

Evergreen Estates

717 S. Green Street
Longview, Texas



PROPERTY OVERVIEW

Price: \$4,600,000
Units: 94
Built: 1967
Sq. Ft: 76,046
Acres: 4.77

INVESTMENT OVERVIEW

ATTRACTIVE BASIS

PRICED BELOW SALES COMPS & TAX ASSESSMENT

OVER \$1,000,000 IN UPDATES

ROOFS, CHILLER SYSTEM, ELECTRICAL, ETC.

RENOVATE & LEASE DOWN UNITS

UPDATE 32 DOWN UNITS

RENTS 20% BELOW HUD FMR

INCREASE RENTS TO FAIR MARKET RATE

ADDITIONAL REVENUE STREAMS

PET FEES, PET RENT, & RUBS

Exclusively Listed By:

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