



RENDERING

3133 Cockrell Ave. Fort Worth, TX 76109
TCU Duplex Investment Opportunity



Jonathan Rothchild | 281-733-5004
j.e.rothchild@gmail.com

PROJECTED INVESTMENT SUMMARY

Sales Price: \$2,195,000

Number of Units - 2

Number of Bedrooms - 5 per Unit - 10 Total

Rentable SF - 2,362 Sq. Ft. per Unit - 4,724 Total

Projected 26/27 Gross Rents: \$168,000

(Leased from 6/1/2026 - 5/31/2028 for \$14,000/mo)

ESTIMATED OPERATING EXPENSES

Property Taxes - \$22,000

(Estimate of what the county appraised value will be post-construction at a \$825,000 valuation)

Insurance - \$7,000

Maintenance - \$3,000

Alarm Monitoring - \$800

Total Estimated Expenses: \$32,800

PRO FORMA PERFORMANCE

Projected NOI - \$135,200

Cap Rate - 6.16%

***All figures are projections and subject to final construction completion, lease execution, and market conditions.**



EDWARD & ISAAC
DESIGNS LLC.
5017 NASHLANE
FORT WORTH, 76244
OFFICE: (214)-395-4688

The Owner & User hereby agrees to hold the architect, engineer, contractor, and electrician harmless for any damage, loss, or injury to persons or property that may occur during the construction of the project. The architect, engineer, contractor, and electrician shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The architect, engineer, contractor, and electrician shall be permitted to alter these plans, specifications, and conditions without the prior written consent of the Owner & User.

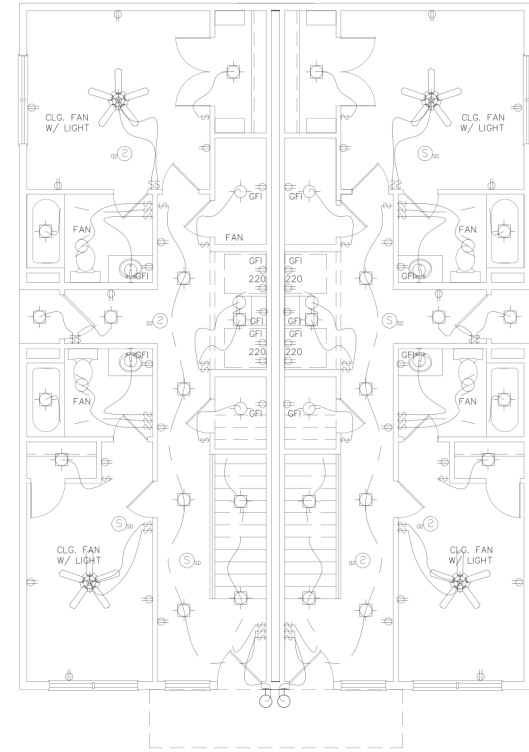
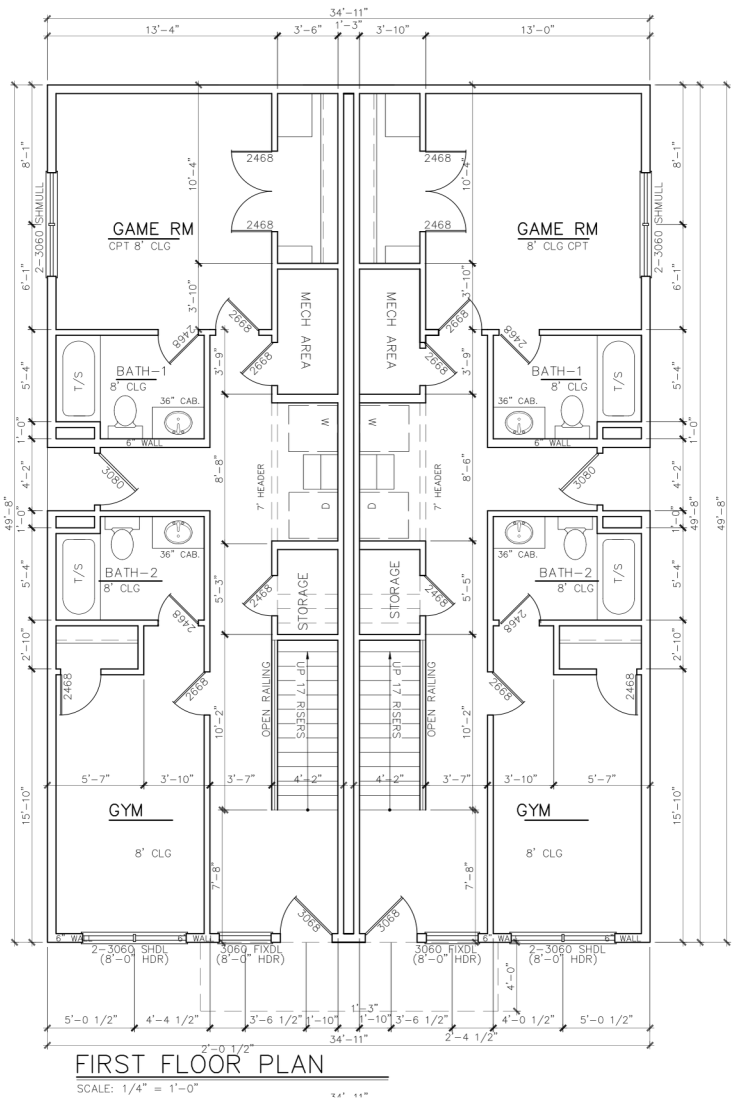
OWNER INFORMATION

