



SINGLE-FAMILY PORTFOLIO
VALUE-ADD OPPORTUNITY



South Dallas SFR Portfolio



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CONFIDENTIAL OFFERING MEMORANDUM

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# OF UNITS	123
PRICE	Market to Establish (Call Broker for Pricing Guidance)
OCCUPANCY	75%
GLA	97,003 sf
LAND	14.58 ac



Dallas-Fort Worth-Arlington 4th largest metropolitan area in the nation



Several properties may qualify for the South Dallas/Fair Park Opportunity Fund



Offered below Appraised Value



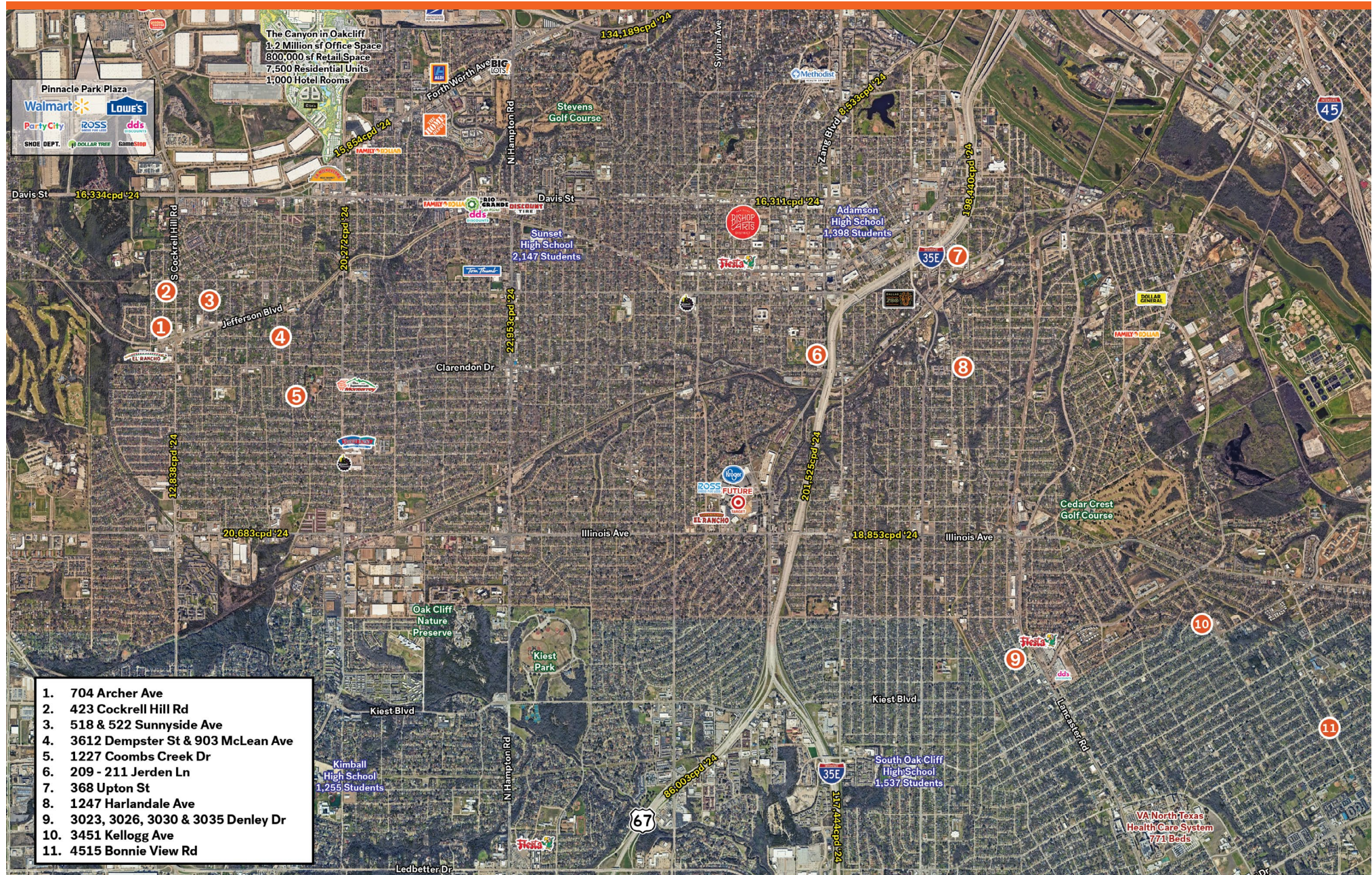
±487 people moved to DFW everyday in 2024

