

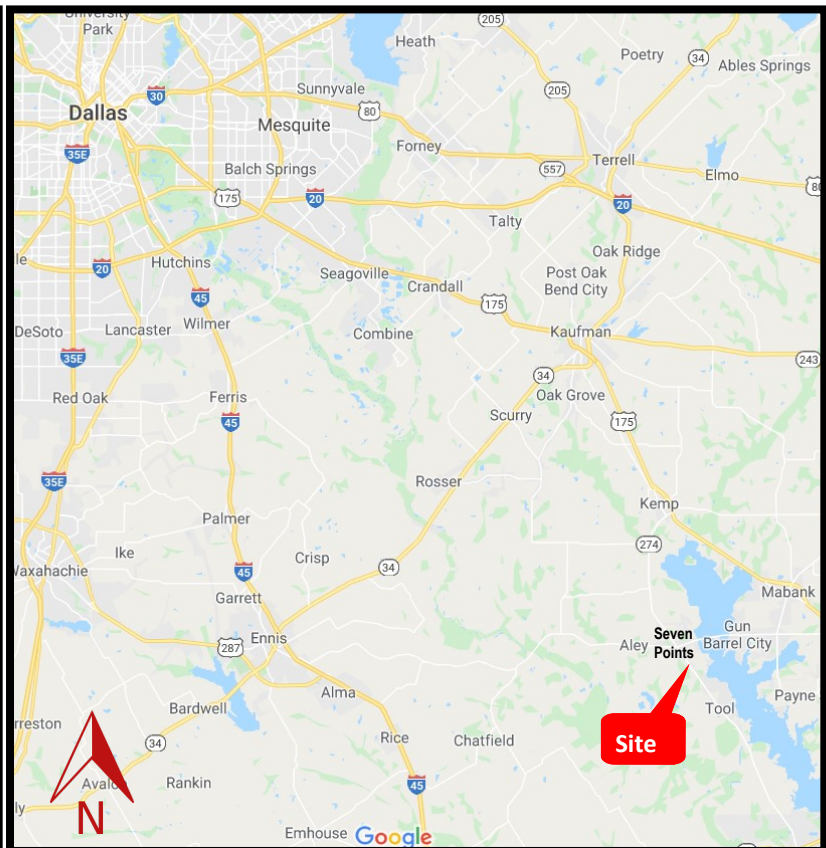
COMMERCIAL/MULTI-FAMILY SITE SE DALLAS AREA LAKE SUBURB



622 S. SEVEN POINTS