



# MAPLE LEAF TOWNHOMES

**For Sale** | 101 Springtree Denton, TX 76209



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**FOR SALE** | 101 SPRINGTREE DENTON, TX 76209

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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 Investor Deals in compliance with all applicable fair housing and equal opportunity laws.

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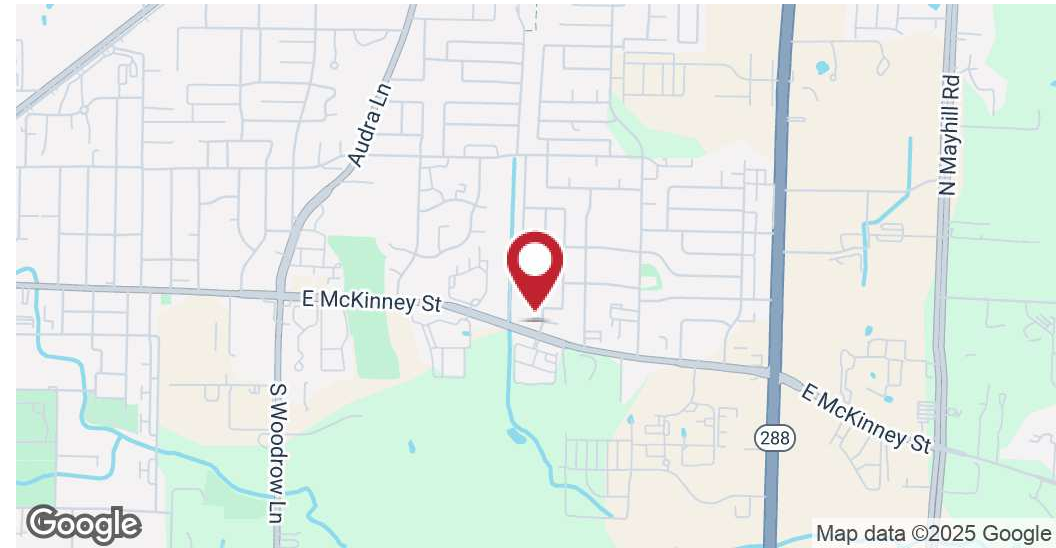


# PROPERTY INFORMATION

## Section 1

# Executive Summary

**FOR SALE** | 101 SPRINGTREE DENTON, TX 76209



## OFFERING SUMMARY

Sale Price:	\$6,210,000
Building Size:	42,734 SF
Available SF:	
Lot Size:	2.53 Acres
Number of Units:	23
Price / SF:	\$145.32
Cap Rate:	6.42%
NOI:	\$347,066
Year Built:	2018
Zoning:	MF-
Market:	Denton

## PROPERTY OVERVIEW

23 Beautiful Townhouses  
Small back yards with fence in 15 units All have patios  
Close location to schools, shopping and employment  
Sprinkler System  
1 Car Garage for each unit

## PROPERTY HIGHLIGHTS

- Spacious Kitchen open to living and dining area
- Upgraded SS Appliances and sink
- 42" Oak Cabinets and Faux Granite Counter Tops
- 9' Ceiling
- HVAC - Ceiling Fans



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# Property Description

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## PROPERTY DESCRIPTION

23 Beautiful Townhouses  
Small back yards with fence in 15 units All have patios  
Close location to schools, shopping and employment  
Sprinkler System  
1 Car Garage for each unit

## LOCATION DESCRIPTION

Corner of Springtree and McKinney Ave in Denton  
Cul-de Sac



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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Spacious Kitchen open to living and dining area
- Upgraded SS Appliances and sink
- 42" Oak Cabinets and Faux Granite Counter Tops
- 9' Ceiling
- HVAC - Ceiling Fans
- Full size washer/dryer connections
- Linen closets
- Energy Star Certified Features
- Half bath on first floor
- Large walk in closets

