



Keene Townhomes 7-Units

Property Highlights

- High Occupancy, High Demand for Rental Real Estate in Keene – Average time to lease is 15-20 days.
- **Exceptionally Low price at \$170K.** Average Townhome price in DFW is \$275K
- **Land available to build 7 more units.** All plans available, ready for build. Price includes the additional land
- Potentially take advantage of the bonus depreciation
- Exceptionally low maintenance property.
- 2 One Bed and One Bath and 5 Two Bed and One and Half Bath Townhomes.
- Louis Vuitton Factory Nearby

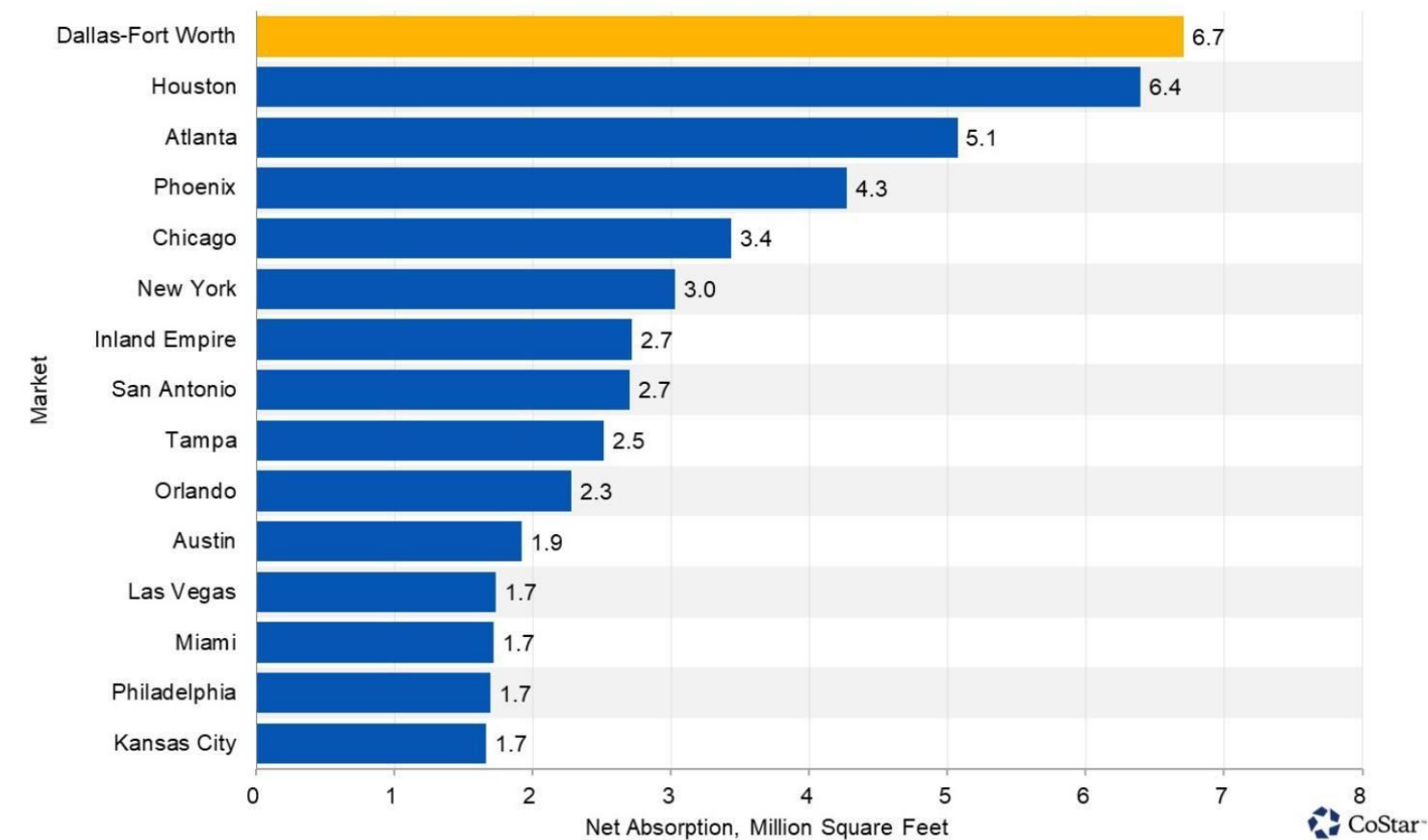
Property Overview

Units	7
Year Built	2010
Strategy	Value-Add
Avg Effective Rent	\$1,040
Avg Market Rent	\$1,200
Occupancy	100%
Rentable Sqft	5,704 Sqft
Total Land	0.48 Acres
Configuration	2 - 1 Bed/1 Bath 5 - 2 Bed/1 ½ Bath

