

Jameson Street Apartments

1121 Jameson Street | Weatherford, Texas 76086

ASKING PRICE

\$5,160,000

VALUE-ADD LITE

Stabilized cash flow with a clearly defined value-add runway

60-unit, low-density garden-style community in a growing western-edge DFW market

60

UNITS

28 one-bed | 20 two-bed | 12 three-bed

\$86K

PRICE / UNIT

At the \$5.16M asking price

98.3%

OCCUPANCY

Historically steady, low-turnover asset

5.9% / 8.43%

CAP RATE

In-place / pro forma

INVESTMENT HIGHLIGHTS

- In-place yield with upside: well-maintained, cash-flowing asset offered below identified rent-comparable levels.
- Rent-growth runway: rents are approximately 13% below comps, following 11.6% rental-income growth from 2023-2025.
- Meaningful capital already completed: 2019 roofs, modern breaker boxes, and recently resurfaced, sealed and striped parking.
- Phased execution plan: selective unit refreshes, rent optimization, ancillary income and utility strategies - without a full-scale repositioning.
- Strong infill access: one block north of Highway 180 and less than one mile east of downtown Weatherford.
- Resident amenities: swimming pool, on-site laundry and a low-density garden-style setting.

PROPERTY SNAPSHOT

YEAR BUILT / RENOVATED

1973 / 2007-2008

SITE / RENTABLE AREA

4.05 acres / 44,700 RSF

BUILDINGS

10 two-story brick-veneer buildings

UTILITIES

Master metered; owner-paid

UNIT MIX

28

1 Bed / 1 Bath
Approx. 614 SF

20

2 Bed / 1 Bath
Approx. 794 SF

12

3 Bed / 1.5 Bath
Approx. 969 SF



AUTEN REALTY

KEITH AUTEN

Owner / Broker | TX License 0533072

(214) 343-9754 | Keith@AutenRealty.com

www.AutenRealty.com