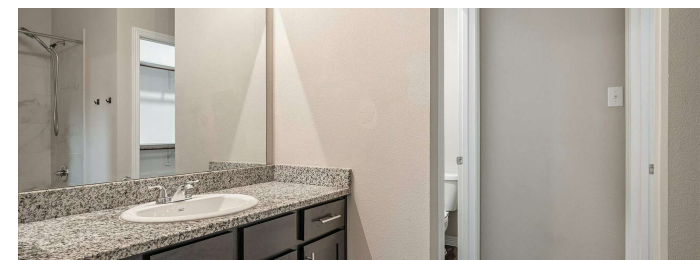
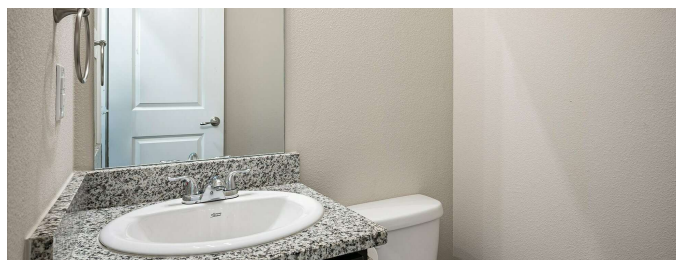
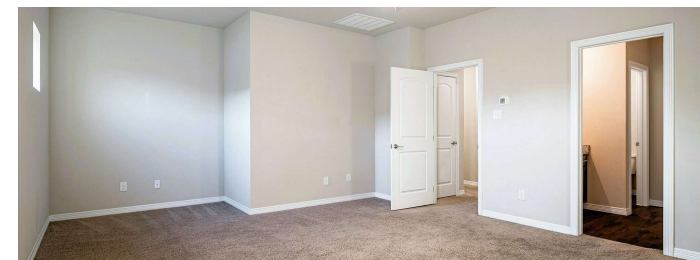
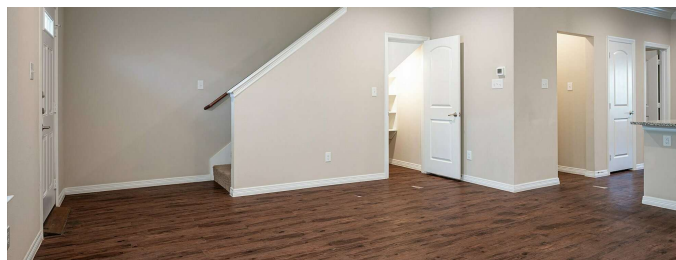
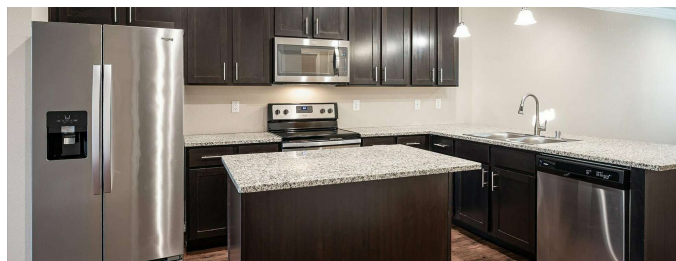
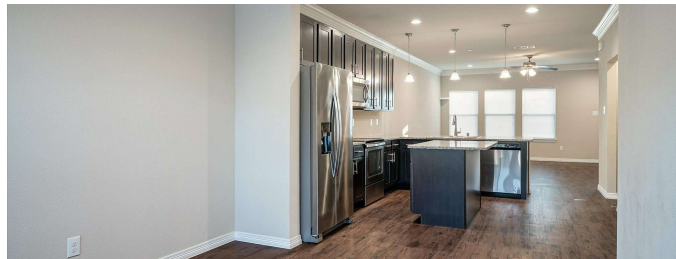
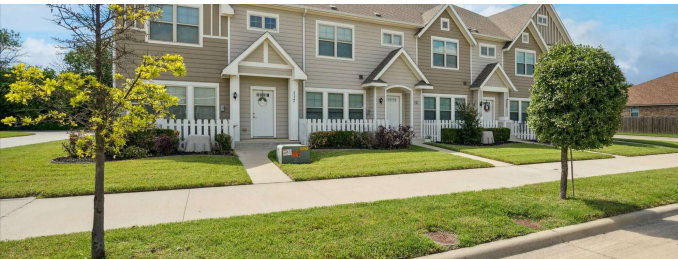