The **South Dallas SFR Portfolio** is a 3rd generation portfolio made up of **123 units** all located in Dallas County with the majority being in South Dallas neighborhoods – Such as Cockrell Hill, Oak Cliff, Fair Park and Wheatley place.

Currently, the portfolio is **75% occupied** with an **average unit size of 789 SF** and an **average vintage of 1939**. With the majority of the properties being Single Family Homes, there is a mix of Duplexes and Quadplexes as well. Across the 123 units, there are 220 bedrooms and 126 bathrooms.

Annually, the property had an Effective Gross Income of \$1,275,395 which accounts for a vacancy rate of 20% and minimal Fee Income. When adjusting for market rents, the ProForma EGI is closer to to \$1,603,449 – Which assumes a 10% vacancy rate, 3% delinquencies/concessions, and flat Fee Income.

In total, this portfolio includes 97,003 Rentable Square Feet with rents that are well below market. With this portfolio being **offered below the Appraised Value**, this presents an opportunity for experienced operators to step into a cash flowing investment with immediate upside.





903 McLean Ave | 1 Unit | 3 Bed/2 Bath | 1,200 SF | \$1,350/Month



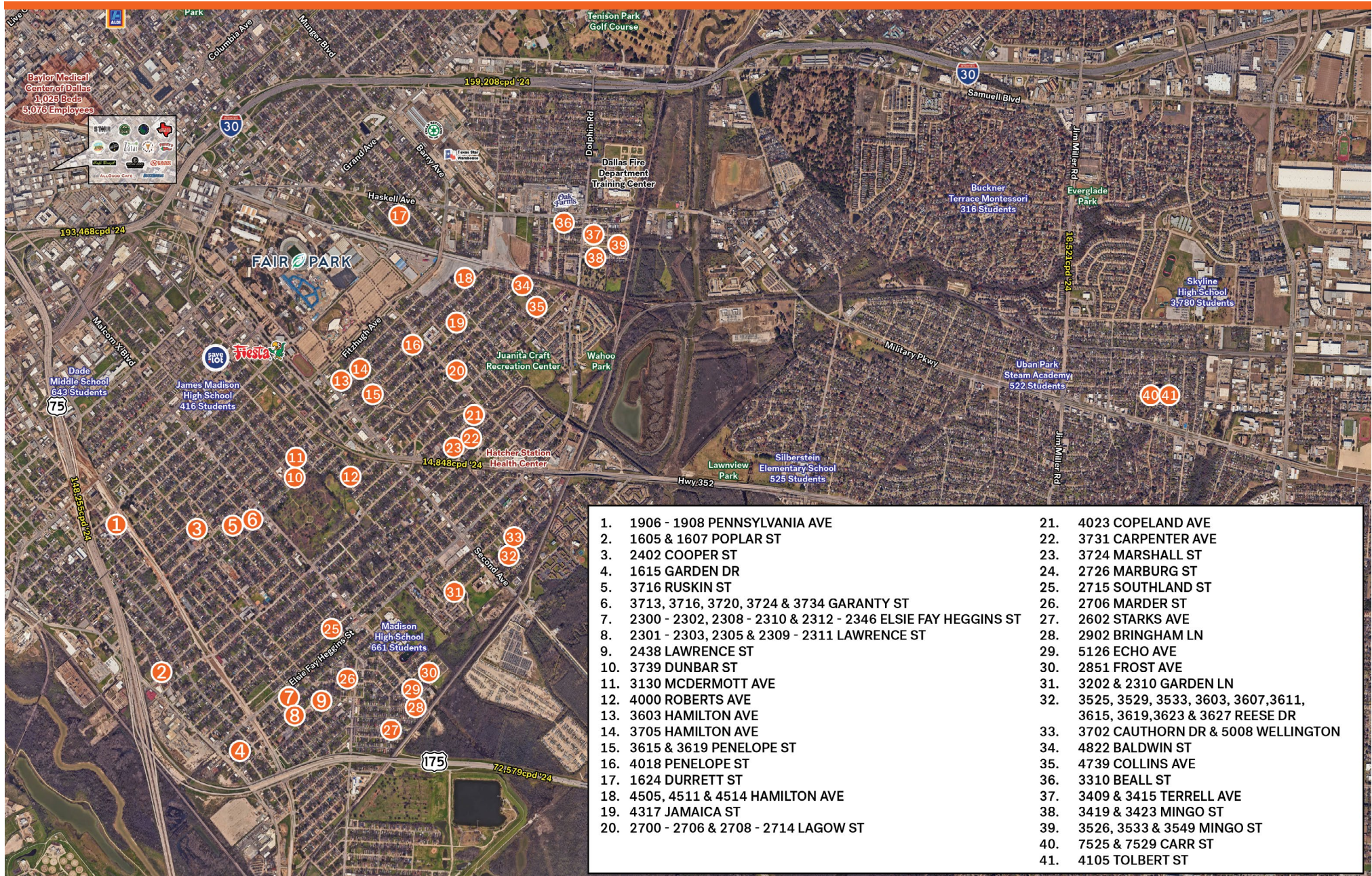
3612 Dempster St | 1 Unit | 2 Bed/2 Bath | 1,176 SF | \$1,300/Month