ADDRESS:
LOUISBERRYCKRELL AVE
FORT WORTH, TX 76110

ADDRESS:

ISSUE DATE	08.19.2025
DRAFTSPERSON	MEM
PROJECT NO.	000
PLAN NUMBER	2431
SHEET NUMBER	A-1

SQ. FOOTAGES -- UNIT 1		SQ. FOOTAGES -- UNIT 2	
First Floor	806 SQ. FT.	First Floor	806 SQ. FT.
Second Floor	675 SQ. FT.	Second Floor	675 SQ. FT.
Third Floor	816 SQ. FT.	Third Floor	816 SQ. FT.
Total Living Area	2297 SQ. FT.	Total Living Area	2297 SQ. FT.
Balcony	65 SQ. FT.	Balcony	65 SQ. FT.
Total Under Roof	2362 SQ. FT.	Total Under Roof	2362 SQ. FT.



ELECTRICAL LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	CEILING FAN
	RECESS CAN LIGHT FIXTURE
	CLG MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	SWITCH
	CABLE OUTLET
	TELEPHONE OUTLET
	DOORBELL CHIMES
	SMOKE DETECTOR

PRE-WIRE FOR THE FOLLOWING:

CABLE VISION ONE OUTLET PER ROOM MINIMUM
SECURITY SYSTEM - COORDINATE W/OWNER
COORDINATE ELECTRICAL SYSTEM WITH MECHANICAL CONTRACTOR
ALL WIRING TO BE COPPER MIN. 12/2 W/GROUND
VERIFY LOCATION OF FLOOR OUTLETS IN FAMILY ROOM
PROVIDE 110V OUTLET FOR GARBAGE DISPOSAL UNDER KITCHEN SINK
PROVIDE 220V OUTLET FOR CLOTHES DRYER

ELECTRICAL NOTES:

MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE
ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO SET ALL ALARMS OFF IF ONE IS TRIPPED.
ALL EXTERIOR KITCHEN AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER
HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
INSTALL LIGHTS IN ATTIC SPACE W/SWITCH AT FOOT OF DISP. STAIRS
ELECTRICAL SERVICE TO BE A 42 CIRCUIT 200 AMP MAIN LOCATED IN THE MECHANICAL ROOM.
A SUB-PANEL MAY NEED TO BE ADDED FOR ENOUGH CIRCUITS.
ALL KITCHENS OUTLETS ARE TO BE GFI EXCEPT APPLIANCE OUTLETS NOT EASILY ACCESSIBLE
AFCI FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS
IF GAS FIRED APPLIANCES ARE USED IN, CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315)
ALL WIRING TO BE DONE AS PER ELECTRICAL PLAN PROVIDED. UP LIGHTING AT FRONT OF CASTA. CAT-6 WIRING LOCATIONS WILL BE NOTED. ALL RECESSED LIGHTING TO BE 4" LED.
ALL SWITCHES TO BE ROCKER STYLE.
CLOSET - CLOSET TO HAVE MOTION LIGHT SWITCH
CHRISTMAS LEAVE LIGHTING AS NOTED ON ELECTRICAL PLAN
LOW VOLTAGE
LANDSCAPE LIGHTING - WILL BE COMPLETED BY THE HOMEOWNER
ALARM SYSTEM - WILL BE COMPLETED POST-BUILD BY HOMEOWNER
ALL OUTLETS LOCATED ABOVE COUNTERTOP TO BE HORIZONTAL

The information contained, including but not limited to floorplans, maps and financials is deemed reliable but not guaranteed. The properties are offered subject to errors, omissions, change in property layout/design, price and/or terms or removal from market without notice.

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FIRST FLOOR PLAN | 4
3133 Cockrell Ave. Fort Worth, TX 76109



EDWARD & ISAACS
DESIGNS LLC.

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FORT WORTH, TX 76244
OFFICE: (214)-395-4688

The client shall be responsible for all utility fees for the project. Before construction, the purchaser, builder or contractor must verify all building codes, and incorporate all applicable or structural requirements. It is permitted to alter these plans, with written release of Edward & Isaacs LLC.

OWNER INFORMATION

3133 COCKRELL AVE
FORT WORTH, TX 76110
LOT:5 BLOCK:12

ADDRESS:

ISSUE DATE

08.19.2025

DRAFTSPERSON

MEM

PROJECT NO.

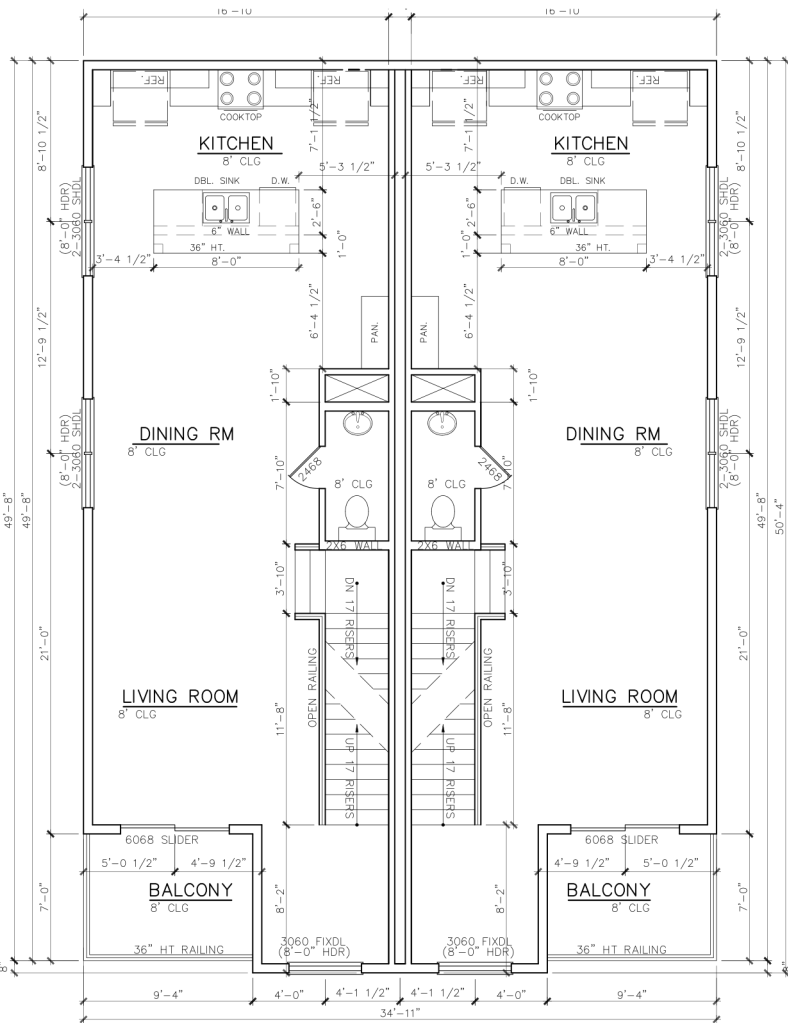
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PLAN NUMBER

