EMPOWERHOME
TEAM
kw DALLAS PRESTON ROAD
KELLERWILLIAMS. REALTY

PEDEN PORTFOLIO

7971 PEDEN ROAD, AZLE, TX 76020

Turnkey | 100% Occupied | 8.75% Cap Rate

Presented By

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Each Keller Williams Road is independently owned and operated

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EMPOWERHOME TEAM

EXECUTIVE SUMMARY

OFFERING SUMMARY

Sales Price	$400,000
Number of Units	2
Occupancy	100%
Gross Rental Income (T-12)	$38,551
Operating Expenses (T-12)	$3,000
NOI	$34,993
Cap Rate	8.75%
Year Built	1978/2022
Building Sizes	1,242 / 1917 SF
Rentable SF	3159
Price / SF	$134.54
Price / Door	$200,000

PROPERTY OVERVIEW

Turnkey income-producing property offering immediate cash flow and an impressive 8.75% cap rate. Situated on 1.3+ acres, this unique investment features two separately leased residences, making it an excellent addition to an investment portfolio or an ideal opportunity for an owner-occupant seeking supplemental rental income. The front residence has been extensively remodeled with quartz countertops, luxury vinyl plank flooring, updated cabinetry, and contemporary finishes throughout and is currently leased for $1,999 per month.

The second residence is a 2022-built manufactured home offering 3 bedrooms, 2 bathrooms, and 1,216 square feet. It features its own address, private entrance, and separate utilities, and has been permanently affixed and perfected to the real property deed, providing greater financing flexibility and long-term value. It is currently leased for $1,600 per month.

Together, the property generates $43,188 in gross annual income with annual operating expenses of only $8,195, resulting in a net operating income of $34,993. With both homes occupied by tenants, this stabilized asset delivers strong, immediate cash flow with excellent long-term investment potential.

PROPERTY HIGHLIGHTS

- 100% Occupied Since Acquisition
- Two Leases Secured Through May 2027
- 8.75% In-Place Capitalization Rate
- Recent remodel and 2022 MH with Minimal Near-Term Capital Expenditure Requirements

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INVESTOR DASHBOARD

STABILIZED ASSET

100%

Occupancy Since Acquisition

LEASE SECURITY

100%

Units Secured Through May 2027

MULTI-PARCEL

2

Multiple Exit Straetgies Increased Flexibility

MINIMAL CAPEX

2022

Remodel/MH Purchase

INCOME

$34,993

Current NOI

CAP RATE

8.75%

In-Place Return

PROPERTY DESCRIPTION

Utilities/Services	Separately Metered	Paid By
Electric	Yes	Tenant
Water/Sewer/Trash	Yes	Tenant
Cable/Internet	Yes	Tenant

Construction	
Framing	Wood
Exterior	Hardie/Brick
Foundation	Slab/Pier
Roof	Composition
Windows	Double Pane Vinyl

UNIT FEATURES

- Three-Bedroom Floor Plans
- Separate Drives for Units
- Fenced Backyards
- Open-Concept Living Areas
- Quartz Countertops in Primary Home
- Stainless Steel Appliances
- Luxury Vinyl Plank Flooring

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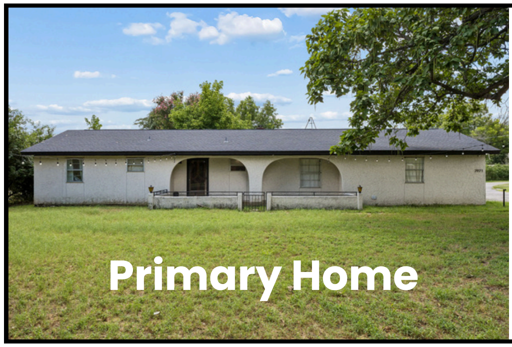
LEASE SUMMARY AND RENT ROLL



Property Profile
- 1,917 SF
- 3 Bed / 2 Bath
- Built 2024 / Remodeled 2022

Lease Information
- Current Rent: $1,999
- Lease Expiration: May 2027
- Status: Renewed

Property Profile
- 1242 SF
- 3 Bed / 2 Bath
- Built 2022

Lease Information
- Current Rent: $1,600
- Lease Expiration: May 2027
- Status: Renewed

Plat Features
- 2.3 acres
- Separate Entrances
- Separate Utilities
- Separate Septic
- Co-Op Water
- Outside City Limits
- Fenced

Portfolio Lease Metrics

Metric	Value
Occupancy	100%
Portfolio Rent	$5,599 / Month
Annual Gross Income	$43,188
Units Renewed Through 2027	2 of 2

INVESTMENT HIGHLIGHTS

✓ Immediate cash flow
✓ Both leases renewed through 2027
✓ Two separately metered residences
✓ Minimal deferred maintenance
✓ Low operating expenses
✓ Opportunity to increase rents
✓ Rural acreage product with strong tenant demand

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INCOME AND EXPENSE (T-12)

	Primary Home	Secondary Home	Portfolio Total
INCOME			
Gross Rental Income (Annual)	**$23,988**	**$19,200**	**$43,188**
Monthly Rent	$1,999	$1,600	---
OPERATING EXPENSES (Annual)			
Property Taxes	$462	$4,193	$4,655
Insurance	$1,380	$1,200	$2,580
Expenses	$1,800	$1,200	$3,000
Utilities	Tenant Paid	Tenant Paid	Tenant Paid
TOTAL OPEX	**$3,642**	**$6,593**	**$10,235**
NOI	**$20,346**	**$12,607**	**$32,953**

Notes

- Property taxes reflect current assessed values. Buyers should independently verify future tax obligations.
- Utilities are paid directly by tenants and excluded from operating expenses
- NOI is presented before debt service (mortgage payments not included)
- Cap rate is calculated using trailing twelve-month operating income before debt service and excludes capital reserves.
- Maintenance & repairs reserve not included.
- Expenses reflect lawn care, pest control, cleaning, make-ready, lock replacement, plumbing repairs, appliance repair/service, tree removal, general maintenance and labor.

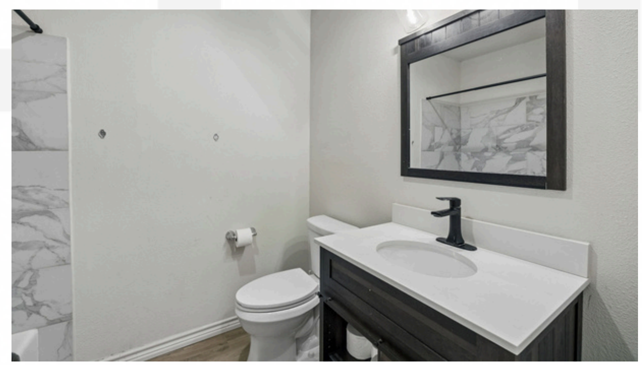
PRIMARY HOME











SECONDARY HOME









FLOOR PLANS

Primary Home

Secondary Home

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