



INVESTOR PORTFOLIO GREENVILLE, TX

17 Single Family Homes - RENTED

\$2,900,000

💡 Highlights:

- Fully Rented – Cash Flowing from Day One
- Rents Up 2.3× From Legacy Rates
- Turnkey with Upside
- Recently remodeled and upgraded
- Property management already in place

📈 Financial Highlights:

- Total Monthly Rent: \$20,200
- Annual Gross Income: \$242,400
- Avg Rent / Property: \$1,188/month
- Projected Market Rent: ~\$275,000/year
- Owner Finance Available
- Trade Available

Address	Bed	Bath	Sqft	Year	Rent
3525 Caddo	3	1	1050	1968	\$1,050.00
2307 Church	4	3	1472	1960	\$1,650.00
1908 Division	3	2	1017	1950	\$1,100.00
3209 Henderson	3	1	1152	1963	\$1,450.00
4205 Henderson	3	1	1044	1965	\$1,250.00
4214 Johnson	3	1	924	1968	\$1,200.00
4216 Johnson	3	1	1390	1968	\$1,325.00
1704 Langford	2	1	1080	1967	\$1,200.00
1705 Langford	2	1	1090	1970	\$825.00
1710 Langford	3	2	1092	1966	\$1,325.00
1817 Langford	2	1	941	1970	\$1,150.00
1830 Langford	2	1	960	1965	\$1,150.00
560 Loraine	3	1	1114	1965	\$1,200.00
2813 Sayle	3	1	1068	1965	\$1,125.00
1221 Stanford	2	1	728	1955	\$1,150.00
3518 Templeton	2	1	880	1970	\$1,050.00
1806 Wellington	4	1	1128	1940	\$1,275.00

✓ Predictable Income -
No lease-up risk

✓ Turnkey Operations -
Management already in place

✓ Strong Rent Performance -
Portfolio-wide rent lifts completed

✓ Room to Grow -
Additional rent upside as market continues to rise

✓ Clustered for Efficiency -
All properties located within Greenville for simple oversight



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