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# Additional Photos

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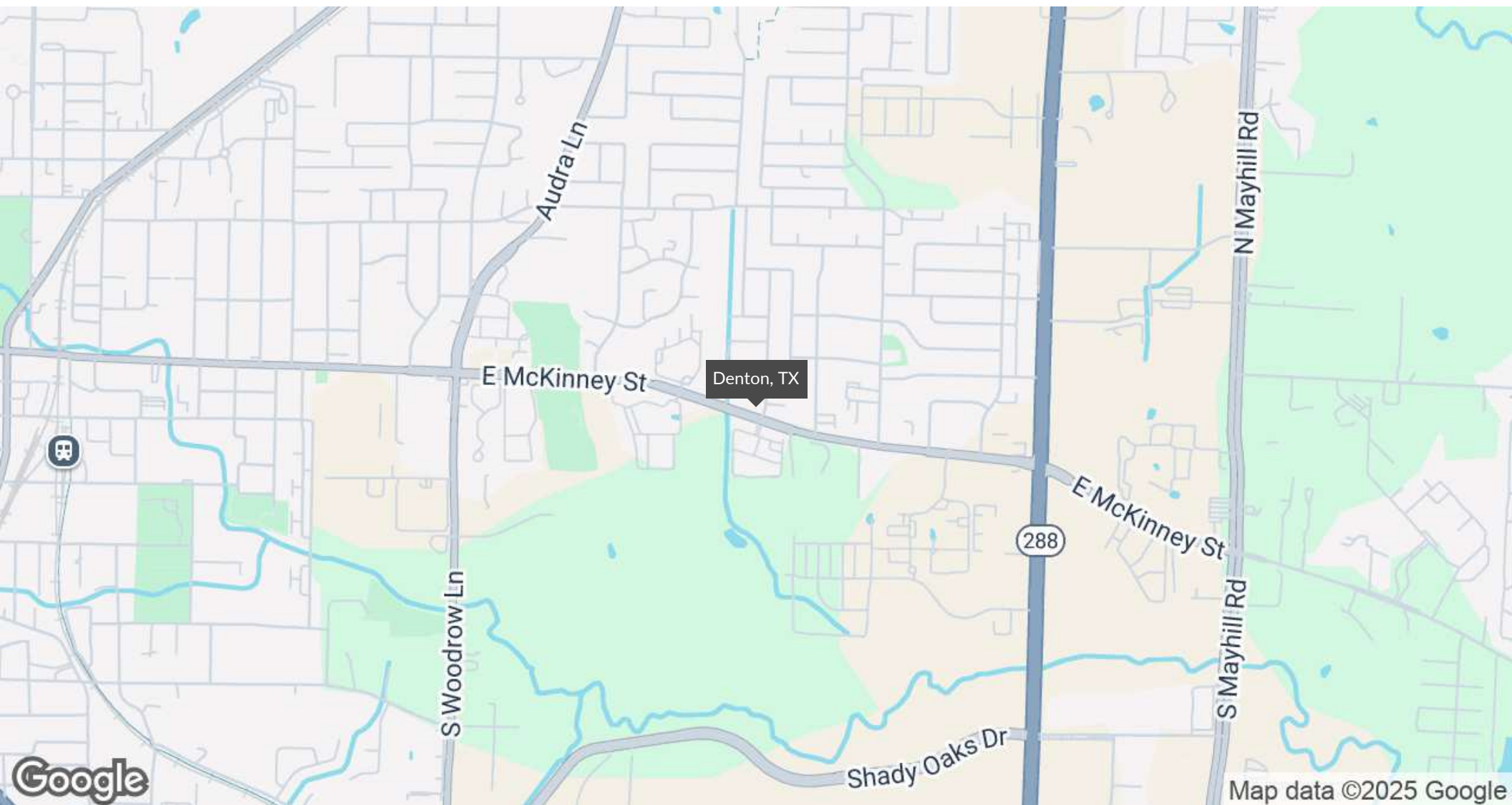
# LOCATION INFORMATION

