



RENDERING

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



Jonathan Rothchild | 281-733-5004  
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# 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 - 6.75%**

\*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/or 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 the design conditions. Only a qualified design architect, or structural engineer should be permitted to alter these plans, and any such alteration shall be at the full written consent of Edward & Isaac LLC.

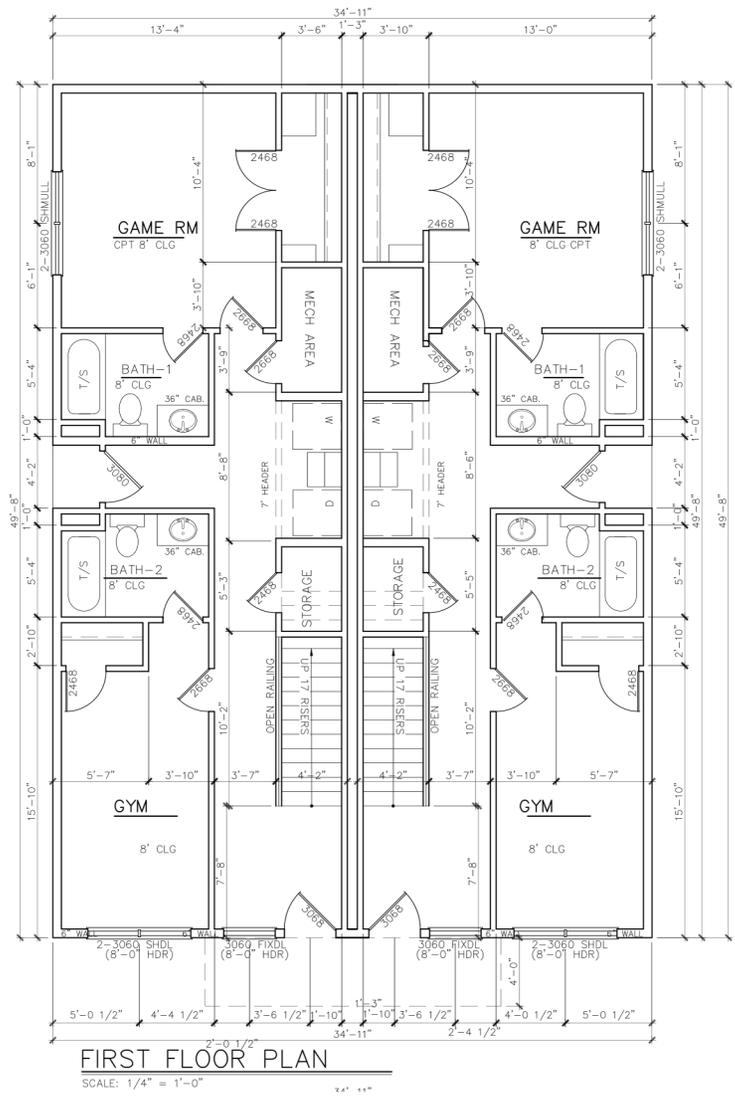
OWNER INFORMATION

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.







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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.

