

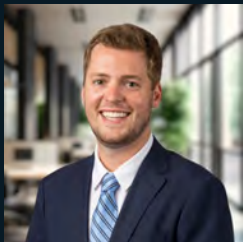
OFFERING MEMORANDUM



DFW SFR
Portfolio

partners

Our Team

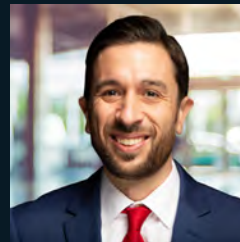


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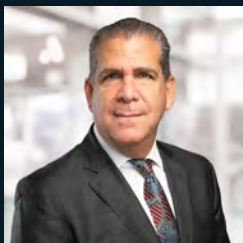


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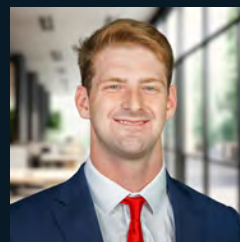


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DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Executive Summary

ADDRESSES | 23 PROPERTIES

- 1003 Enfilar Lane Arlington TX
- 10333 Pleasant Mound Drive Fort Worth TX
- 10628 Astor Drive Fort Worth TX
- 1182 Rusticwood Court Fort Worth TX
- 1424 Queens Brook Lane Fort Worth TX
- 2204 Biscayne Park Lane Grand Prairie TX
- 3060 Peyton Brook Drive Fort Worth TX
- 3633 Clubview Drive Garland TX
- 3936 Golden Horn Lane Fort Worth TX
- 3940 German Pointer Way Fort Worth TX
- 4016 Tarpon Springs Drive Fort Worth TX
- 4054 Gray Fox Drive Fort Worth TX
- 4817 Madyson Ridge Drive Fort Worth TX
- 5617 Blackmon Court Fort Worth TX
- 5813 Giddyup Lane - 1 Fort Worth TX
- 5821 Giddyup Lane - 1 Fort Worth TX
- 5836 Tinsley Drive Arlington TX
- 6812 Carrington Lane Fort Worth TX
- 6820 Carrington Ln Fort Worth TX
- 8704 Hunters Creek Drive Fort Worth TX
- 970 Tennessee Trail Arlington TX
- 972 Tennessee Trail Arlington TX
- 2829 Larkin Ave Fort Worth TX

Large-scale SFR portfolio across high-demand DFW submarkets

Strong value-add opportunity through rent increases, expense optimization, and operational efficiency.

Primarily newer 3-bedroom / 2.5-bath homes built in 2007 or later, designed to meet strong workforce housing demand.

Homes are spread across multiple Fort Worth and DFW submarkets, reducing exposure to any single neighborhood or localized market fluctuation

Historically high occupancy and tenant retention, minimizing leasing risk

Homes are spread across multiple Dallas submarkets, reducing exposure to any single neighborhood or localized market fluctuation

Located in a no state income tax jurisdiction, increasing investor net yield

These submarkets are experiencing significant revitalization, with new construction homes and multifamily developments contributing to sustained property appreciation and long term neighborhood growth

FINANCIAL HIGHLIGHTS

Attractive in-place income with additional upside through improved occupancy, centralized management, and operational scale.

Market Rents in DFW are expected to continue rising, supported by strong demand, limited new SFR supply, and favorable lng-term fundamentals

Well-positioned for both institutional and private buyers, with multiple exit options including long-term hold, individual retail disposition, or future bulk sale.