## Section 2



# Regional Map

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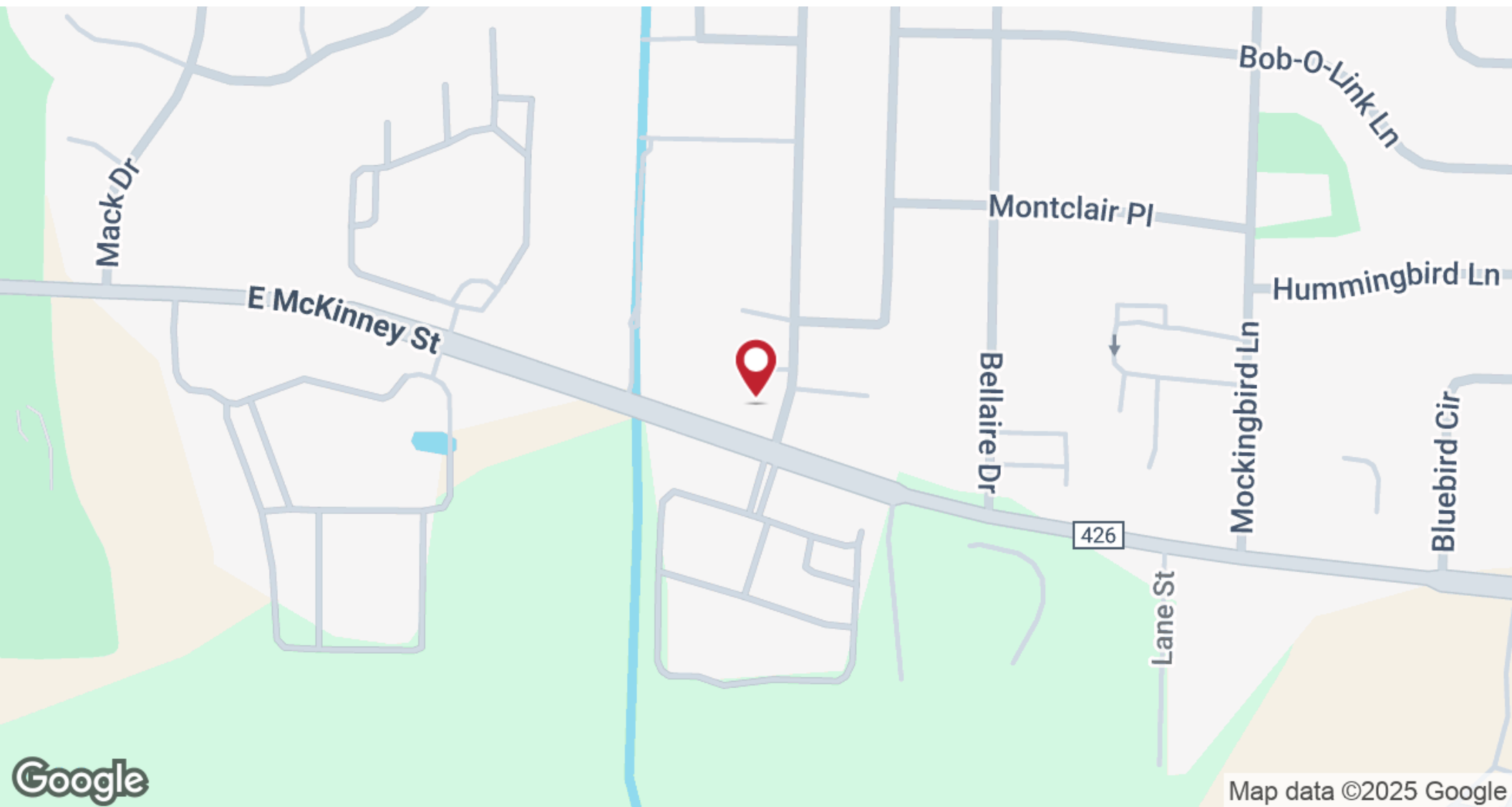
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# Location Map

