

# Mariposa Park

6701 Calmont Avenue, Fort Worth, Texas 76116



## Investment Highlights

### THE PROPERTY

Mariposa Park is a 52-unit multifamily community located in Fort Worth, Texas, offering investors scale-efficient operations in a durable Texas rental market. The property features a mix of functional unit layouts designed to meet consistent workforce and value-oriented renter demand. With manageable unit count and straightforward operations, Mariposa Park is well suited for both experienced operators and groups seeking to expand or solidify a Fort Worth presence.

### THE OPPORTUNITY

Mariposa Park offers investors an attractive going-in yield with durable, in-place cash flow in a supply-constrained Fort Worth submarket. The property's current income stream provides immediate returns while maintaining additional upside through disciplined expense management and modest rent optimization. Unlike heavy value-add strategies that rely on aggressive capital deployment, Mariposa Park allows investors to prioritize current cash-on-cash returns, downside protection, and stable distributions, making it well suited for yield-focused buyers seeking predictable income in a growing Texas market.

### THE LOCATION

Located in Fort Worth, TX, Mariposa Park benefits from one of the fastest-growing metros in the country, driven by population growth, job creation, and business relocations. The property offers convenient access to major employment centers, transportation corridors, retail, and neighborhood services. Fort Worth's diversified economy and landlord-friendly regulatory environment continue to attract long-term renters, supporting stable occupancy and rent growth.

### FINANCING

Mariposa Park is being offered free and clear of existing debt. Contact Greysteel Debt and Structured Finance ([rrader@greysteel.com](mailto:rrader@greysteel.com)) to discuss the most efficient financing solutions.

## Asset Snapshot

52  
UNITS

698  
RENTABLE SF

36,300  
NET RENTABLE SF

98.1%  
OCCUPANCY

1964  
YEAR BUILT

## Local Map



### DEAL TEAM CONTACTS

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