Transaction Details

Sale Price	\$ 1,195,000
Per Unit	\$ 170,714
Per Sqft	\$209

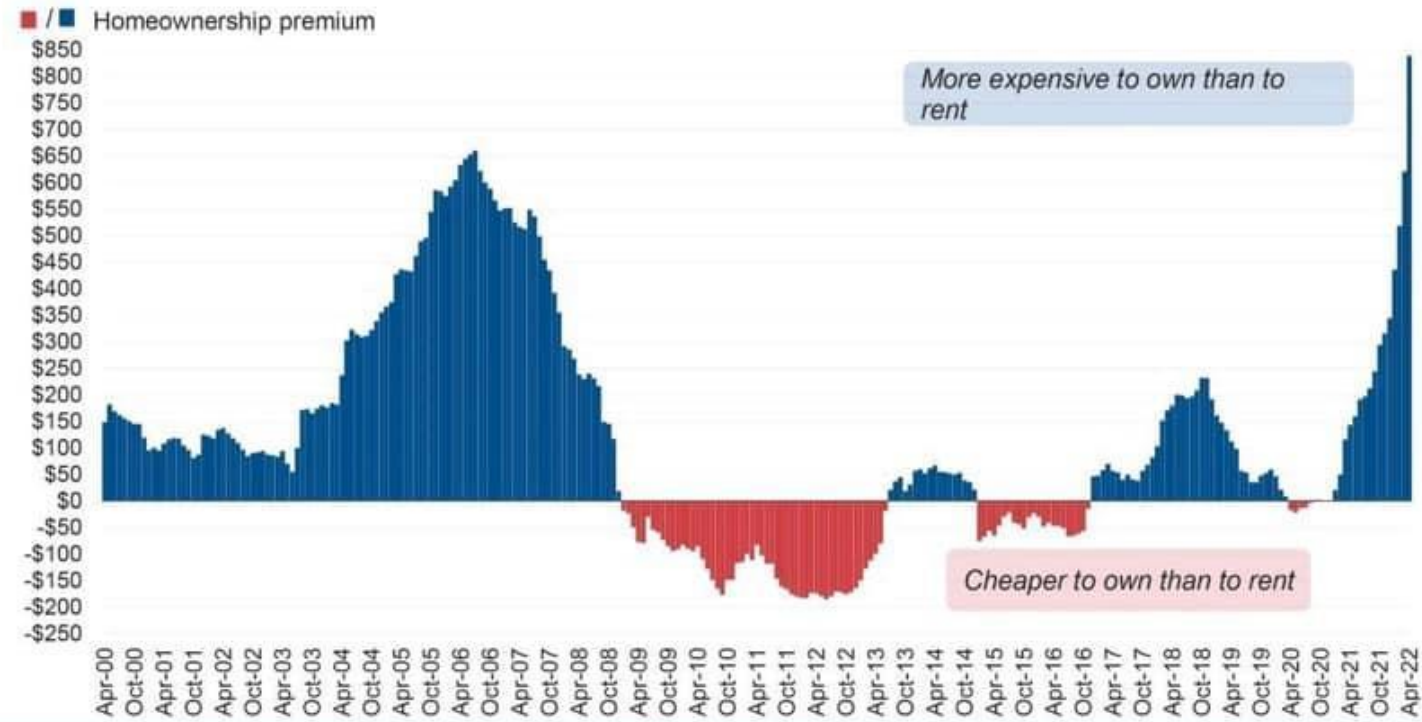
Dallas-Fort Worth Leads the Country in Retail Demand