522 Sunnyside Ave | 1 Unit | 3 Bed/2 Bath | 1,144 SF | \$1,400/Month



704 Archer Ave | 1 Unit | 3 Bed/2 Bath | 1,176 SF | \$1,450/Month





2726 Marburg St | 1 Unit | 5 Bed/2 Bath | 1,478 SF | \$1,150/Month



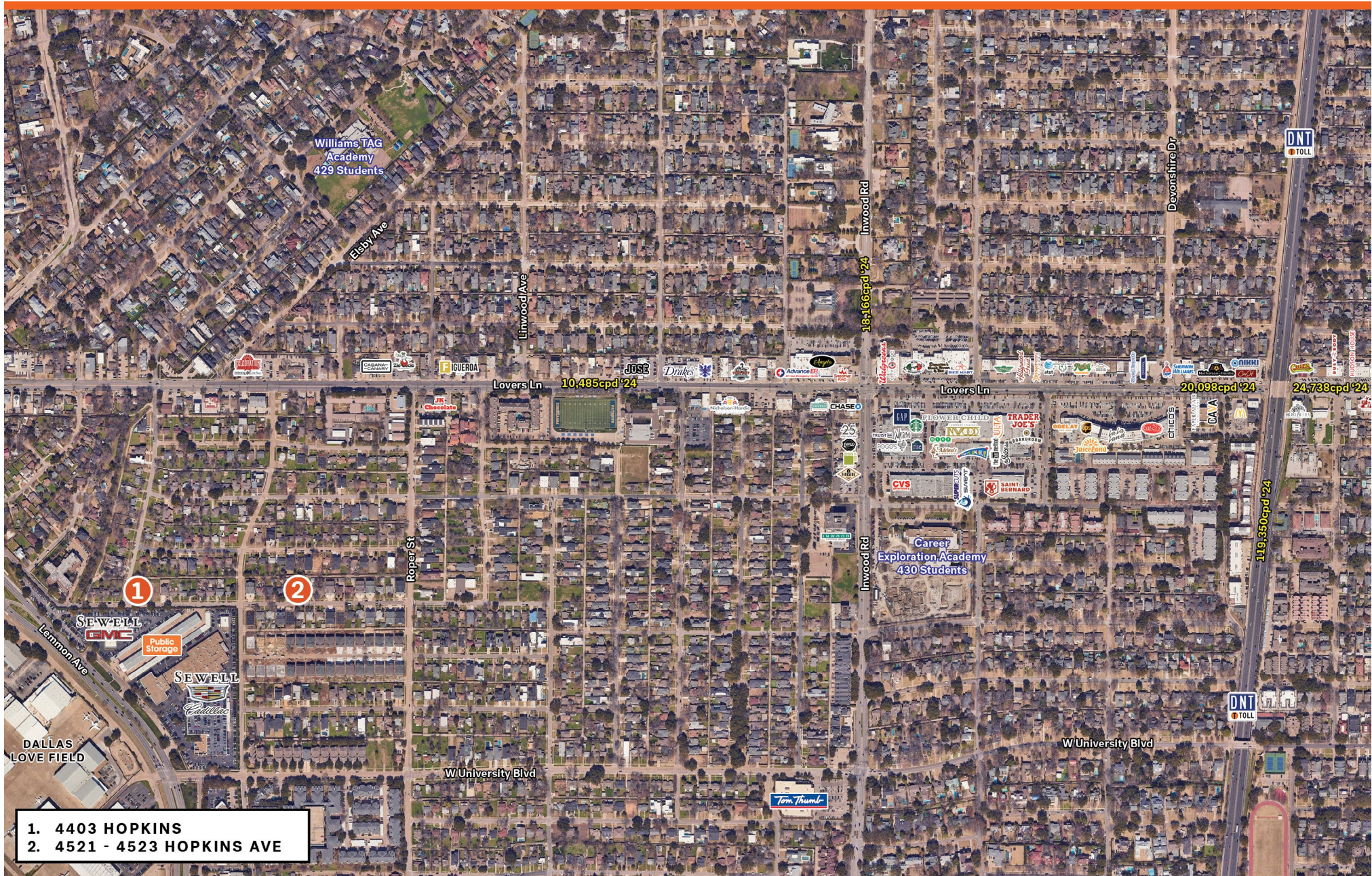
3210 Garden Ln | 1 Unit | 3 Bed/2 Bath | 1,500 SF | \$1,300/Month