OWNER INFORMATION

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

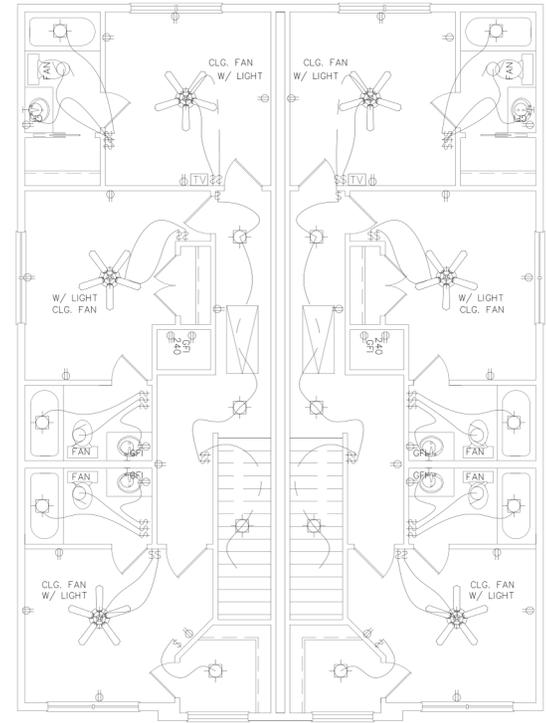
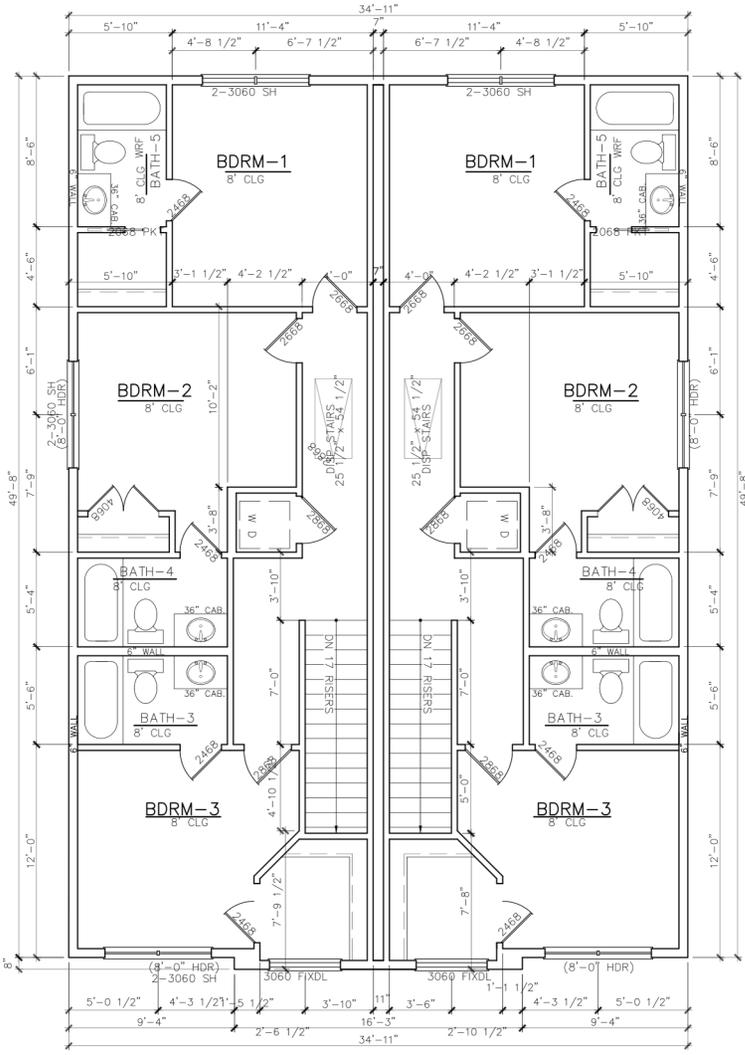
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MEM

PROJECT NO.  
000

PLAN NUMBER  
2431

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
	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 (RC R315)  
ALL WIRING TO BE DONE AS PER ELECTRICAL PLAN PROVIDED. UP LIGHTING AT FRONT OF CASITA. 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 EAVE 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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**PURPLE HOUSING**  
ICU AREA RENTAL PROPERTIES