2431

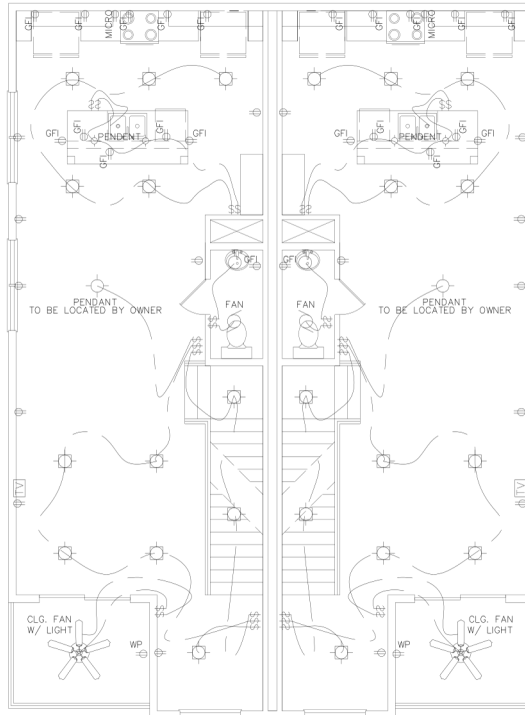
SHEET NUMBER

A-2



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

Table with 2 columns: Symbol and Description. Includes items like 110 VOLT OUTLET, 220 VOLT OUTLET, CEILING FAN, RECESS CAN LIGHT, etc.

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The Owner & these Designees assume no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all applicable codes, and verify that the structure meets all applicable design and construction requirements. Only a qualified design professional or structural engineer should be permitted to alter these plans, and with written notice of Edward & Isaacs Designs LLC.

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ADDRESS:
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LOT: 5 BLOCK: 12**