BLVD., SEVEN POINTS

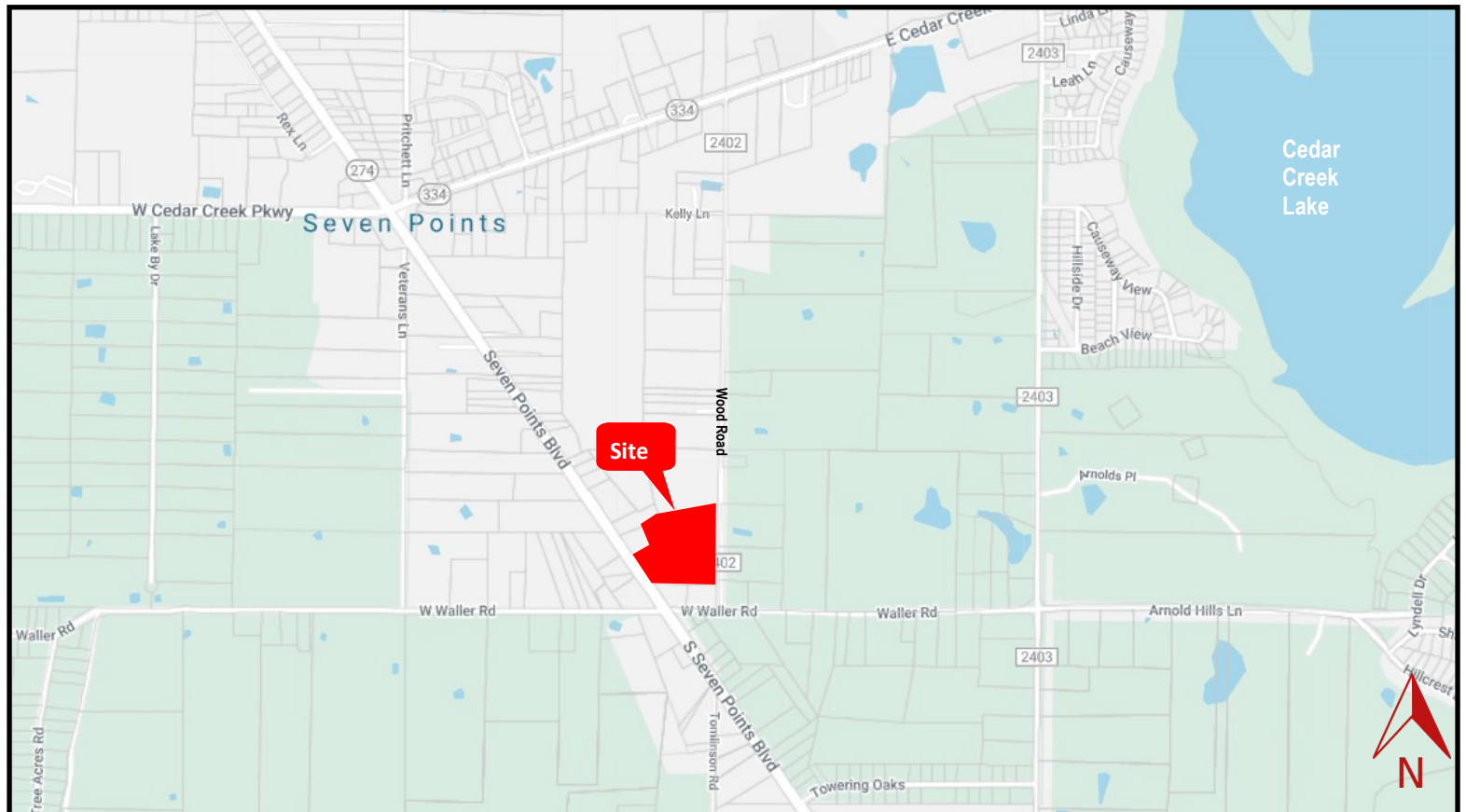
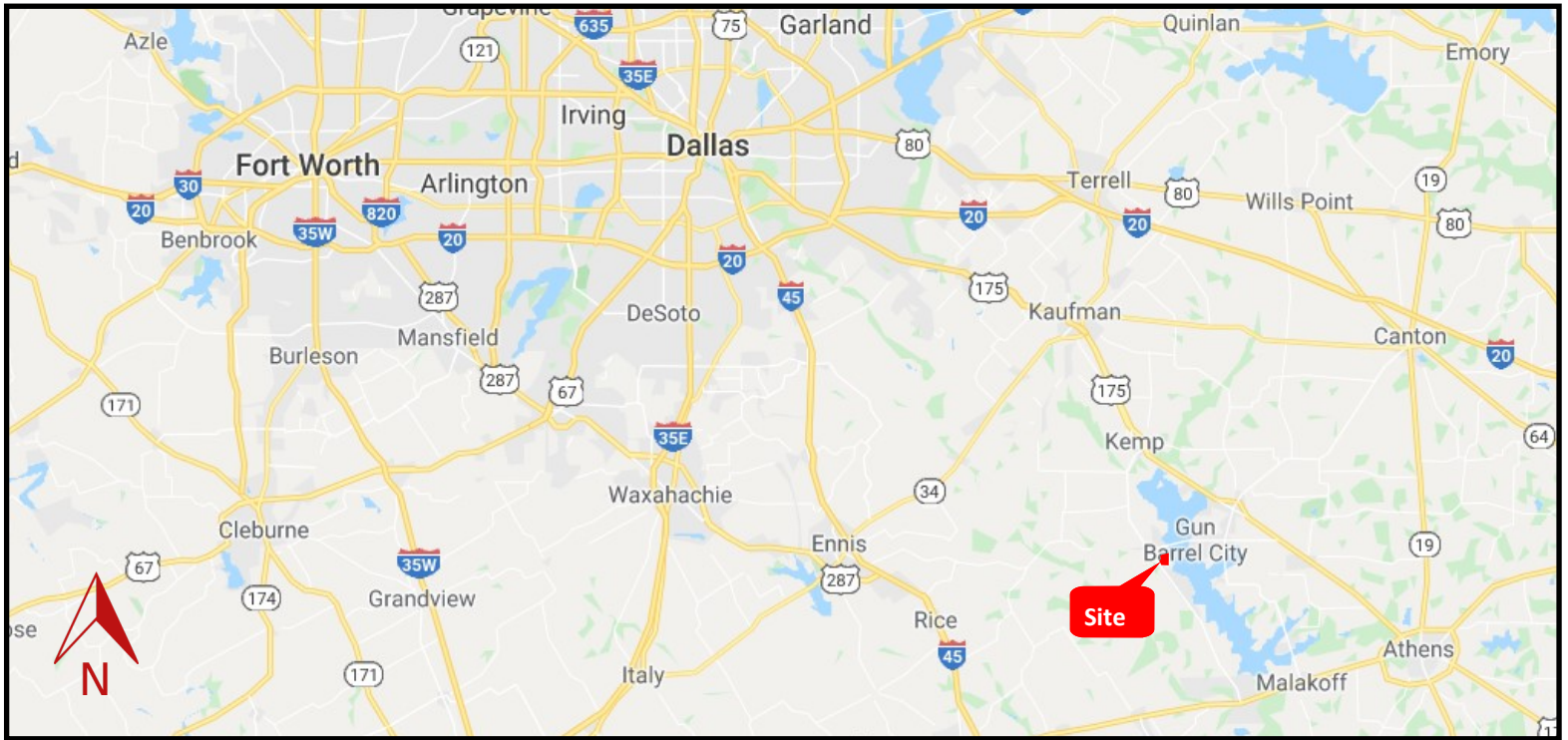
PROPERTY HIGHLIGHTS

