

VILLA CAPRI

2213 CAPRI DRIVE, FORT WORTH, TEXAS 76114



42-UNIT WORKFORCE MULTIFAMILY | NORTHSIDE / RIVER OAKS | JACKSBORO HWY (SH 199) FRONTAGE

42

UNITS

1959

YEAR BUILT

88.1%

OCCUPANCY

21,900

RENTABLE SF

1.17 AC

LOT SIZE

\$1,060

AVG IN-PLACE RENT

INVESTMENT HIGHLIGHTS

- Location.** Direct frontage on Jacksboro Highway (SH 199), 2.5 miles to the Stockyards and 4 miles to Downtown Fort Worth.
- Long-held asset, untouched upside.** Only two owners in the past 40 years. Most of the 42 units remain in original finish.
- Major capital already spent.** Full roof replacement (2018), gas line replacement (2024), individual water heaters and HVAC throughout.
- Utility billback opportunity.** Units are individually metered for electricity but operated all bills paid. Owner-paid utilities ran \$60K+ over the trailing twelve months, the largest single value-creation lever in the deal.
- Thin competitive set.** Only 8 comparable market-rate properties within a two-mile radius.

OFFERING PRICE

\$2,995,000

\$71,310
PER UNIT
7.13%
CAP RATE ON CURRENT NOI

UNIT MIX

Floor Plan	SF	Units	Avg Rent	Rent/SF
Studio / 1 Bath	400	8	\$919	\$2.30
1 Bed / 1 Bath	500	17	\$1,066	\$2.13
2 Bed / 1 Bath	600	17	\$1,124	\$1.87
Total / Avg	521	42	\$1,060	\$2.04



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