Property Photos

1003 Enfilar Lane, Arlington, TX



10333 Pleasant Mound Drive, Fort Worth, TX



10628 Astor Drive, Fort Worth, TX



1182 Rusticwood Ct, Fort Worth, TX



1424 Queens Brook Lane, Fort Worth, TX



2204 Biscayne Park Lane, Grand Prairie, TX



3060 Peyton Brook Drive, Fort Worth, TX



3633 Clubview Drive, Garland, TX



3936 Golden Horn Lane, Fort Worth, TX



Property Photos

3940 German Pointer Way, Fort Worth, TX



4016 Tarpon Springs Drive, Fort Worth, TX



4054 Gray Fox Drive, Fort Worth, TX



4817 Madysen Ridge Drive, Fort Worth, TX



5617 Blackmon Ct, Fort Worth, TX



5813 Giddyup Lane - 1, Fort Worth, TX



5821 Giddyup Lane - 1, Fort Worth, TX



5836 Tinsley Drive, Arlington, TX



6812 Carrington Lane, Fort Worth, TX



Property Photos

6820 Carrington Lane, Fort Worth, TX



8704 Hunters Creek Drive, Fort Worth, TX



970 Tennessee Trail, Arlington, TX



972 Tennessee Trail, Arlington, TX



2829 Larkin Ave, Fort Worth, TX





4016 Tarpon Springs Drive, Fort Worth, TX

partners





2204 Biscayne Park Lane, Grand Prairie, TX









4817 Madyson Ridge Drive, Fort Worth, TX



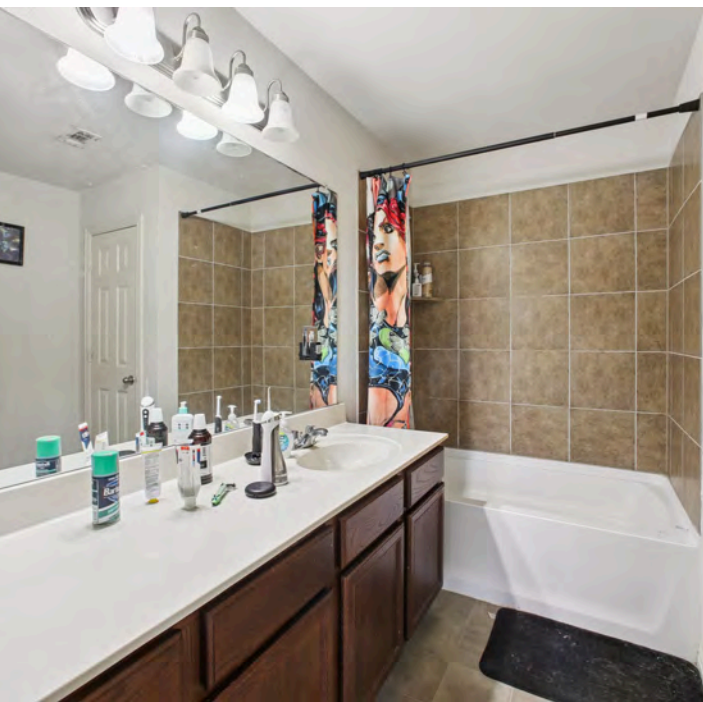
4817 Madyson Ridge Drive, Fort Worth, TX

partners



1003 Enfilar Lane, Arlington, TX





6820 Carrington Lane, Fort Worth, TX

partners

Property Information

PROPERTY OVERVIEW

Address	Various (Portfolio)
City State	Fort Worth, Arlington, Grand Prairie, Garland, TX
Number of Units	23
Year Built	Various (Portfolio)
APN	Various (Portfolio)
Building SF	35,832 SF
Occupancy	100%

Average SF Per Unit	1,558 SF
Lot Size	2.17 AC
Occupancy	96%
Zoning	SFR
Opportunity Zone	No
Unit Types	SFR-Residential

UNIT MIX	ADDRESS	SF
3x3	1003 Enfilar Lane	1,577
3x2	10333 Pleasant Mound Drive	1,441
2x2.5	10628 Astor Drive	1,232
3x2	1182 Rusticwood Court	1,325
4x2	1424 Queens Brook Lane	1,965
3x2.5	2204 Biscayne Park Lane	1,616
3x2.5	3060 Peyton Brook Drive	1,500
3x3	3633 Clubview Drive	1,746
3x2	3936 Golden Horn Lane	1,650
3x2	3940 German Pointer Way	1,860
4x2	4016 Tarpon Springs Drive	2,173
3x2	4054 Gray Fox Drive	1,868
3x2	4817 Madyson Ridge Drive	1,682

UNIT MIX	ADDRESS	SF
3x2	5617 Blackmon Court	1,407
2x3	5813 Giddyup Lane - 1	1,112
3x2	5821 Giddyup Lane - 1	1,340
3x2.5	5836 Tinsley Drive	1,507
2x2.5	6812 Carrington Lane	1,434
2x2.5	6820 Carrington Ln	1,491
3x2	8704 Hunters Creek Drive	1,665
3x2.5	970 Tennessee Trail	1,552
2x3	972 Tennessee Trail	1,273
4x3	2829 Larkin Ave	1,416
TOTALS		45,237 SF
AVERAGES		1,577 SF