- Located 55 miles SE of downtown Dallas (59 min drive) in Seven Points, Texas, Mabank ISD. Seven Points is a small town adjacent to Cedar Creek Lake. The area is low key during the week, and hopping on the weekends. Area residential rents are good.
- It is located in a qualified Opportunity Zone, 2022 DDA. Census Tract 9507.00
- The property is located on the south side of town with street frontage on both Seven Points Drive and Wood Road, both city streets with access allowed.
- Site has 8.3 acres, good shape, zoned 3 acres commercial & 5.3 acres for duplexes, level, no flood, public water & sewer.
- Pricing: \$495,000 for all; \$1.50/sf for duplex land; \$2.00/sf for commercial land. JV considered.

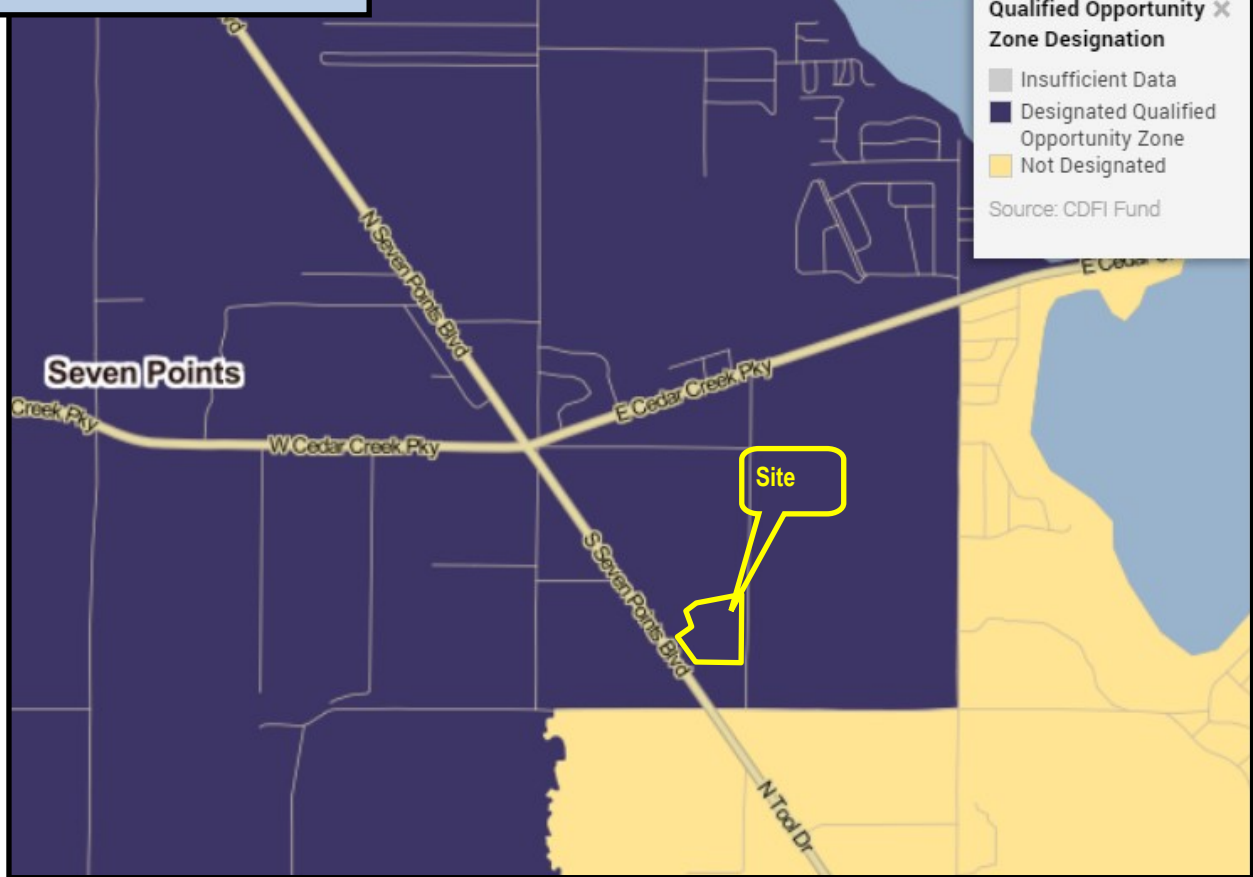


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ROAD MAPS



Opportunity Zone Map



Qualified Opportunity Zone Designation

- Insufficient Data
- Designated Qualified Opportunity Zone
- Not Designated

Source: CDFI Fund



Demographic and Income Comparison Profile

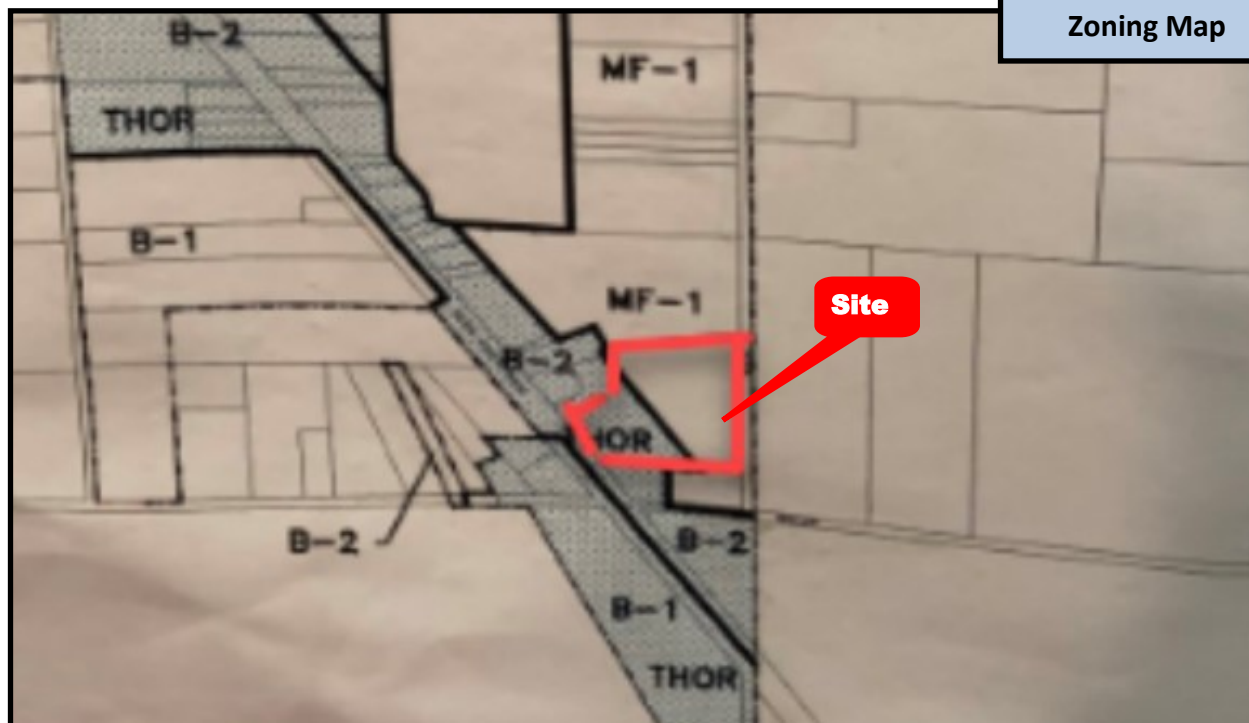
622 S Seven Points Blvd, Kemp, Texas, 75143
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.31284
Longitude: -96.20695

