

BULLARD MULTI-FAMILY

PROPERTY ADDRESS:

Triplex- 20335 A, B, C, FM 2493
Bullard, TX 75757- Built 2021

Duplex- 20337 & 20339 FM 2493
Bullard, TX 75757- Built 2001
Unit 20337- Renovated 05/2025

| | | CURRENT RENT | PROBABILITY |
|--|--|-------------------|-------------------|
| TRIPLEX 2 bed/2bath- 1,036sqft | 100% capacity | | |
| | 20335A- 02/15/25-02/28/26 | \$1,350.00 | \$1,495.00 |
| | 20335B- 03/01/25-02/28/26 | \$1,275.00 | \$1,495.00 |
| | 20335C- 06/01/25-06/01/26 | \$1,375.00 | \$1,495.00 |
| DUPLEX 3 bed/2bath- 1250sqft | 20339- 07/01/22-06/30/26 | \$1,350.00 | \$1,595.00 |
| | 20337- 06/01/25-06/01/27 | \$1,500.00 | \$1,595.00 |
| STORAGE BUILDING | Seller to rent storage building out for 2 years | \$500.00 | |
| | | \$7,350.00 | \$8,175.00 |

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| EXPENSES | |
|-------------------------|-------------------|
| Mortgage, Insur., Taxes | \$3,000.00 |
| Water (3 meters) | \$100.00 |
| Property Maintenance | \$100.00 |
| Net Income | \$4,150.00 |
| | Monthly |

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Updates & Features

- Duplex Unit 20337 completely remodeled May 2025.
- All units have wooden privacy fence.
- Brand new septic system on property.
- Triplex has backyard sprinklers and granite.
- Main road is being converted to 4 lanes.
- All units have appliances including washer/dryer.
- Parking slab for Triplex tenants.
- Covered carport for duplex tenants.
- 10 mins to Loop 323, 6 mins to Fresh, 3 mins to Brookshires Bullard and downtown, 3 miles to Bullard ISD.

Lacy Turner, Realtor

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