Financial Overview

ANNUAL OPERATING SUMMARY

INCOME	PROFORMA ESTIMATES	ANNUAL	PER UNIT	YR 1 ADJUSTED	PER UNIT
GPR	\$517,740.00	\$517,740.00		\$569,514.00	Market Rent
Less Vacancy	-5%	\$0.00	0.00%	-\$28,475.70	-5%
Loss/Gain To Lease	-1%	\$0.00	0.00%	-\$5,695.14	-1%
Less Change in Delinquency	-0.25%	\$0.00	0.00%	-\$1,423.79	-0.25%
GOI	\$517,740.00	\$517,740.00		\$533,919.38	
Expenses	\$162,061.10	\$162,061.10	31%	\$201,339.06	37.71%
NOI	\$355,678.90	\$355,678.90	\$15,464.30	\$332,580.31	\$14,460

PRO FORMA ANNUAL OPERATING EXPENSES

EXPENSES	PROFORMA ESTIMATES	% OF CURRENT SGI	ANNUAL	PER UNIT	YR 1 ADJUSTED	PER UNIT
Real Estate Taxes	0.00% Over Actual	24%	\$126,158	\$5,485	\$138,774	\$6,034
Property Management Fee	3% of GOI	0%	\$0	\$0	\$16,018	\$696
Insurance	\$850	7%	\$35,903	\$1,561	\$19,550	\$850
General & Administrative	\$100	0%	\$0	\$0	\$2,300	\$100
Contract Services	\$50	0%	\$0	\$0	\$1,150	\$50
Landscaping/Grounds	\$50	0%	\$0	\$0	\$1,150	\$50
Turnover	\$200	0%	\$0	\$0	\$4,600	\$200
Repairs & Maintenance	\$400	0%	\$0	\$0	\$9,200	\$400
Utilities	0.5%	0%	\$0	\$0	\$2,848	\$124
Reserves	\$250	0%	\$0	\$0	\$5,750	\$250
Total Expenses		31%	\$162,061	\$7,046	\$201,339	\$8,754

Financial Overview

UNIT MIX

TOTAL UNITS	UNIT MIX	UNIT MIX %	AVG. SF	CURRENT AVG. RENT PSF	CURRENT AVG. RENT	CURRENT MAX RENT	TOTAL CURRENT MONTHLY RENT
3	2 x 2.5	13%	1,385	\$1.32	\$1,833	\$2,000	\$5,500
2	2 x 3	9%	1,193	\$1.24	\$1,475	\$1,500	\$2,950
9	3 x 2	39%	1,582	\$1.17	\$1,850	\$1,900	\$16,650
4	3 x 2.5	17%	1,544	\$1.25	\$1,936	\$2,200	\$7,745
2	3 x 3	9%	1,662	\$1.17	\$1,950	\$1,950	\$3,900
2	4 x 2	9%	2,069	\$1.10	\$2,275	\$2,500	\$4,550
1	4 x 3	4%	1416	\$1.31	\$1,850	\$1,850	\$1,850