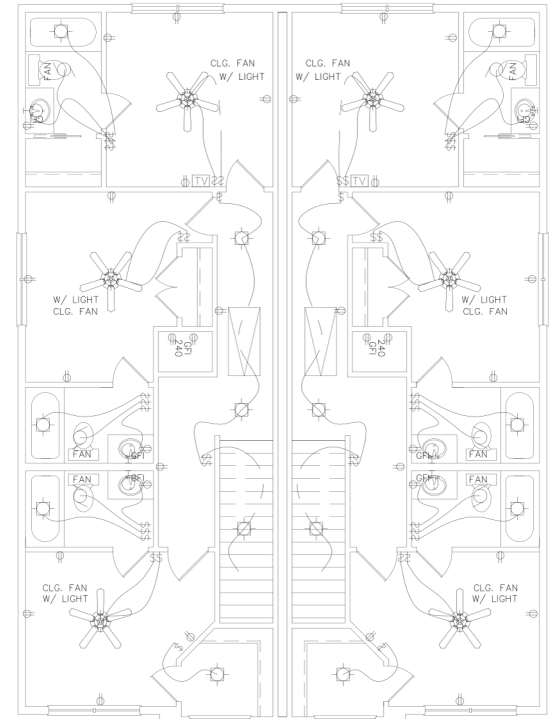
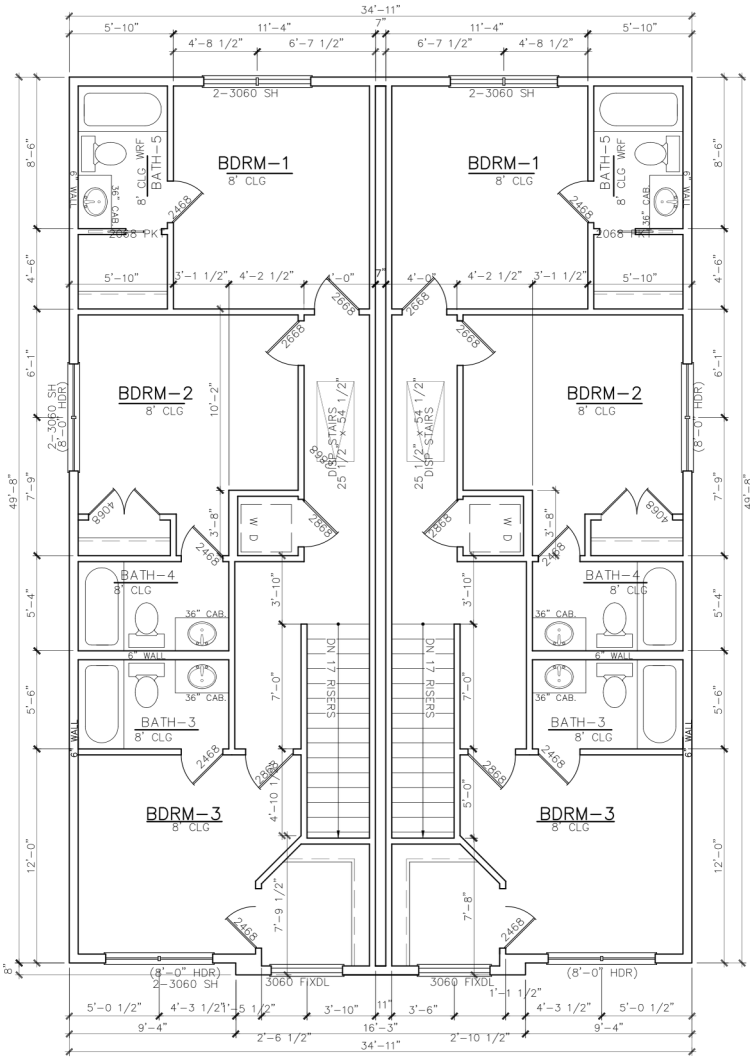
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SHEET NUMBER
A-3