3533 Mingo St | 1 Unit | 3 Bed/2 Bath | 1,092 SF | \$1,200/Month



3415 Terrell Ave | 1 Unit | 3 Bed/2 Bath | 1,176 SF | \$1,815/Month



Sale Comparables (MLS Verified)

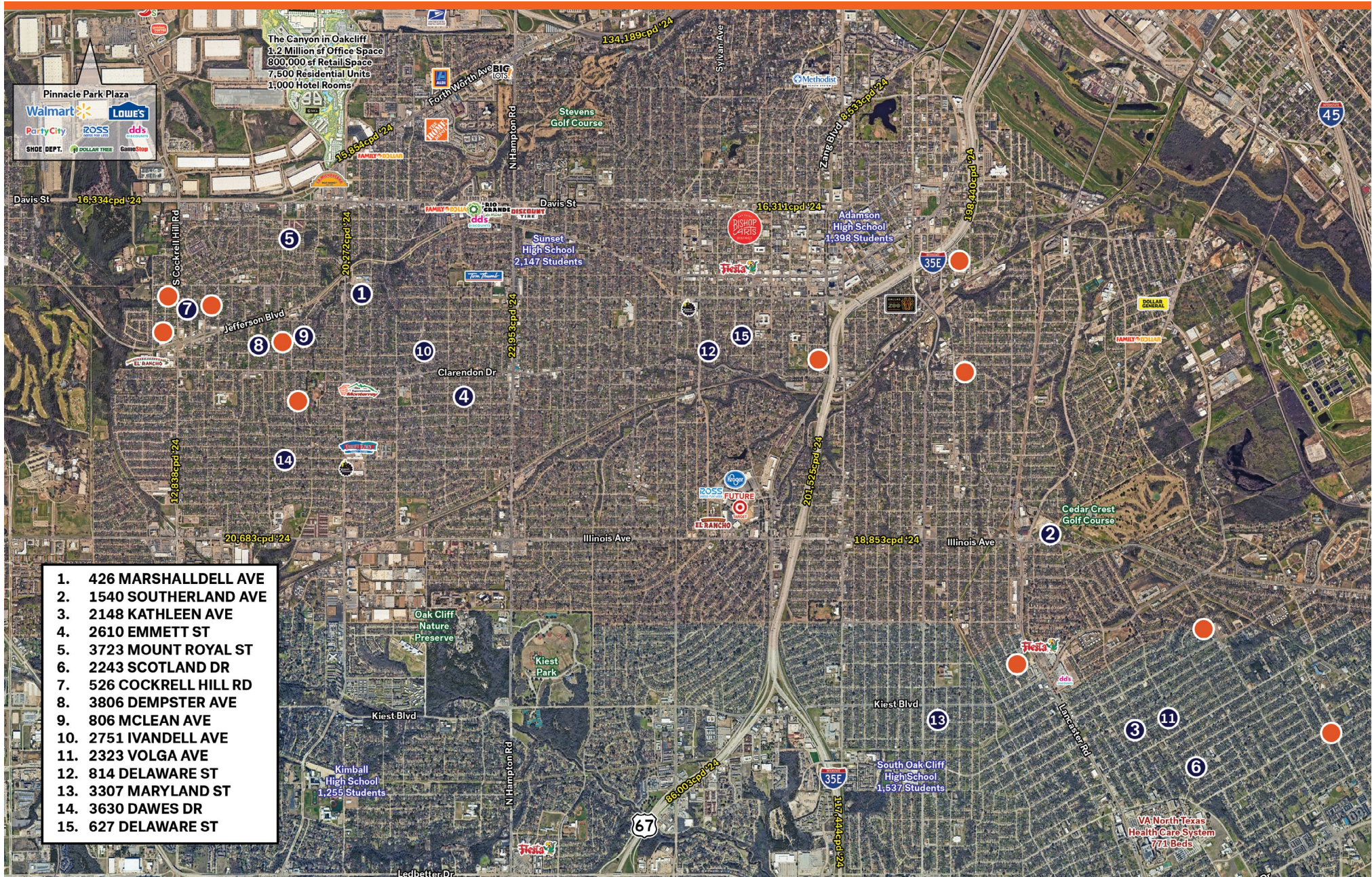




Cockrell Hill | Sale Comparables

COCKRELL HILL / OAK CLIFF - SALES COMPARABLES (MLS)

	ADDRESS	CITY, STATE	YEAR BUILT	BEDS	BATHS	BUILDING SF UNIT SIZE	LAND SF	SALES PRICE	DATE OF SALE
SUBJECT	Portfolio Avg	Dallas, TX	1939	2	1	789 sf	6,970 sf	-	-
1	426 Marshall Idell Ave	Dallas, TX	1940	3	2	1,052 sf	10,585 sf	\$160,000	Apr. 2025
2	1540 Southerland Ave	Dallas, TX	1947	2	1	934 sf	5,227 sf	\$190,000	Apr. 2025
3	2148 Kathleen Ave	Dallas, TX	1946	2	1	990 sf	7,100 sf	\$120,000	Mar. 2025
4	2610 Emmett St	Dallas, TX	1925	2	1	935 sf	7,057 sf	\$146,000	Mar. 2025
5	3723 Mount Royal St	Dallas, TX	1942	2	2	1,120 sf	7,275 sf	\$150,000	Mar. 2025