Financial Overview

CASHFLOW MODEL

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	REVERSION YEAR YR 10
Operating Data										
Income										
Gross Potential Rent	\$569,514.00	\$586,599.42	\$604,197.40	\$622,323.32	\$640,993.02	\$660,222.82	\$680,029.50	\$700,430.38	\$721,443.30	\$743,086.60
Loss/Gain to Lease	\$(5,695.14)	\$(5,865.99)	\$(6,041.97)	\$(6,223.23)	\$(6,409.93)	\$(6,602.23)	\$(6,800.29)	\$(7,004.30)	\$(7,214.43)	\$(7,430.87)
Gross Potential Income	\$563,818.86	\$580,733.43	\$598,155.43	\$616,100.09	\$634,583.09	\$653,620.59	\$673,229.20	\$693,426.08	\$714,228.86	\$735,655.73
Less Vacancy	\$(28,475.70)	\$(29,329.97)	\$(30,209.87)	\$(31,116.17)	\$(32,049.65)	\$(33,011.14)	\$(34,001.47)	\$(35,021.52)	\$(36,072.16)	\$(37,154.33)
Less Change in Delinquency	\$(1,423.79)	\$(1,466.50)	\$(1,510.49)	\$(1,555.81)	\$(1,602.48)	\$(1,650.56)	\$(1,700.07)	\$(1,751.08)	\$(1,803.61)	\$(1,857.72)
Effective Gross Income	\$533,919.38	\$549,936.96	\$566,435.06	\$583,428.12	\$600,930.96	\$618,958.89	\$637,527.66	\$656,653.49	\$676,353.09	\$696,643.68
Expenses										
Property Management Fee	\$16,018.00	\$16,498.54	\$16,993.50	\$17,503.30	\$18,028.40	\$18,569.25	\$19,126.33	\$19,700.12	\$20,291.12	\$20,899.86
Real Estate Taxes	\$138,773.91	\$142,937.13	\$147,225.24	\$151,642.00	\$156,191.26	\$160,877.00	\$165,703.31	\$170,674.41	\$175,794.64	\$181,068.48
Insurance	\$19,550.00	\$20,136.50	\$20,740.60	\$21,362.81	\$22,003.70	\$22,663.81	\$23,343.72	\$24,044.03	\$24,765.36	\$25,508.32
General & Administrative	\$2,300.00	\$2,369.00	\$2,440.07	\$2,513.27	\$2,588.67	\$2,666.33	\$2,746.32	\$2,828.71	\$2,913.57	\$3,000.98
Landscaping/Grounds	\$1,150.00	\$1,173.00	\$1,196.46	\$1,220.39	\$1,244.80	\$1,269.69	\$1,295.09	\$1,320.99	\$1,347.41	\$1,374.36
Contract Services	\$1,150.00	\$1,184.50	\$1,220.04	\$1,256.64	\$1,294.34	\$1,333.17	\$1,373.16	\$1,414.35	\$1,456.79	\$1,500.49
Turnover	\$4,600.00	\$4,738.00	\$4,880.14	\$5,026.54	\$5,177.34	\$5,332.66	\$5,492.64	\$5,657.42	\$5,827.14	\$6,001.96
Repairs & Maintenance	\$9,200.00	\$9,476.00	\$9,760.28	\$10,053.09	\$10,354.68	\$10,665.32	\$10,985.28	\$11,314.84	\$11,654.28	\$12,003.91
Utilities	\$2,848.00	\$2,933.44	\$3,021.44	\$3,112.09	\$3,205.45	\$3,301.61	\$3,400.66	\$3,502.68	\$3,607.76	\$3,715.99
Reserves	\$5,750.00	\$5,922.50	\$6,100.18	\$6,283.18	\$6,471.68	\$6,665.83	\$6,865.80	\$7,071.77	\$7,283.93	\$7,502.45
Total Expenses	\$201,339.91	\$207,368.61	\$213,577.94	\$219,973.31	\$226,560.30	\$233,344.67	\$240,332.31	\$247,529.33	\$254,942.00	\$262,576.78
Net Operating Income	\$332,579.47	\$342,568.35	\$352,857.13	\$363,454.81	\$374,370.66	\$385,614.22	\$397,195.35	\$409,124.16	\$421,411.09	\$434,066.90

Debt Quote

BMC CAPITAL DEBT QUOTE				
LOAN TERMS	OPTION 1	OPTION 2	OPTION 3	OPTION 4
Loan Amount	\$4,800,000	\$4,800,000	\$4,800,000	\$4,800,000
Term	360 Months	360 Months	360 Months	360 Months
Amortization	360 Months	360 Months	360 Months	360 Months
LTV	80%	80%	80%	80%
All-In Rate	5.650%	5.950%	5.900%	6.220%
Loan Type	7/6 ARM	7/6 ARM	30 Year Fixed	30 Year Fixed

Will Stebbins

BMC Capital
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Grant Garlock

BMC Capital
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ggarlock@bmccapital.com

Marketing Overview

8.1 Million
Total MSA Population

23
Fortune 500 Companies

1.2%
Annual Pop. Growth (2023-2024)

\$745 Billion
2023 Gross Domestic Product
(DFW MSA)



The Dallas–Fort Worth Metroplex is one of the most dynamic and fastest-growing regions in the country, combining strong economic performance with a rich cultural and lifestyle appeal. At its western center, Fort Worth offers a blend of Texas heritage and modern growth, making it a standout for investors seeking stability and opportunity.

