



Portfolio of 7 Single-Family Detached Residences



All Homes in the Dallas-Fort Worth Metroplex

FOR SALE - 7 Unit SFR Portfolio

DFW Metro



OFFERING MEMORANDUM

Texas Invest Co.
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DALLAS-FORT WORTH SINGLE-FAMILY PORTFOLIO



Sale
Price

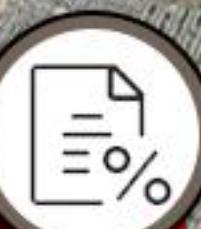
of
Homes



Ave
SF



NOI



Cap
Rate

\$1,600,000

7

1,410

\$106,742

6.67%

*proforma pricing for stabilized assets at market rates

Executive Summary – FOR SALE

Sale Price: \$1,600,000

Number of Homes: 7

Ave SF: 1,410

Stabilized NOI: \$106,742

Cap Rate: 6.67%

Total SF: 9,871

Price SF: \$162

Ave Lot SF: 9,087

Ave Rent \$PSF: \$1.38

Market: DFW Metro

Unit Mix		
Bedrooms	Quantity	Average SF
2	2	950
3	20	1,380
4	3	1,429
5	1	1,665



Highlights

- ❖ **5 NEW ROOFS SINCE July 2022**
- ❖ **\$100,000** in improvements since January 2020
- ❖ **3%** vacancy over 1.732 cumulative months for entire portfolio
- ❖ Great opportunity to acquire a single-family portfolio in one of most sought after markets in the U.S.
- ❖ Large upside due to well below market rents
- ❖ All homes located in Tarrant, Dallas and Johnson Counties



Stabilized Rent Roll

Address	City	Zip	Bed	Bath	SF	Rent PSF	Income	Expenses	Mgmt	Taxes	Insurance
113 Quail Creek	Crowley	76036	3	2	1,686.00	\$ 1.28	\$ 25,800.00	\$ 774.00	\$ 1,032.00	\$ 4,430.49	\$ 2,476.05
714 San Carlos	Grand Prairie	75051	3	2	1,547.00	\$ 1.29	\$ 24,000.00	\$ 720.00	\$ 960.00	\$ 6,150.07	\$ 2,428.66
1215 Country Club	Cleburne	76033	3	1	1,032.00	\$ 1.60	\$ 19,800.00	\$ 594.00	\$ 792.00	\$ 2,842.91	\$ 1,955.25
1959 Milam	Fort Worth	76112	3	2	1,624.00	\$ 1.32	\$ 25,800.00	\$ 774.00	\$ 1,032.00	\$ 5,071.16	\$ 2,428.54
3501 Cimmaron Tr	Fort Worth	76116	3	2	1,653.00	\$ 1.30	\$ 25,800.00	\$ 774.00	\$ 1,032.00	\$ 5,228.25	\$ 2,476.06
3805 Dana Dr	Fort Worth	76111	3	2	1,140.00	\$ 1.54	\$ 21,000.00	\$ 630.00	\$ 840.00	\$ 3,141.43	\$ 2,034.09
7924 Lazy Brook	Watauga	76148	3	2	1,189.00	\$ 1.67	\$ 23,820.00	\$ 714.60	\$ 952.80	\$ 4,951.72	\$ 2,042.01

Operating Projections

	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income	\$ 172,660.80	\$ 179,567.23	\$ 186,749.92	\$ 194,219.92	\$ 203,930.91	\$ 214,127.46	\$ 224,833.83	\$ 236,075.52	\$ 247,879.30
Vacancy *	\$ 6,906.43	\$ 7,182.69	\$ 7,470.00	\$ 7,768.80	\$ 8,157.24	\$ 8,565.10	\$ 8,993.35	\$ 9,443.02	\$ 9,915.17
Expense	\$ 5,179.82	\$ 5,387.02	\$ 5,602.50	\$ 5,826.60	\$ 6,117.93	\$ 6,423.82	\$ 6,745.01	\$ 7,082.27	\$ 7,436.38
Mgmt	\$ 6,906.43	\$ 7,182.69	\$ 7,470.00	\$ 7,768.80	\$ 8,157.24	\$ 8,565.10	\$ 8,993.35	\$ 9,443.02	\$ 9,915.17
Taxes	\$ 32,452.35	\$ 33,101.40	\$ 33,763.43	\$ 34,438.69	\$ 35,127.47	\$ 35,830.02	\$ 36,546.62	\$ 37,277.55	\$ 38,023.10
Insurance	\$ 16,157.47	\$ 16,480.62	\$ 16,810.24	\$ 17,146.44	\$ 17,489.37	\$ 17,839.16	\$ 18,195.94	\$ 18,559.86	\$ 18,931.06
NOI	\$ 105,058.29	\$ 110,232.82	\$ 115,633.77	\$ 121,270.59	\$ 128,881.68	\$ 136,904.27	\$ 145,359.55	\$ 154,269.81	\$ 163,658.42