6	2243 Scotland Dr	Dallas, TX	1940	3	1	912 sf	7,100 sf	\$159,900	Mar. 2025
7	526 Cockrell Hill Rd	Cockrell Hill, TX	1937	3	1	1,180 sf	14,462 sf	\$180,000	Feb. 2025
8	3806 Dempster Ave	Cockrell Hill, TX	1943	3	2	1,072 sf	10,019 sf	\$275,000	Feb. 2025
9	806 Mclean Ave	Dallas, TX	1942	3	2	1,120 sf	9,017 sf	\$310,000	Feb. 2025
10	2751 Ivandell Ave	Dallas, TX	1950	2	1	1,057 sf	6,360 sf	\$360,000	Jan. 2025
11	2323 Volga Ave	Dallas, TX	1948	2	1	1,198 sf	6,142 sf	\$120,000	Jan. 2025
12	814 Delaware St	Dallas, TX	1920	2	1	1,022 sf	7,013 sf	\$140,000	Dec. 2024
13	3307 Maryland St	Dallas, TX	1948	2	1	948 sf	8,276 sf	\$141,000	Nov. 2024
14	3630 Dawes Dr	Dallas, TX	1947	2	1	951 sf	7,275 sf	\$235,000	Nov. 2024
15	627 Delaware St	Dallas, TX	1924	2	1	970 sf	7,536 sf	\$275,000	Nov. 2024
AVERAGES			1940	2	1	1,031 sf	8,030 sf	\$197,460	