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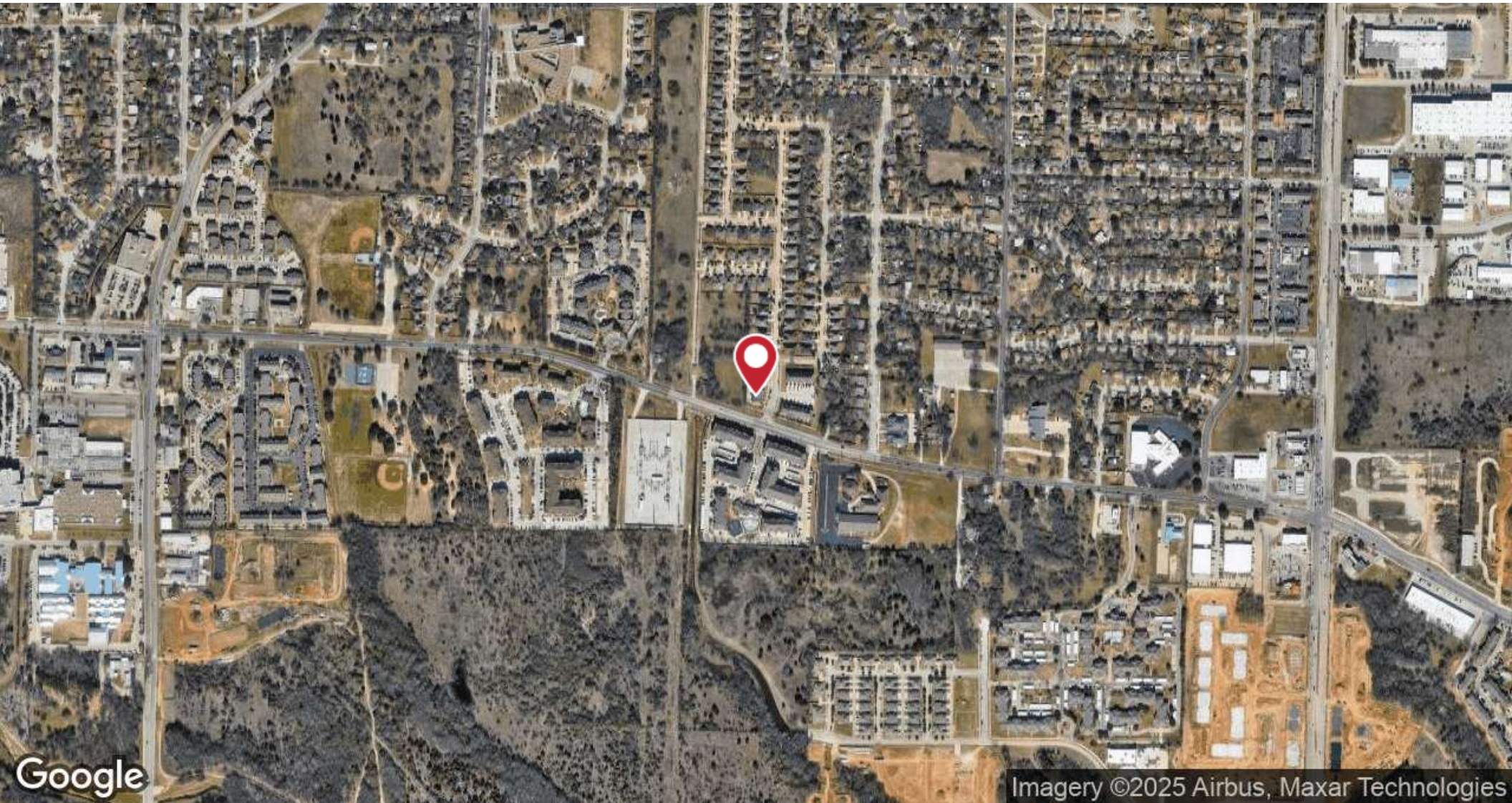
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# Aerial Map