Stabilized

Income	\$ 166,020.00
Expense	\$ 4,980.60
Mgmt	\$ 6,640.80
Taxes	\$ 31,816.03
Insurance	\$ 15,840.66
NOI	\$ 106,741.91

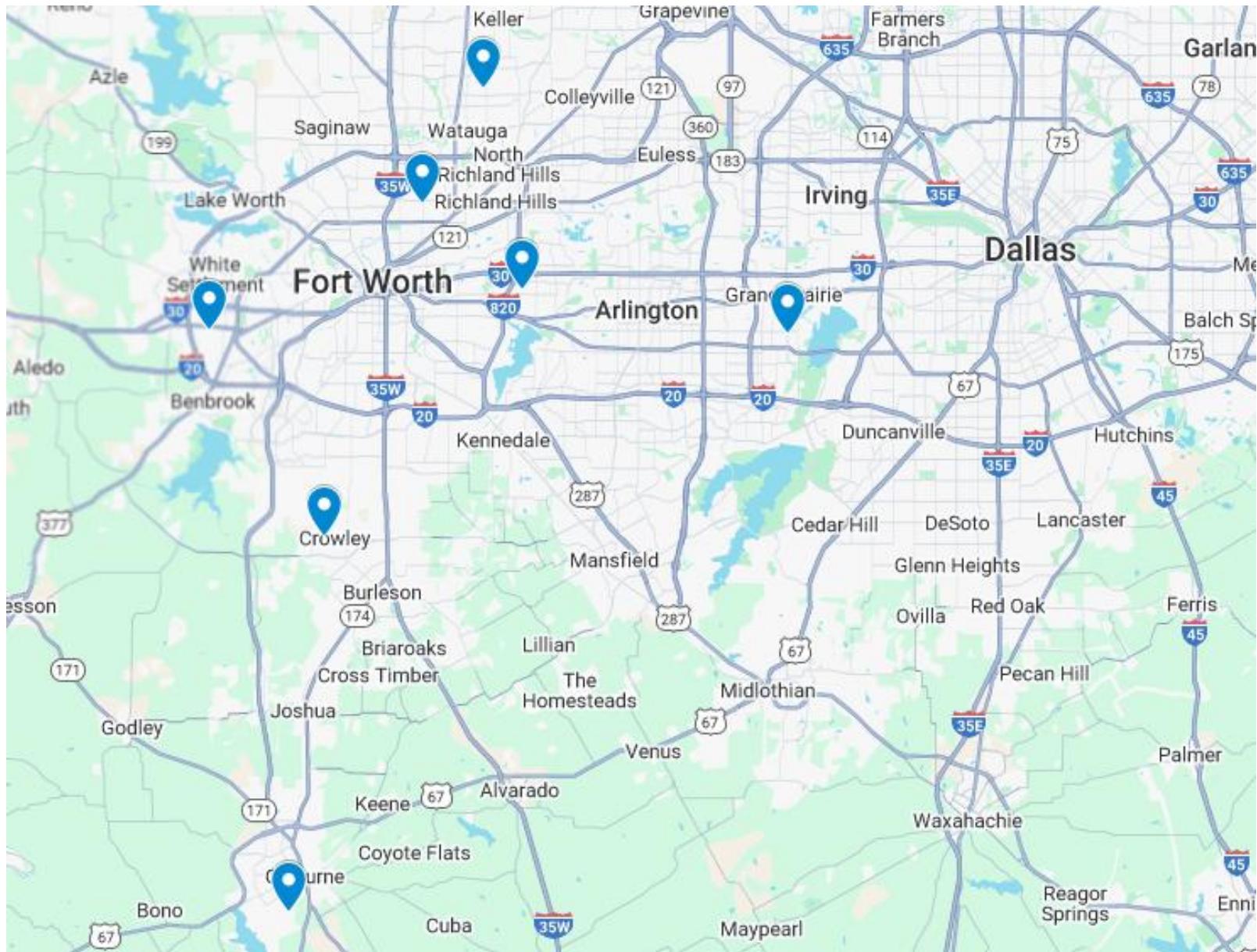
Texas Invest Co is pleased to present a single-family portfolio comprised of 7 homes in the Dallas-Fort Worth metropolitan area. The homes are located in Dallas, Tarrant and Johnson Counties. Over \$100,000 has been contributed to improvements since January 2020. The monthly rents are well below market with the ease to realize the projected NOI of \$107k.