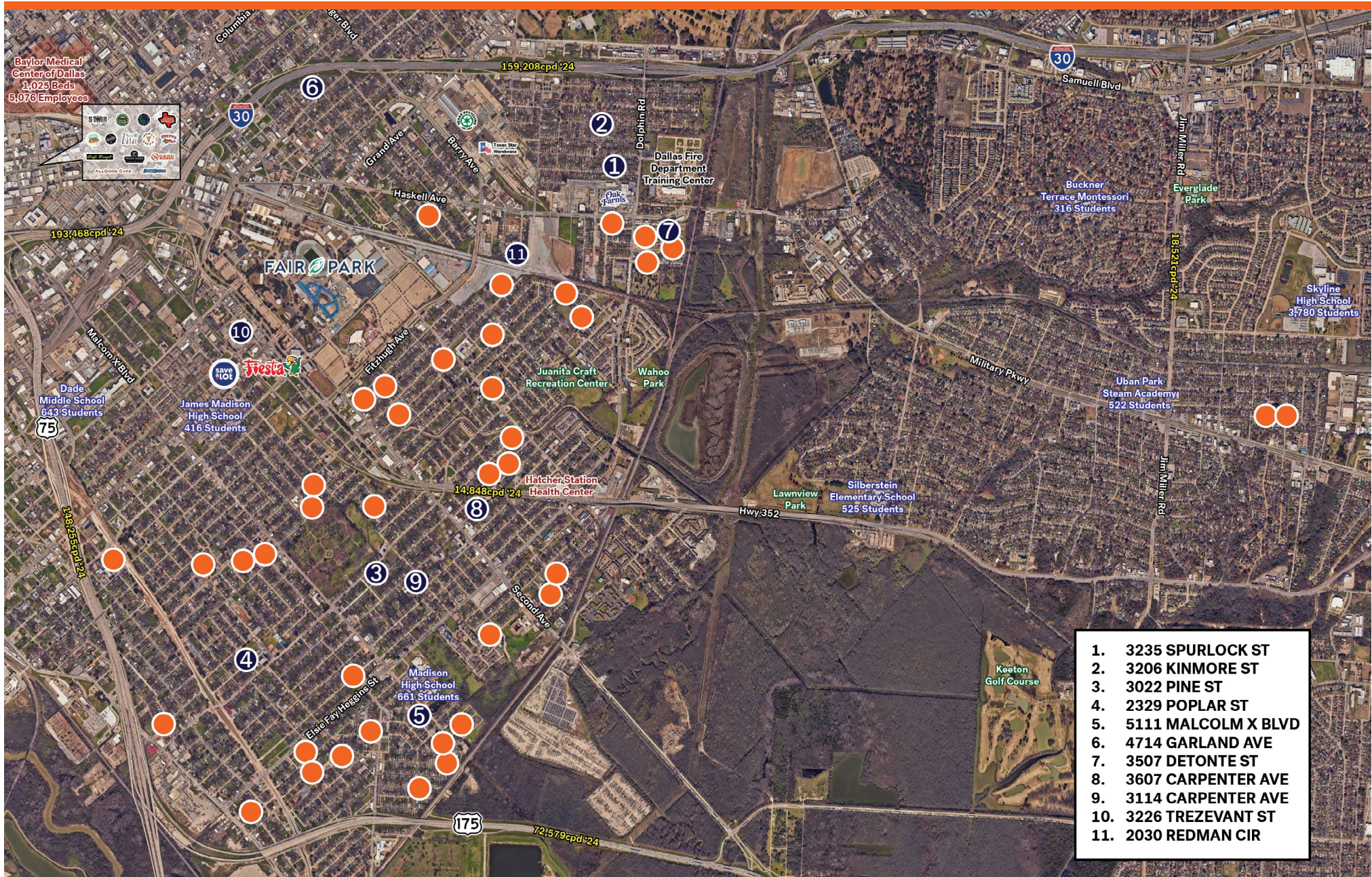




Fair Park/Wheatley Place | Sale Comparables

FAIR PARK / WHEATLEY PLACE - SALES COMPARABLES (MLS)

	ADDRESS	CITY, STATE	YEAR BUILT	BEDS	BATHS	BUILDING SF UNIT SIZE	LAND SF	SALES PRICE	DATE OF SALE
SUBJECT	Portfolio Avg	Dallas, TX	1939	2	1	789 sf	6,970 sf	-	-
1	3235 Spurlock St	Dallas, TX	1949	2	1	773 sf	6,621 sf	\$185,000	Apr. 2025
2	3206 Kinmore St	Dallas, TX	1925	2	1	1,257 sf	7,013 sf	\$125,000	Apr. 2025
3	3022 Pine St	Dallas, TX	1923	2	2	1,000 sf	5,489 sf	\$170,000	Mar. 2025
4	2329 Poplar St	Dallas, TX	1929	2	1	829 sf	7,797 sf	\$130,000	Feb. 2025
5	5111 Malcolm X Blvd	Dallas, TX	1932	2	1	740 sf	5,445 sf	\$199,000	Feb. 2025
6	4714 Garland Ave	Dallas, TX	1916	2	1	1,004 sf	7,231 sf	\$125,515	Jan. 2025
7	3507 Detonte St	Dallas, TX	1930	1	1	1,025 sf	6,011 sf	\$100,000	Dec. 2024
8	3607 Carpenter Ave	Dallas, TX	1938	2	2	1,234 sf	5,227 sf	\$164,550	Dec. 2024
9	3114 Carpenter Ave	Dallas, TX	1926	2	1	1,176 sf	7,492 sf	\$127,200	Nov. 2024