THIRD FLOOR PLAN | 6

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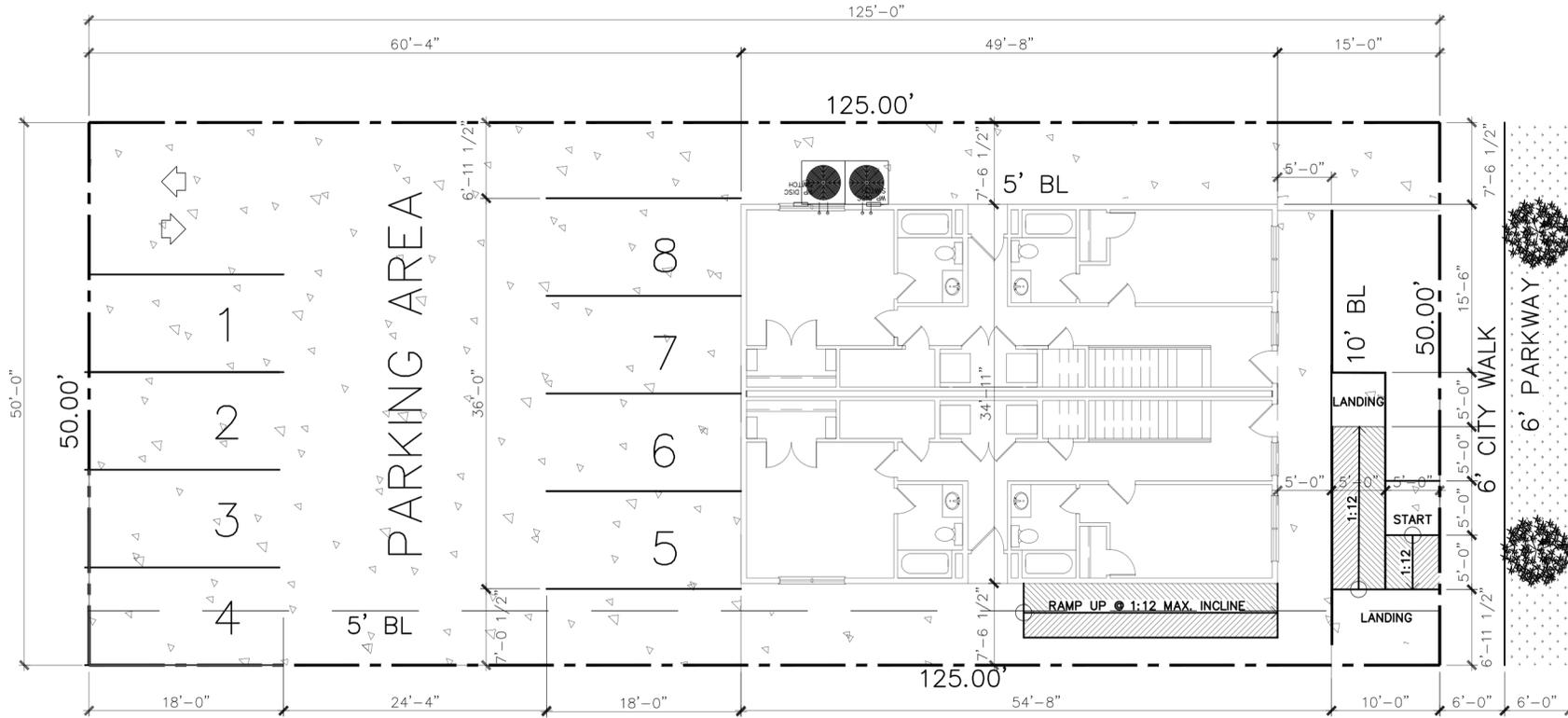
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The Owner & User hereby agrees to hold the contractor, architect, engineer, interior designer, landscape architect, and other professionals harmless for any damage, loss, or injury to persons or property, or for any delay in construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all applicable codes, and obtain all necessary permits. Only a qualified design professional, architect, or structural engineer should be permitted to alter these plans, and written notice of these changes shall be provided to the Owner & User.

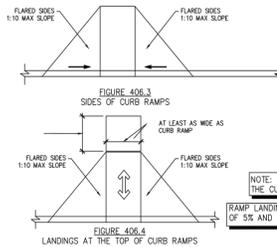
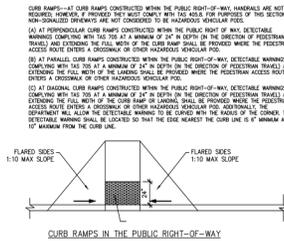
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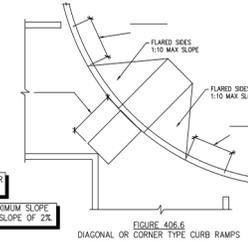
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TREE AND PLANT LEGEND	QTY.
TEXAS RED OAK/QUERCUS BUCKLEY	2
SIDEWALK	
GRASS	
CONCRETE	