Data from the 2020 Census released August 12 shows Dallas-Fort Worth is the country's fourth largest metro area, with 7,637,387 residents counted. It had been the country's sixth largest metro area following the 2010 Census (6,366,542 residents). DFW was one of only three U.S. metro areas to gain at least 1.2 million residents over the decade. Houston and New York City were the second and third.

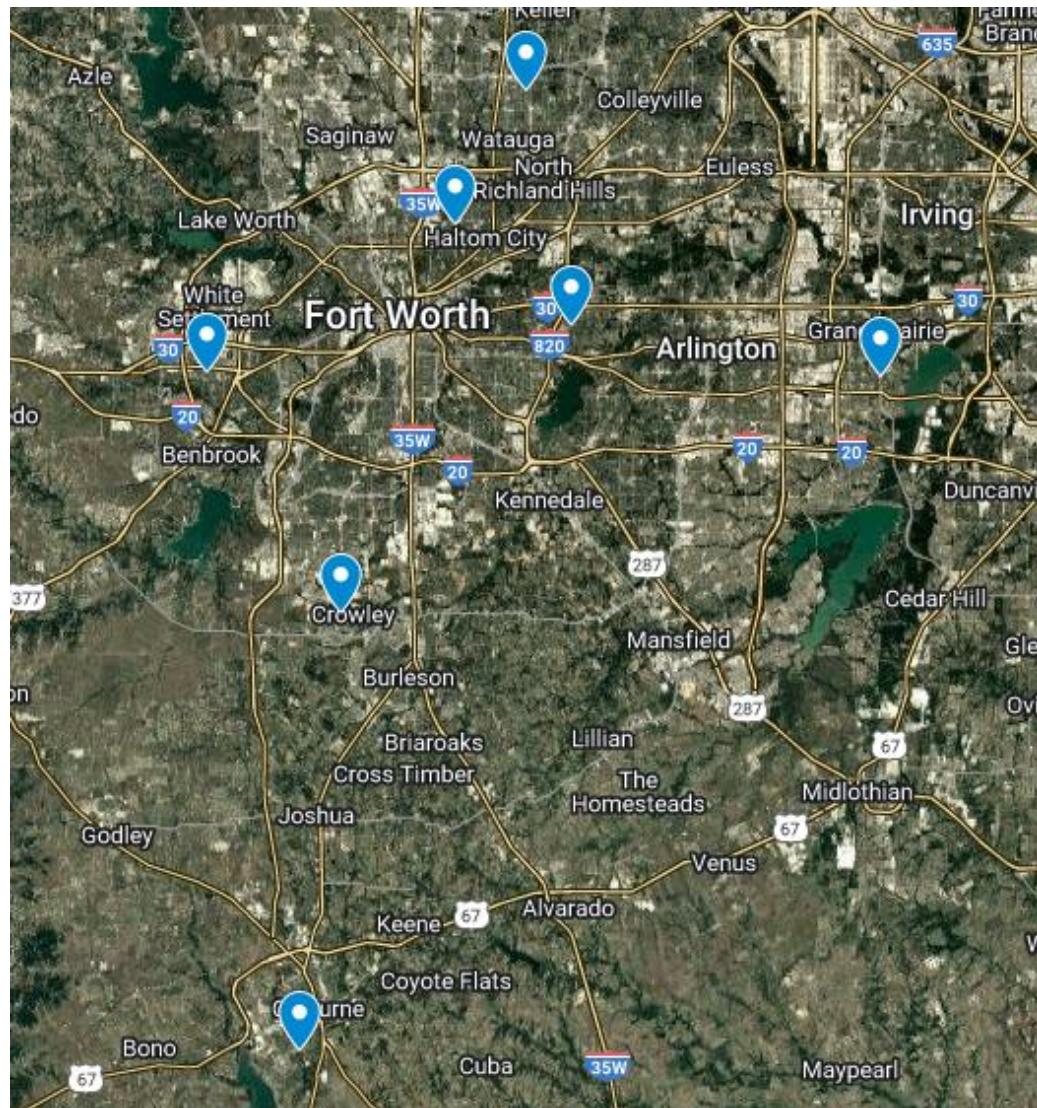
Fort Worth ranked as the fastest-growing big city in Texas between 2010 and 2020 (24 percent), followed by Austin (21.7 percent), Houston (9.8 percent), Dallas (8.9 percent), and San Antonio (8.1 percent).



SFR Portfolio Location Map



Location Maps



DFW MSA

Total Population	7,637,387
Population Density	800/sq mi
Total Households	2,693,107
Median Home Value	390k
Ave HH Income	\$83k
No of Rental Homes	330k

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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