Prime Investment Opportunity 7 Unit Townhomes in RAPIDLY Growing Waxahachie, Jexas JEFFERSON TOWNHOMES 1312 W. JEFFERSON ST. WAXAHACHIE, TX 75165

INVESTMENT OPPORTUNITY

Kim Wiens 972-816-2008 wiens@flash.net Kimberly Klor 817-948-6940



Property:

7 Units

- 2-1 Bedroom/1Baths
- 4- 2 Bedroom/2.5Baths
- 1- 3 Bedroom/2Baths

9,399 SF

- 0.382 Acres
- 100%/7 Units Occupied
 - Year Built 2017

- Slab Foundation
- Central H/A
- Shingle Roof
- Hip/Gable Style

1312 W Jefferson St. Waxahachie, TX

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Main St

1312 W Jefferson St

SITE

ADVANTAGE

Great Location for an active life style! Next to Getzendaner Park renowned for its tree shaded walking trails & just 1.2 miles from Historical Downtown Waxahachie known for its Richardsonian Romanesque Courthouse, restaurants, antique stores and quaint boutique shopping



Getzendaner Park

Tree shaded park with 4 miles of walking trails





Investment Overview:

Price:

Price per SF:

Monthly Return:

Total Return (NOI):

Lease Type:

\$1,743,984.00 \$185.55 \$9,228.58 \$110,743 1 Year Leases



Easy access to I-35, 1.4 Miles

35E

35E

Take the ramp on the left onto I-35E N 25 Miles to Dallas Turn left onto Brookside Rd

Brookside

Turn left onto Kelley Bend

Turn right onto S Interstate 35 E N



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Restored Waxahachie Auditorium

Getzendaner Park

Tree shaded park with 4 miles of walking trails

Turn left ontoW Main St.



Information available at www.trec.texas.gov	Information ava	- 1000 - 10 - 10 - 10 - 10 - 10 - 10 -	Regulated by the Texas Real Estate Commission
	I Initials Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Ten
Phone	Email	License No.	Sales Agent/Associate's Name
817-948-6940	kimberlyaklor@gmail.com	682576	Kimberly A Klor
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
Phone	Email	License No.	Designated Broker of Firm
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Phone	Email	License No.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name
972-816-2008	<u>wiens@flash.net</u>	9004158	Wiens Real Estate LLC
es not create an obligation fo r records.	INFORMATION: This notice is being provided for information purposes. It does not create an obligation for ces. Please acknowledge receipt of this notice below and retain a copy for your records.	N: This notice is being knowledge receipt of t	LICENSE HOLDER CONTACT INFORMATIO you to use the broker's services. Please ac
ARLY ESTABLISH: nent. ient will be calculated.	 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 	ETWEEN YOU AND A I ies to you, and your of provided to you, wher	 TO AVOID DISPUTES, ALL AGREEMENTS B The broker's duties and responsibilit Who will pay the broker for services
ient to represent the le owner first.	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.	subagent when aiding a t does not represent th	AS SUBAGENT: A license holder acts as a s buyer. A subagent can assist the buyer but
r and, in conspications point of Y: to each party (owner and arty to the transaction. arty to the transaction.	 agreement of each party to the transaction. The written agreement must state who will pay the protect and, in conspictous bold of 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. 	ure transaction. The writtent agreement must s broker's obligations as an intermediary. A brok the transaction impartially and fairly; with, provide opinions and advice to, and carry of with, provide opinions and advice to, and carry of cally authorized in writing to do so by the party, accept a price less than the written asking price; ant will pay a price greater than the price submit ormation or any other information that a party s uired to do so by law.	 agreement of each party to the transaction. The written agreemedia Must treat all parties to the transaction impartially and fairly; May, with the parties to the transaction impartially and fairly; May, with the parties' written consent, appoint a different lice buyer) to communicate with, provide opinions and advice to, Must not, unless specifically authorized in writing to do so by o that the buyer/tenant will pay a price less than the written as o that the buyer/tenant will pay a price greater than the prio any confidential information or any other information that disclose, unless required to do so by law.
t the buyer, usually through I must inform the buyer of an ed to the agent by the seller o	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.	ker becomes the buyk er's agent must perfor or transaction known b	AS AGENT FOR BUYER/TENANT: The bro written representation agreement. A buye material information about the property c seller's agent.
gh an agreement with the erform the broker's minimun known by the agent, includin	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.	ORD): The broker bec or property managem of any material inforr agent by the buyer or h	AS AGENT FOR OWNER (SELLER/LANDLO owner, usually in a written listing to sell o duties above and must inform the owner information disclosed to the agent or subs
	TRANSACTION:	RTY IN A REAL ESTATE	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
ents): ar;	OKER'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.	D BY LAW (A client is t all others, including th armation about the pro resent any offer to or c esaction honestly and fa	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the brok 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 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.
red by the broker.	S 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.	: erage activities, includ by a broker and works	A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.
iow requires an real estate neuros notaers to give the Johowing information about programmer buyers, tenants, sellers and landlords.	מי האבו מקב שבו אוכבש נה או השאברנו אב שמקבוש, ובוומווש, שבוובוש מוומ ומוומוטומש		 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke

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