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# FINANCIAL ANALYSIS

## Section 3



# Financial Summary

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## INVESTMENT OVERVIEW

Price	\$6,210,000
Price per Unit	\$270,000
GRM	11.5
CAP Rate	6.4%
Cash-on-Cash Return (yr 1)	5.59 %
Total Return (yr 1)	\$347,066
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	\$540,180
Other Income	-
Total Scheduled Income	\$540,180
Vacancy Cost	\$5,401
Gross Income	\$534,778
Operating Expenses	\$193,114
Net Operating Income	\$347,066
Pre-Tax Cash Flow	\$347,066

## FINANCING DATA

Down Payment	\$6,210,000
Loan Amount	-
Interest Rate	-%
Amortization Schedule	- Years
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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# Income & Expenses

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## INCOME SUMMARY

PER SF

Gross Income	\$534,778	\$12.51
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## EXPENSE SUMMARY

PER SF

Taxes	\$87,699	\$2.05
Insurance	\$16,560	\$0.39
Operating Expenses	\$88,855	\$2.08
Gross Expenses	\$193,114	\$4.52
Net Operating Income	\$347,066	\$8.12



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# Rent Roll

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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
101	3	3.5	1,858	\$1,900	\$1.02	\$2,000	\$1.08
105	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
109	3	3.5	1,858	\$2,000	\$1.08	\$2,000	\$1.08
113	3	3.5	1,858	\$1,900	\$1.02	\$2,000	\$1.08
117	3	3.5	1,858	\$2,000	\$1.08	\$2,000	\$1.08
121	3	3.5	1,858	\$2,000	\$1.08	\$2,000	\$1.08
125	3	3.5	1,858	\$1,900	\$1.02	\$2,000	\$1.08
129	3	3.5	1,858	\$1,900	\$1.02	\$2,000	\$1.08
2700	3	3.5	1,858	\$1,990	\$1.07	\$2,000	\$1.08
2701	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
2704	3	3.5	1,858	\$1,990	\$1.07	\$2,000	\$1.08
2708	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
2709	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
2712	3	3.5	1,858	\$1,990	\$1.07	\$2,000	\$1.08
2713	3	3.5	1,858	\$1,990	\$1.07	\$2,000	\$1.08
2716	3	3.5	1,858	\$1,990	\$1.07	\$2,000	\$1.08
2717	3	3.5	1,858	\$1,925	\$1.04	\$2,000	\$1.08
2720	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
2721	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08



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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
2724	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
2725	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
2728	3	3.5	1,858	\$1,950	\$1.05	\$2,000	\$1.08
2705	3	3.5	1,858	\$1,990	\$1.07	\$2,000	\$1.08
Totals/Averages			42,734	\$45,015	\$1.05	\$46,000	\$1.08