THIRD FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	CEILING FAN
	RECESS CAN LIGHT
	CLG. MOUNTED LIGHT
	WALL MOUNTED LIGHT
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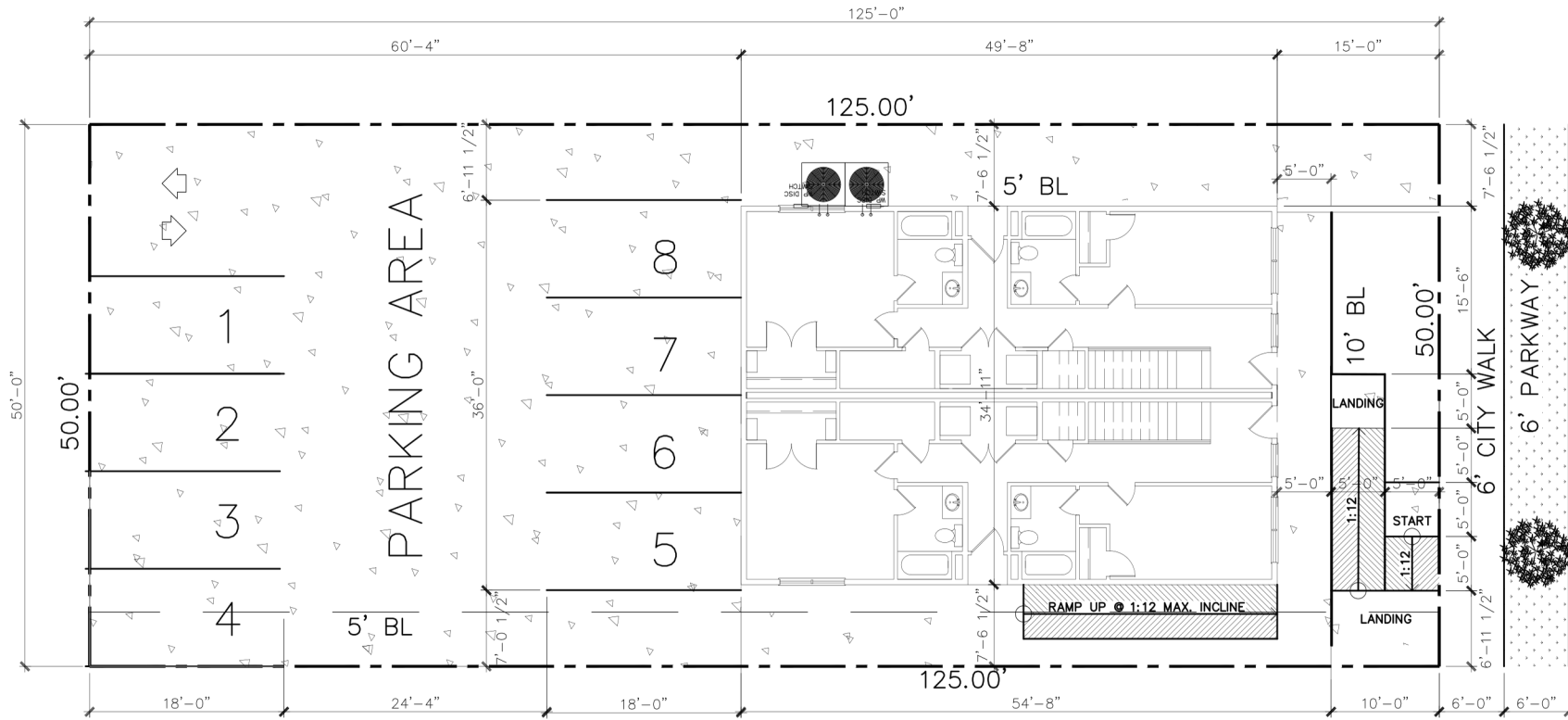
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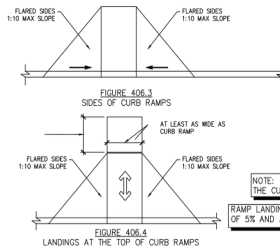
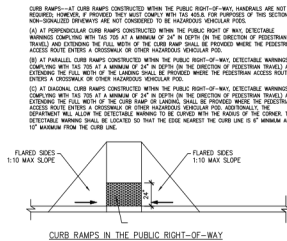
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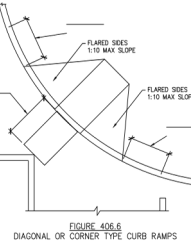