10	3226 Trezevant St	Dallas, TX	1922	2	1	1,142 sf	6,273 sf	\$130,999	Nov. 2024
11	2030 Redman Cir	Dallas, TX	1951	2	1	693 sf	4,870 sf	\$115,000	Nov. 2024
AVERAGES			1931	2	1	988 sf	6,315 sf	\$142,933	





Love Field | Sale Comparables

LOVE FIELD - SALES COMPARABLES (MLS)

	ADDRESS	CITY, STATE	YEAR BUILT	BEDS	BATHS	BUILDING SF UNIT SIZE	LAND SF	SALES PRICE	DATE OF SALE
SUBJECT	4403 Hopkins	Dallas, TX	1947	3	1	1,048 sf	6,350 sf	-	-
SUBJECT	4521-4523 Hopkins	Dallas, TX	1948	4	2	847 sf	7,311 sf	-	-
1	4603 Stigall Dr	Dallas, TX	1945	3	1	1,070 sf	7,187 sf	\$450,000	Apr. 2025
2	4616 Kelton Dr	Dallas, TX	1946	3	1	1,064 sf	7,013 sf	\$400,000	Apr. 2025
3	4442 Kelton Dr	Dallas, TX	1960	3	2	1,024 sf	8,102 sf	\$380,000	Mar. 2025
4	4607 Stigall Dr	Dallas, TX	1945	3	2	1,183 sf	7,187 sf	\$450,000	Mar. 2025
5	7814 Robin Rd	Dallas, TX	1945	3	2	1,228 sf	8,233 sf	\$550,000	Jan. 2025
6	7607 Taos Rd	Dallas, TX	1945	3	2	1,068 sf	8,668 sf	\$400,000	Dec. 2024
AVERAGES			1948	3	2	1,106 sf	7,732 sf	\$438,333	