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# DEMOGRAPHICS

## Section 4



# Demographics Map & Report

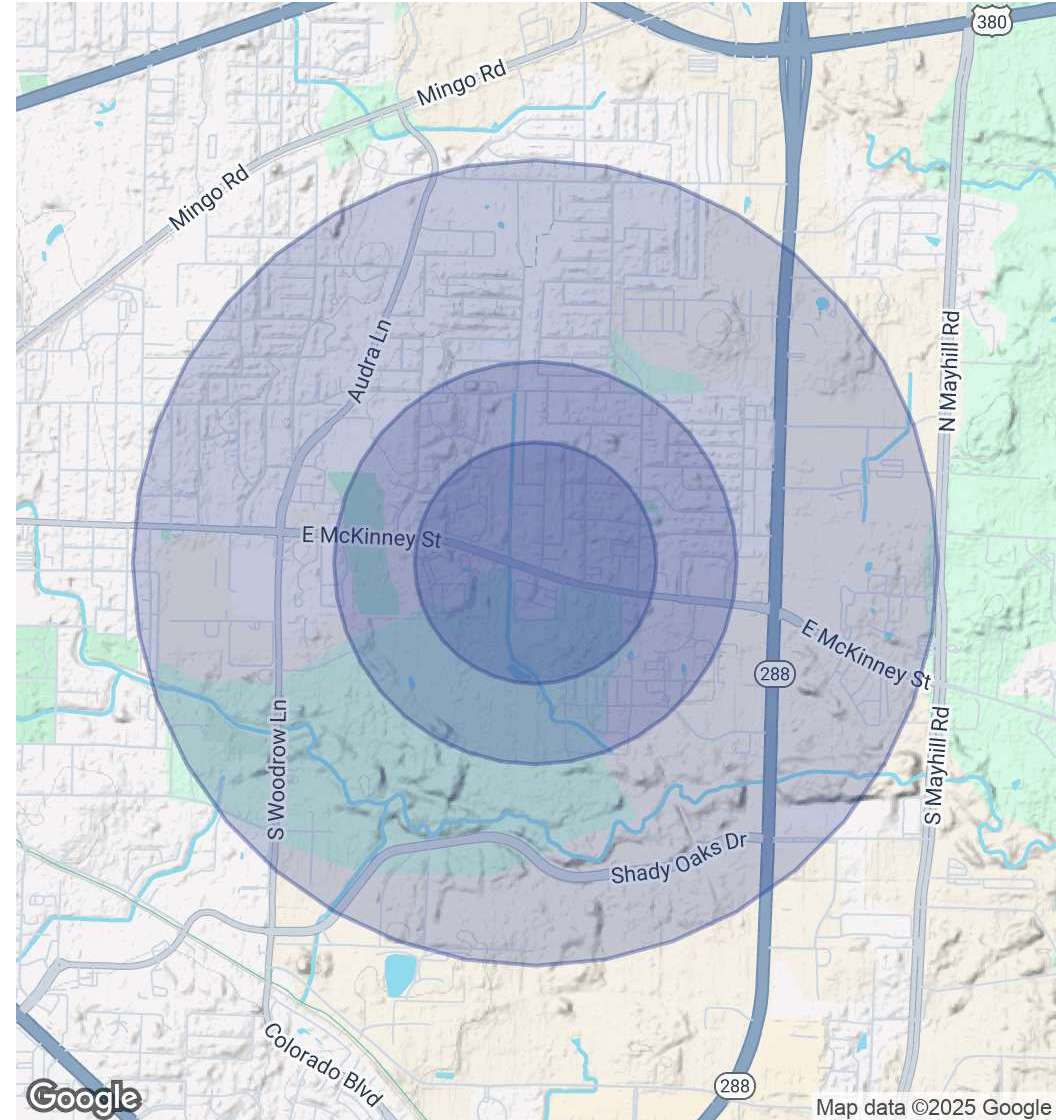
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	977	4,197	12,929
Average age	33	32	34
Average age (Male)	32	31	32
Average age (Female)	34	33	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	417	1,678	4,753
# of persons per HH	2.3	2.5	2.7
Average HH income	\$56,738	\$58,309	\$63,297
Average house value	\$579,160	\$413,309	\$327,091

\* Demographic data derived from 2020 ACS - US Census



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# ADVISOR BIOS

## Section 5



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**CATHY CROWE**

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**Direct:** 214.850.4527 | **Cell:** 214.850.4527

## PROFESSIONAL BACKGROUND

Cathy Crowe has been a licensed Realtor since 1980. She has help hundreds of families sell and find new homes.