TREE AND PLANT LEGEND	QTY.
TEXAS RED OAK/QUERCUS BUCKLEY	2
SIDEWALK	
GRASS	
CONCRETE	



NOTE: 12% MAX SLOPE FOR THE CURB RAMP SLOPE

RAMP LANDINGS TO HAVE A MAXIMUM SLOPE OF 5% AND A MAXIMUM GROSS SLOPE OF 2%



COCKRELL AVE

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Texas Christian University

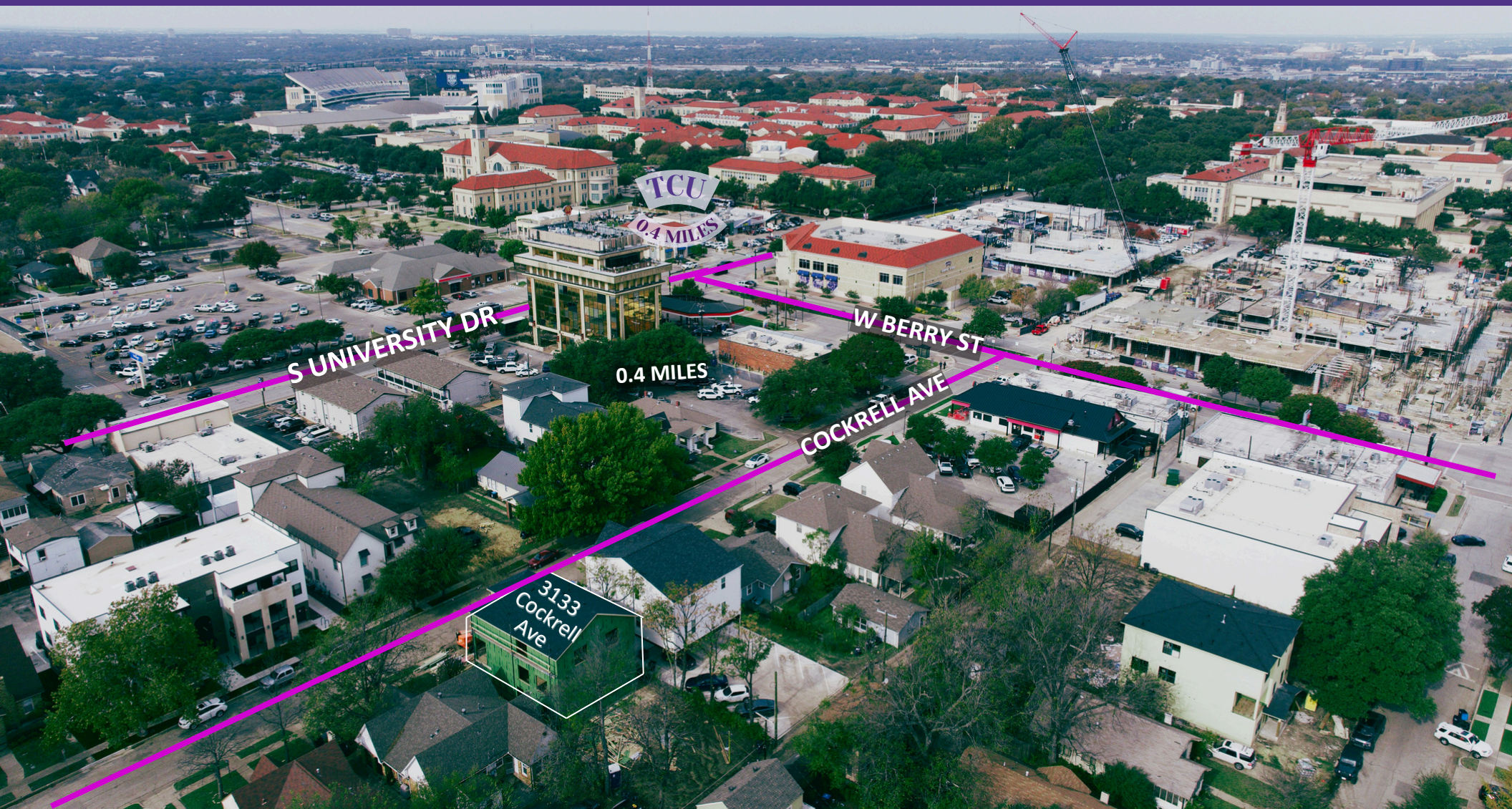
Primary Student Rental Corridor

Fort Worth/DFW Metro

Top 100 National University
Strong Out-of-State Enrollment
Big 12 Athletic Conference Member
12,000+ Undergraduate & Graduate Students

0.4 Miles to Campus
Walkable to Campus & Retail
Established High-Demand Student Neighborhood
Located in the Core Cockrell/Berry St Housing Pocket

#13 Largest U.S. City
Consistent Population & Job Growth
Major Corporate Relocation Market
Diverse & Expanding Economic Base



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LOCATION OVERVIEW | 8
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