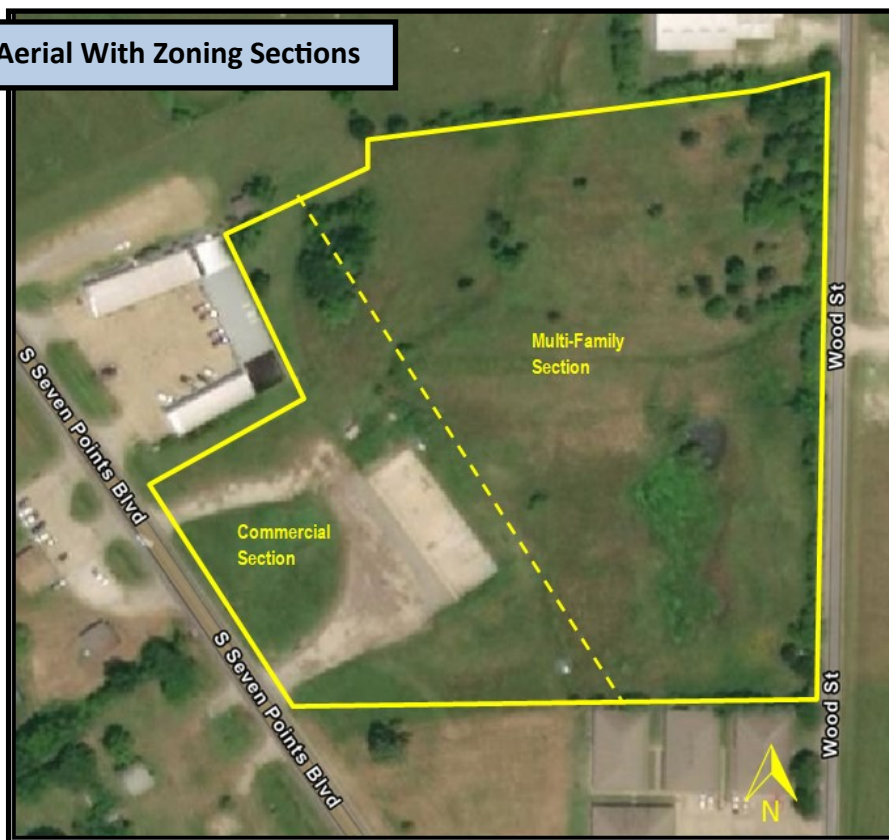
| | 1 mile | 3 miles | 5 miles |
|-------------------------------|----------|----------|----------|
| Census 2010 Summary | | | |
| Population | 820 | 5,042 | 13,184 |
| Households | 332 | 2,067 | 5,452 |
| Families | 231 | 1,372 | 3,593 |
| Average Household Size | 2.47 | 2.44 | 2.42 |
| Owner Occupied Housing Units | 262 | 1,615 | 4,244 |
| Renter Occupied Housing Units | 70 | 452 | 1,208 |
| Median Age | 43.9 | 45.9 | 45.6 |
| 2020 Summary | | | |
| Population | 900 | 5,473 | 14,270 |
| Households | 361 | 2,218 | 5,826 |
| Families | 249 | 1,459 | 3,800 |
| Average Household Size | 2.49 | 2.47 | 2.45 |
| Owner Occupied Housing Units | 281 | 1,707 | 4,452 |
| Renter Occupied Housing Units | 80 | 510 | 1,374 |
| Median Age | 46.5 | 49.0 | 48.4 |
| Median Household Income | \$34,405 | \$35,799 | \$38,240 |
| Average Household Income | \$54,310 | \$56,605 | \$61,389 |
| 2025 Summary | | | |
| Population | 932 | 5,640 | 14,694 |
| Households | 374 | 2,281 | 5,984 |
| Families | 257 | 1,497 | 3,888 |
| Average Household Size | 2.49 | 2.47 | 2.46 |
| Owner Occupied Housing Units | 295 | 1,777 | 4,610 |
| Renter Occupied Housing Units | 79 | 504 | 1,374 |
| Median Age | 48.0 | 50.3 | 49.7 |
| Median Household Income | \$36,011 | \$37,574 | \$41,344 |
| Average Household Income | \$58,962 | \$62,658 | \$69,027 |

