



OFFERING MEMORANDUM

1612 S Tyler St
Amarillo, TX 79102

The **GO** Getters
multifamily real estate team

KW
COMMERCIAL

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Offering procedures

- Letter of intent
- Resume and/or business letter indicating assets owned
- Transaction references
- Banking references
- Source of equity for acquisition

Property tours

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please do not contact the on-site management or staff without prior approval. All property showings are by appointment only. Please contact us for more details.

Sales conditions

Interested prospective investors should be aware that the owner of the property is selling the property in as-is, where-is condition with all faults, if any, and without representations or warranties of any kind of nature, expressed or implied, written or oral.

Communications

All communications, inquiries and requests, including property tours, should be addressed to the listing agent.



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A photograph of a brick apartment building with a metal staircase and a car parked in front.

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UNIT MIX

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Property Name	Tyler St Apartments
Address	1612 S Tyler St Amarillo, TX 79102
Market	Amarillo
No. Of Units	10
Year Built	1950
# of Buildings	1 Building + 4 Garages
# of Stories	2

TAX INFORMATION	Potter-Randall CAD
Parcel ID	R 213980
Current Assessed Value (2025)	\$343,899
Improvement Allocation	90%
Tax Rate	2.01%
Land Area	0.29 Acres

UTILITIES

Electricity	Owner
Water and Sewer	Owner
Gas	Owner
Trash	Owner

CONSTRUCTION

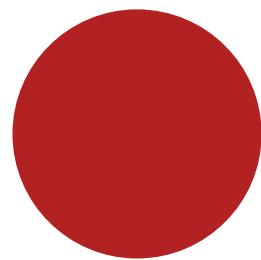
Foundation	Concrete Slab
Framing	Wood
Exterior	Brick
Roof	Pitched Composition
HVAC	Individual HVAC
Electricity	Individually Metered
Hot Water	Individual gas
Fire Protection	Smoke Detectors

EXECUTIVE SUMMARY

1612 S Tyler is a 10 unit property located in downtown Amarillo. The property is comprised of 3 different floor plans available for rent- Efficiencies, 1 bedroom, and 2 bedroom units. Additionally, there are 4 garage spaces available for rent from the tenants. Other amenities include a laundry room on site.

Downtown Amarillo, located in the heart of the Texas Panhandle, is a vibrant and evolving urban center that beautifully blends the city's rich history with modern amenities. Steeped in the iconic culture of the American West, this area serves as a dynamic hub for commerce, entertainment, and cultural experiences. You are located within 1.5 miles from WTAMU's downtown campus, Hodgetown stadium, and a myriad of major employers in Amarillo.





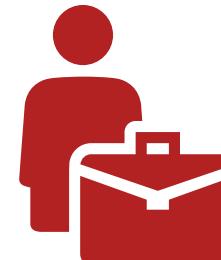
203,387

Population



36.6

Median Age



2.6%

2024
Unemployment
Rate



0.14%

2023-2028
Population: Annual
Growth Rate

Housing Costs

HOUSING STATS



\$209,167

Median Home Value



\$64,992

Median Household
Income



2.49

Household Size



38.4%

% Rentals



10.0%

Vacant Housing Units



31,027

Rental Unit Demand

Average Mortgage
\$1,381

Average Rent
\$1,160

\$0 \$200 \$400 \$600 \$800 \$1,000 \$1,200 \$1,400 \$1,600 \$1,800

Tyler St Apartments

1612 S Tyler St Amarillo, TX 79102

Property Overview	
Units	10
Occupancy	90%
Utilities	All Bills Paid

Unit Type	No. of Units	Asking Rent	Proforma Rent
Efficiency	1	\$600	\$650
1 Bed / 1 Bath	7	\$837	\$850
2 Bed / 1 Bath	2	\$1,050	\$1,100
Totals / Avg.	10	\$856	\$880

GPR	\$102,708	\$105,600
GPR / Month	\$8,559	\$8,800







2024 Year End -1612 S Tyler St Amarillo, TX 79102		
Average Income	Monthly	Annual
Gross Potential Rents	\$8,950	\$107,400
Total Income	\$8,950	\$107,400
Average Expenses		
Water/Sewer	\$400	\$4,800
Electric	\$700	\$8,400
Property Taxes	\$600	\$7,200
Insurance	\$932	\$11,184
Maintenance	\$200	\$2,400
Total Expenses	\$2,832	\$33,984
Net Operating Income	\$6,118	\$73,416

Tax District- Potter-Randall CAD

Link to Property Info: <https://www.prad.org/property-detail/213980/2025>



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.

Keller Williams Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	494693 License No.	pamtitzell@kw.com Email	(806)773-0088 Phone
Keller Williams Realty Designated Broker of Firm	0465722 License No.	PamTitzell@kw.com Email	(806)773-0088 Phone
Pam Titzell Licensed Supervisor of Sales Agent/ Associate	0465722 License No.	pamtitzell@kw.com Email	(806)773-0088 Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501
Residential Buyer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 Keller Williams Lubbock in compliance with all applicable fair housing and equal opportunity laws.



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