Since 1990, Cathy has worked with investors with single family rehabs, rental properties and multi-family properties. She started buying houses in 1990 for both wholesale and rehabbing for retail. Through the years she has wholesaled over 1000 houses, rehabbed over 300 houses, sold over 100 notes, and held numerous rental properties at various times. As a realtor she has participated in the sale of over 150 multi-family properties, package deals of single houses (2-150) and multiple listings of properties of all sizes and price ranges.

In 2001, Cathy wholesaled 243 houses before our national tragedy. In 2002, she started DFWREIN (Dallas Fort Worth Real Estate Investor Network) that taught and over 8000 investors until July 2008 when she sold the company. During those years Cathy had monthly speaker meetings with a vendor fair, held daily classes (M-S), personally coached over 1000 investors, hosted an interactive website, and had a real estate investor center for the classes and networking.

Cathy Crowe is a master at networking. She built an organization with thousands of investor from 2002-2008. She makes an effort to meet new people all the time and is always trying to make connections. She will show you how to network your way to success in real estate investing!

Cathy has a team of agents working with her that will strive to exceed your expectations on buying or selling real estate. We are a dedicated team with years of experience that will work diligently on your needs.

If you are looking to buy a property for yourself to live in or to invest in, please give us a call! If you are looking to sell your property, give us a call for a no obligation analysis.

## EDUCATION

**Investor Deals**  
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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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:
  - 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.

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<b>Richard J Weeks</b>	<b>524427</b>	<b>broker@allstarhomegroup.com</b>	<b>(214)850-4527</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Cathy Crowe</b>	<b>0401312</b>	<b>cathy@allstarhomegroup.com</b>	<b>(214)850-4527</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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Cathy Crowe

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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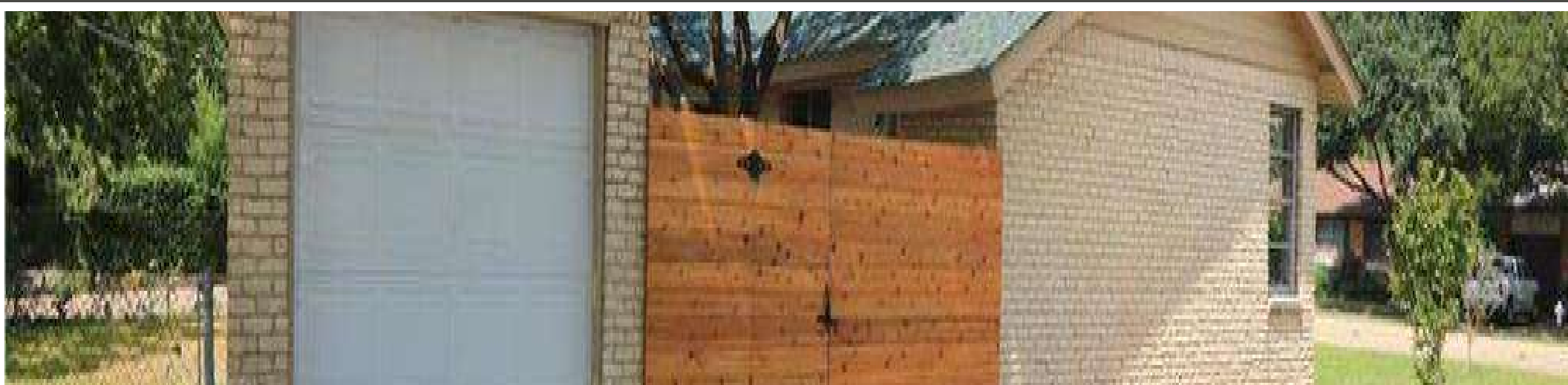
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