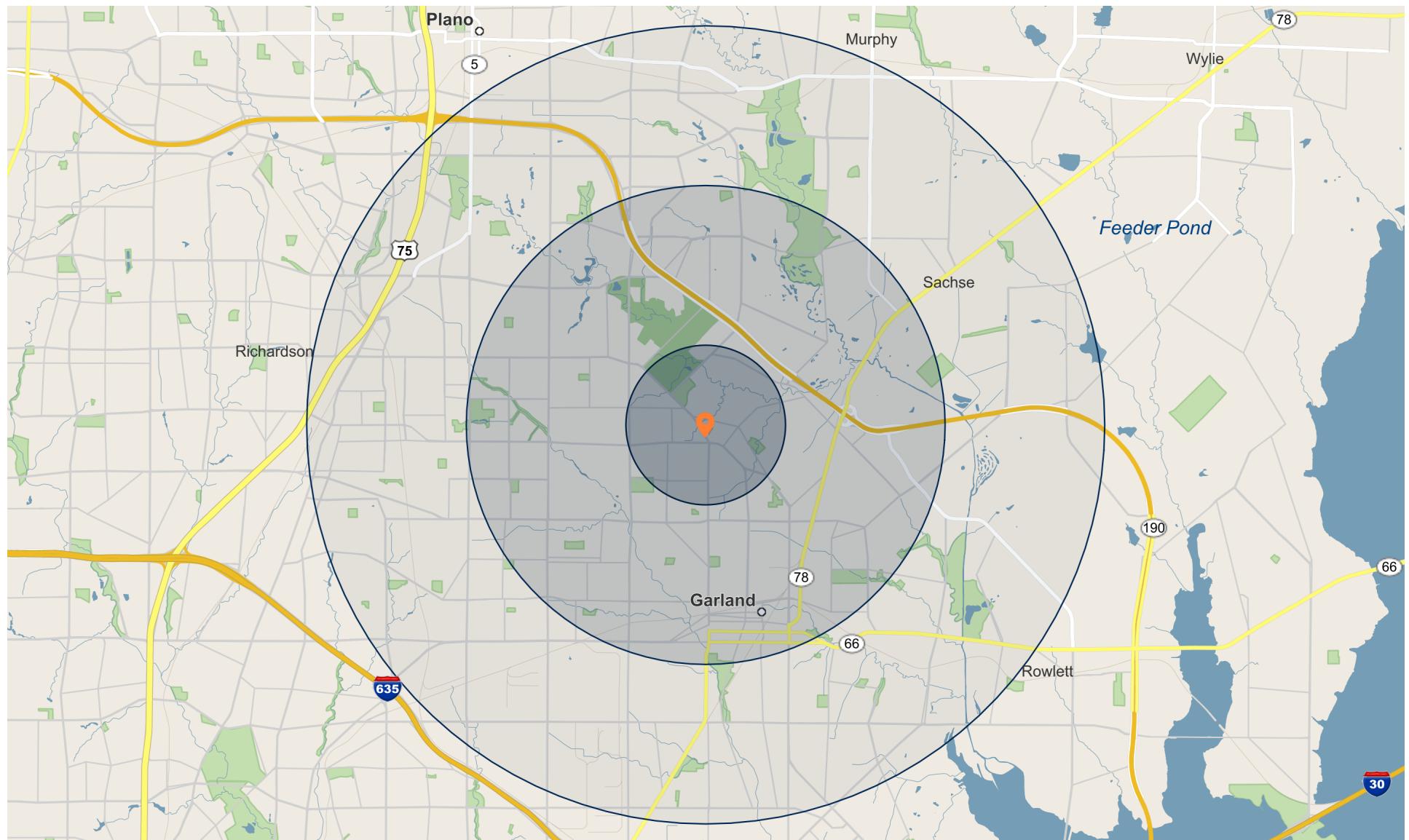
DEMOGRAPHICS // Mayberry Gardens



Major Employers

	Employees
1 Boeing Company-Boeing	4,518
2 Rp Newco Xx LLC	4,400
3 Verizon Bus Netwrk Svcs LLC-Verizon Business	3,000
4 Progress Learning LLC	2,684
5 Mavenir Private Holdings II Ltd	2,411
6 Omnion Power Holdings Inc-GE Zenith Controls	2,130
7 Omnion Power Inc	1,554
8 Caes Systems LLC	1,361
9 Baker Triangle Prefab Ltd	1,204
10 Hyatt Regency Hotel N Dallas-Hyatt Hotel	1,139
11 Fujitsu Ntwrk Cmmnications Inc	1,000
12 Appdynamics LLC	960
13 Rockwell Collins Inc-Collins Aerospace	944
14 Epiroc Drilling Solutions LLC	800
15 Realpage Inc-Realpage	800
16 Tajay Restaurants Inc-Long John Silvers	800
17 Ait Holdings LP	720
18 Samsung Electronics Amer Inc	718
19 Cve Technology Group Inc	700
20 Tapetech Tool Company-Ames Taping Tools	633
21 Gca K12 Education Services Inc	625
22 Methodist Rchrdsn Med Ctr Inc-Methodist Richardson Med Ctr	624
23 Zyxev Corporation	600
24 Samsung Telecom Amer LLC	600
25 Inogen Inc	519

Mayberry Gardens // DEMOGRAPHICS





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
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Buyer/Tenant/Seller/Landlord Initials

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