ADA ACCESSIBLE RAMP  
WALK WAY  
MAX 5% GRADE



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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LOT LAYOUT | 7

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# Texas Christian University

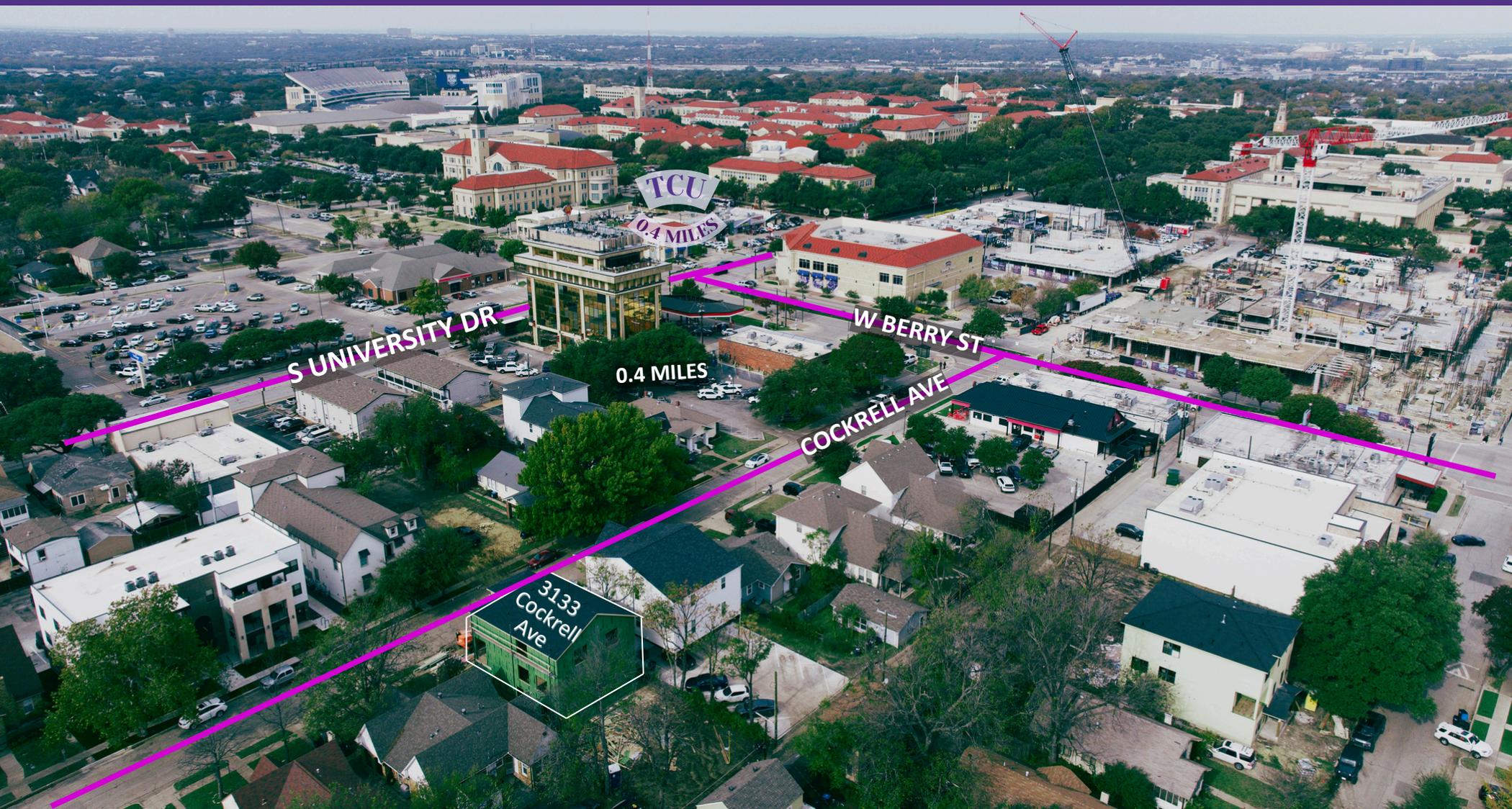
# Primary Student Rental Corridor

# 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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