Source: CoStar Group, July 2022

National Cost of Owning* vs. Renting Single-Family Starter Home

Monthly mortgage payment for single-family starter home vs. monthly rent

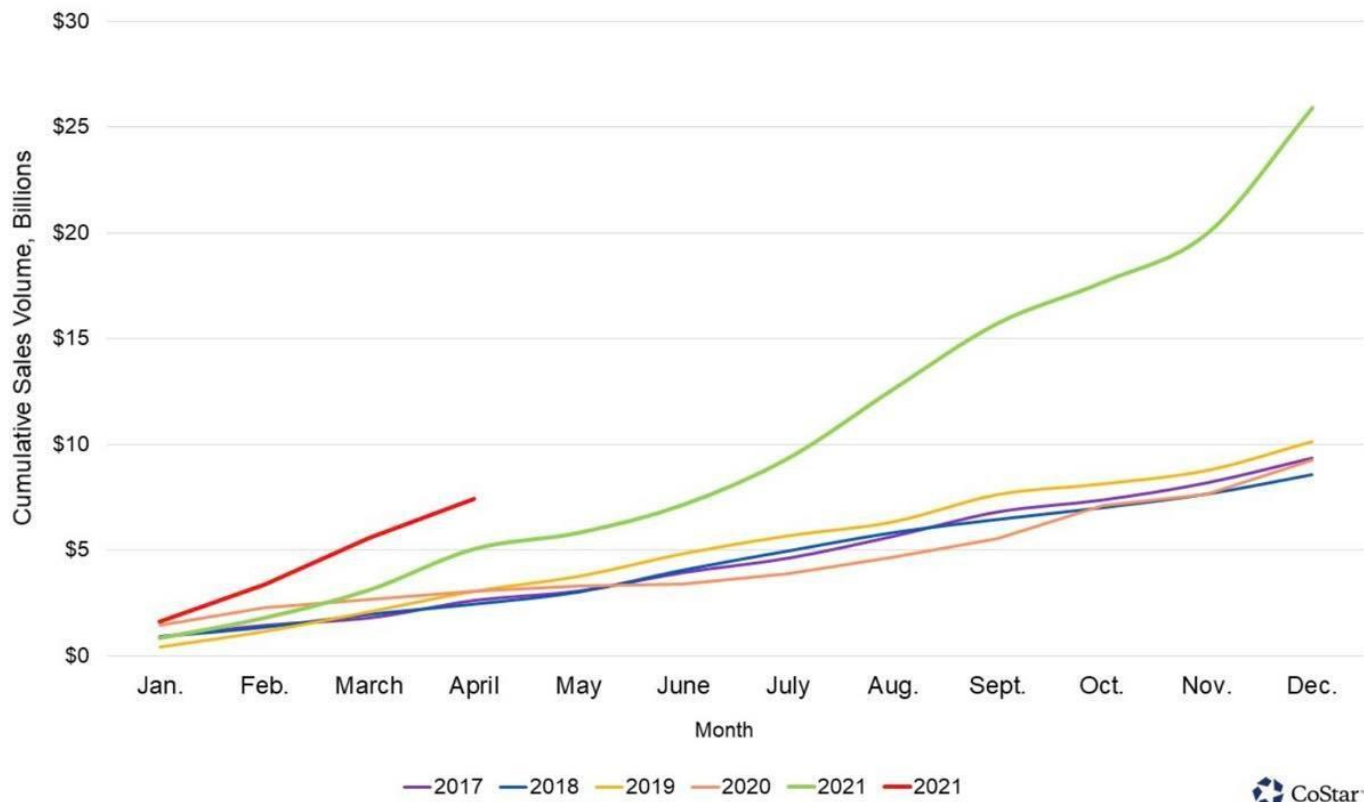


COSTAR INSIGHT

Dallas-Fort Worth Remains King of the Hill for Multifamily Sales

Investors Push Deal Volume to an Estimated \$7.4 Billion Through April

Strong Start for Multifamily Sales in Dallas-Fort Worth



Source: CoStar, May 2022

By Bill Kitchens

CoStar Analytics

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The [Dallas-Fort Worth](#) region remains the national leader in multifamily sales volume with an estimated \$7.4 billion from January to April this year, up 47% compared to the same time last year. Over the past 12 months, that measure is close to \$28 billion.

This trend was also highlighted in a recent CBRE report. The global commercial real estate firm noted the Dallas-Fort Worth area is expected to be the most preferred market for apartment investment for the rest of the year in its U.S. investors intentions survey.





Site Plan available to build 7 more units