The Demographics are for full time residents. Many weekend high income residents are present for their lake related houses.





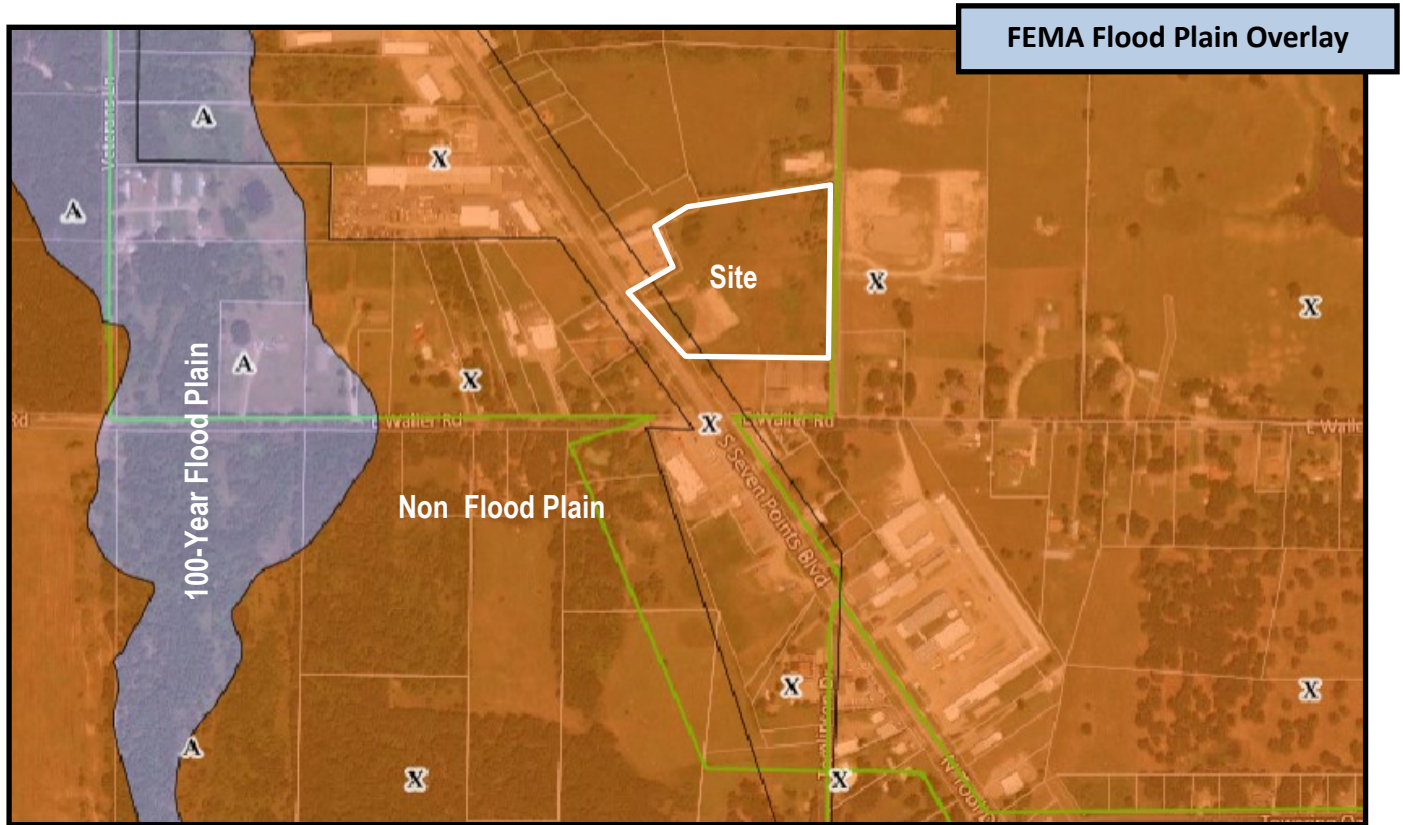
Aerial With Zoning Sections



Zoning Potential:

Mr. Mac McKinsey (903-340-5332) is President of the Seven Points Planning & Zoning Commission AND the Treasurer of the Seven Points Economic Development Corporation. He was interviewed for city temperature regarding zoning changes.

- He said the chance of getting the rear section rezoned for a higher density MF district is good as it makes sense.
- He said the chance of getting the front commercial acres rezoned to any MF could be harder, but hard to tell. The City would prefer retail with sales tax potential, but already has a lot of commercial frontage.
- He said the chance of getting the front commercial acres rezoned to any storage is also speculative, but that all the area storage facilities are full.



COMPARABLE HOUSING RENTS



Rental No. 1: The Hamlins at Cedar Creek Lake Apartments

Address: 18630 SH 274, Kaufman County, Kemp ISD

Property Type: 208-Unit Market Rate Apartment Complex

Features: Built in 2004, Pool and Open Parking

Unit Mix and Rents:

| Unit | Monthly Rent | Utilities |
|-------------------|---------------------|---------------------|
