



Multifamily Property For Sale

401 Betchan Dr, Lake Dallas, TX 75065

Austin Luce
(903)574-0653
austin@mlp-tx.com



Confidentiality and Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 401 Betchan Dr, Lake Dallas, TX 75065. It has been prepared by MLP. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or MLP. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and MLP expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller and MLP or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

SUBJECT PROPERTY



Property Information

Building Information

Occupancy %	100%
Year Bulit	1960
Lot Size	0.9962 Acres
Total Building SF	7,676 SF
County	Denton
Ownership Type	Fee Simple

Highlights

- 8 of 8 Units Occupied
- \$7,465 Gross Monthly Rent
- +/- 1 Acres
- Room on land to expand and develop



EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price	\$1,100,000
Rent Price	\$143.40/PSF
Lot Size	+/- 1 Acres
1 Building	7,676 SF Total

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,322	34,643	116,350
Total Households	2,829	13,226	42,312
Average Household Income	\$113,540	\$147,775	\$155,878

PROPERTY OVERVIEW

Fully leased 8-unit multi-family property on +/- 1 acre in Lake Dallas. All 8 units are occupied, generating immediate income, with additional land offering room for future development or expansion.



Lake
Dallas
Park



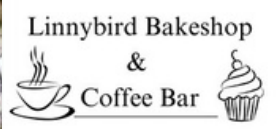
Shady Shore
Apartments



SITE



401 Betchan Dr



Arrowhead Park

PHOTOS



PHOTOS



Rent Roll

Unit	Lease	Rent	Lease End
1-A	Donald Radwan	\$1,025	6/30/2026
1-B	David Cooper	\$900	8/31/2025
2-A	Jeff Hedcock	\$885	8/31/2025
2-B	Robert Bates	\$895	7/31/2026
3-A	Savannah Collins	\$925	6/30/2026
3-B	Benjamin Harris	\$950	7/31/2026
4-A	Viona Williams	\$850	4/30/2026
4-B	Luz De La Rosa	\$835	6/30/2026
	Total	\$7,265	

Financial Summary

Investment Overview

Price	\$1,100,000
Price PSF	\$143.40
Cash-on-Cash Return (1 Year)	5.46%
Total Return (1 Year)	\$60,073.09

Operating Data

Gross Income	\$89,580.00
Operating Expense	\$29,506.91
Net Operating Income	\$60,073.09

Financing Data

Down Payment	\$1,100,000
Loan Type	All cash



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Robert W. Means

0558417

robert@mlp-tx.com

(903) 630-9180

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Austin W. Luce

674590

austin@mlp-tx.com

(903) 574-0653

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 1-0