Fort Worth is home to major attractions like the Fort Worth Stockyards, Sundance Square, and the renowned museums of the Cultural District. Residents enjoy easy access to professional sports, entertainment, and outdoor recreation at places like Trinity Trails and Eagle Mountain Lake. The region also features excellent schools and universities, including Texas Christian University, Southern Methodist University, and the University of North Texas.

With steady population growth, strong job creation, and an affordable cost of living, the Dallas–Fort Worth area—especially Fort Worth—provides an exceptional environment for building a multifamily or single-family home investment portfolio.

Where Education Meets Opportunity



**TEXAS CHRISTIAN
UNIVERSITY**

Fort Worth

Location

12,000+
Students

100,000+
Alumni

Big 12 Conference
Athletics



**SOUTHERN METHODIST
UNIVERSITY**

Dallas

Location

12,000+
Students

125,000+
Alumni

Atlantic Coast
Conference
Athletics



**UNIVERSITY OF TEXAS
AT ARLINGTON**

Arlington

Location

45,000
Students

250,000+
Alumni

65% Still Reside
Alumni in North Texas



**UNIVERSITY OF
NORTH TEXAS**

Irvine

Location

42,000
Students

448,000+
Alumni

1,558
Faculty Members

Athletics Driving Community and Economic Growth



DALLAS COWBOYS
(NFL)

AT&T Stadium

Location

93,594 Per Game
2024 Avg Attendance

1960
Year Founded

**Five Time Super
Bowl Champions**
Achievements



TEXAS RANGERS
(MLB)

Globe Life Field

Location

32,735 Per Game
2024 Avg Attendance

1961
Year Founded

**2023 World Series
Champions**
Achievements



DALLAS MAVERICKS
(NBA)

Amer. Airlines Cntr.

Location

20,217 Per Game
2024 Avg Attendance

1980
Year Founded

**2011 NBA Finals
Champions**
Achievements



DALLAS STARS
(NHL)

Amer. Airlines Cntr.

Location

18,371
2024 Avg Attendance

1993
Year Relocated to DFW

**1999 Stanley Cup
Champions**
Achievements

Sites of Dallas - Fort Worth

FORT WORTH STOCKYARDS



REUNION TOWER | DALLAS



FORT WORTH ZOO



ARLINGTON PLAYGROUND



Offering Procedures

Purchasers wishing to make an offer or tour the property are requested to submit a Letter of Intent to purchase and corresponding proof of funds.

Property tours will be conducted upon receipt of an acceptable Letter of Intent and proof of funds.

PLEASE DO NOT CONTACT THE PROPERTY DIRECTLY.
ALL COMMUNICATION, INQUIRIES, AND TOUR REQUESTS SHOULD BE ADDRESSED TO:

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ABOUT PARTNERS

Partners is an integrated commercial real estate partnership and full-service firm offering Brokerage Services, Investor Services, Valuation Advisory, and Property Management Services, based in the Sunbelt region.

Product types we specialize in include Office, Industrial, Retail, Land, Multifamily, Self-Storage, and Triple Net Lease properties.

PARTNERS INTEGRATED SERVICES

Brokerage Services

Tenant Representation
Investment Sales
Land Sales

Project Management

Construction Management
Space Management

Investor Services

Project Leasing
Property Management
Facilities Management

Valuation Advisory

Financial & Lending Institution
Advisory
Institutional Fund Valuation
Litigation & Expert Witness
Testimony
Property Tax Consulting

FIRM OVERVIEW

150+

Brokers with 63 Partners

27

Years in Business

300+

Real Estate Professionals

FINANCIAL STRENGTH

\$8.7B

In Transaction Volume

*Over the last six years

\$2B+

In Commercial
Property Valued

572M

sq. ft. of Real Estate
Transactions

*Over the last six years

48M

sq. ft. of Agency Leasing
Assignments

*Includes Office, Industrial, and Retail

6.5M

sq. ft. of Real Estate
Under Management

ACCOLADES

30x

CoStar Power Broker
Award Winner

15x

Business Journals Best Places
to Work Award Winner

Inc. 5000

Honoree

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Information About Brokerage Services



2-10-2025

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 undefined 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

PCR Brokerage Dallas-Fort Worth, LLC	9013094	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Scott Lunine		scott.lunine@partnersrealestate.com	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Preston Browne	813997	preston.browne@partnersrealestate.com	214-417-3366
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	