| 1 BR/1BA, 692 SF | \$1,020 (\$1.47/sf) | Plus elec and water |
| 2 BR/1BA, 790 SF | \$1,070 (\$1.35/sf) | Plus elec and water |
| 2 BR/2BA, 965 SF | \$1,185 (\$1.23/sf) | Plus elec and water |
| 2 BR/2BA, 1024 SF | \$1,240 (\$1.21/sf) | Plus elec and water |
| 3 BR/2BA, 1205 SF | \$1,320 (\$1.10/sf) | Plus elec and water |

Occupancy: 100%

Comments: Data obtained October, 2021. This complex has had rent increases of about 30% over the last two years and raised occupancy from 82% to 100% during that period.



Rental No. 2: 100 Wood Street Fourplexes

Address: 100 Wood Street, Seven Points, Mabank ISD

Property Type: 4 Buildings, 16-Unit Market Rate Fourplexes

Features: Built in 1998, minimal updating, open parking, no private back yards.

Unit Mix and Rents: All units are 2 BR/2 Bath, 805 sf with rents right at \$700/month (\$0.87/sf) plus electric and plus water.

Occupancy: 100%

Comments: Data obtained October, 2021. The owner acquired this complex in 2017 when rents were \$500/unit and raised immediately to \$700/unit. They plan rental increases in January but many residents are elderly on fixed income so they don't want to upset them. The inquiry volume is heavy and the tenant base is changing from seniors to a combination of seniors and workforce.



COMPARABLE HOUSING RENTS



Rental No. 3: 20 Units on Pritchett Lane
 Address: 720 Pritchett Lane, Henderson County, Mabank ISD
 Property Type: 20-Unit Market Rate Apartment Complex
 Features: 5 acres, built in 2017, Open Parking
 Unit Mix and Rents:

| Unit | Monthly Rent | Utilities |
|--------------------|---------------------|----------------|
| 1 BR Eff, 250 SF | \$600 (\$2.40/sf) | All bills paid |
| 1 BR/1BA, 391 SF | \$900 (\$2.30/sf) | All bills paid |
| 1 BR/1BA, 365 SF | \$800 (\$2.19/sf) | All bills paid |
| 1 BR/1BA, 406 SF | \$900 (\$2.22/sf) | All bills paid |
| 2 BR/1.5BA, 555 SF | \$1,000 (\$1.80/sf) | All bills paid |

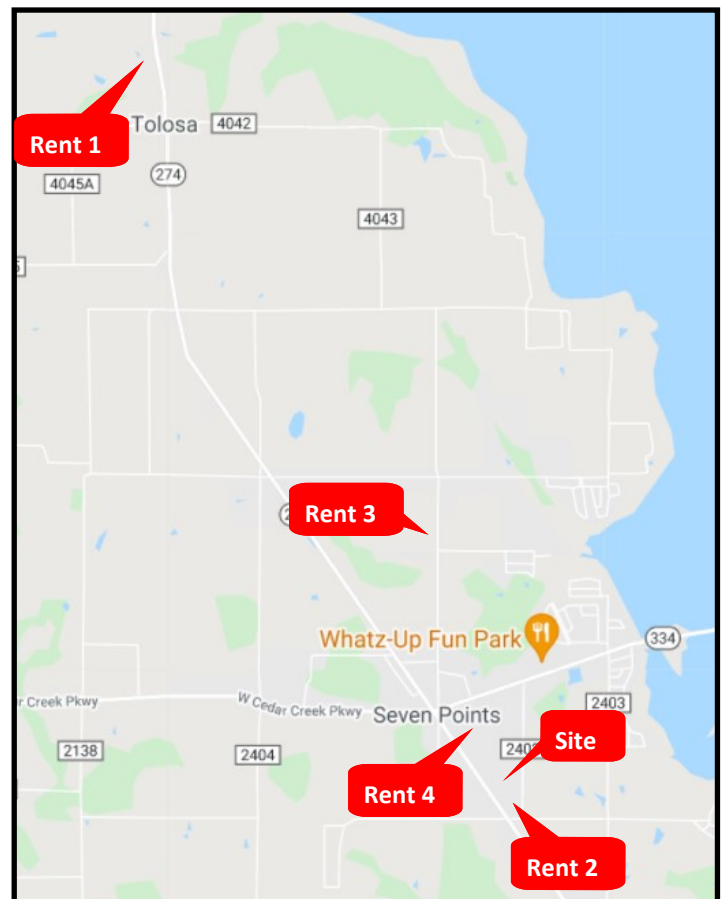
Occupancy: 100%
 Comments: Data obtained October, 2021. This complex is just north of Seven Points.



Rental No. 4: 109 Kelly Lane Duplex
 Address: 109 Kelly Lane, Units A & B, Seven Points, Mabank ISD
 Property Type: 2-Unit Market Rate Duplex
 Features: Built in 1983, interiors just remodeled, open parking, no private back yards.
 Unit Mix and Rents: Both units are 2 BR/1 Bath, 784 sf offered for rent at \$1,150/month (\$1.47/sf) plus electric and plus water.
 Occupancy: 0%
 Comments: Data obtained October, 2021. The owner just remodeled both units and put on the market. The leasing agent said activity is good, and one application has been submitted.



All Four Comparable Rentals are on the Seven Points side of Cedar Creek Lake as shown on the Map below.





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 coincidental 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.

| | | | |
|---|----------------|-------------------------------|----------------------|
| DFW Trinity Advisors, LLC | 9004520 | steve.fithian@svn.com | (817)288-5525 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Stephen H. Fithian | 0407418 | steve.fithian@svn.com | (817)288-5525 |
| Designated Broker of Firm | License No. | Email | Phone |
| Stephen H. Fithian | 0407418 | steve.fithian@svn.com | (817)288-5525 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Wayne Burgdorf | 0359895 | wayne.burgdorf@svn.com | (817)288-5556 |
| 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