

## MULTIFAMILY PROPERTY FOR SALE



Presented By

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**Nathan Malka**

214.418.4335  
gablerealty@gmail.com

**Gable Realty Group**  
7811 La Manga Drive  
Dallas, TX 75248



**OFFERING SUMMARY**

Sale Price:	\$2,249,600
Number Of Units:	12
Lot Size:	0.57 Acres
Year Built:	1970
Building Size:	12,312
Zoning:	MF 2
Price / SF:	\$182,71
Price / Door:	\$187,466

**PROPERTY OVERVIEW**

This offering presents the acquisition of a well-located 12-unit multifamily property in Downtown Plano, one of the most active and supply-constrained submarkets in North Texas.

The asset provides stable in-place income supported by long-term tenancy (5+ year average stay), combined with a clear and achievable rent growth strategy. Current rents are below market for comparable unit sizes, creating an immediate opportunity to increase revenue through gradual repositioning and operational improvements.

**PROPERTY HIGHLIGHTS**

Prime Location in the heart of City of Plano

The property has undergone key capital improvements, including roof replacement, upgraded flooring, energy-efficient windows, and parking lot enhancements, significantly reducing near-term capital expenditure risk.

The investment is positioned below replacement cost in a high-demand location with strong fundamentals, including walkability, public transit access, and proximity to major employment centers.

## PROPERTY DESCRIPTION



## UNIT / COMMUNITY FEATURES

- Large 2BR and 1.5 Bath layout and ample
- Over size unit (1,036 sq ft)
- Walk-in closets
- Laminated flooring
- Ample parking
- Energy saver window

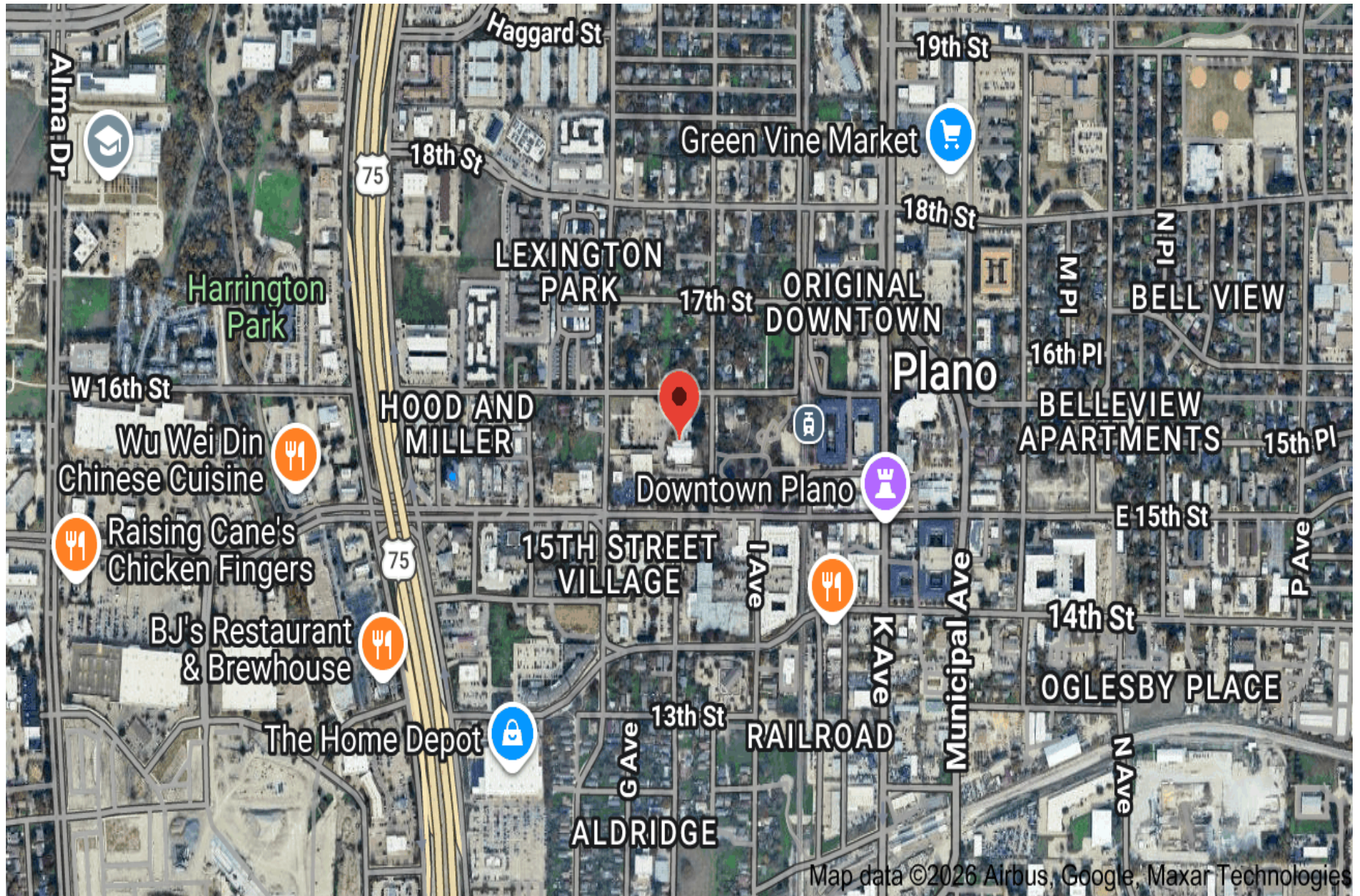
CONSTRUCTION	
Year Built	1970
Number of Units	12
Number of Parking Spots	18
Framing	Wood
Number of Stories	2
Foundation	Slab
Roof	Flat roof
HVAC	Individual

UTILITY SERVICES	METERED	PAID BY
Electric (copper)	Individual	Tenant
Gas	Master	Tenant
Water	Master	Tenant
Cable and Internet	Master	Tenant

ADDITIONAL PHOTOS



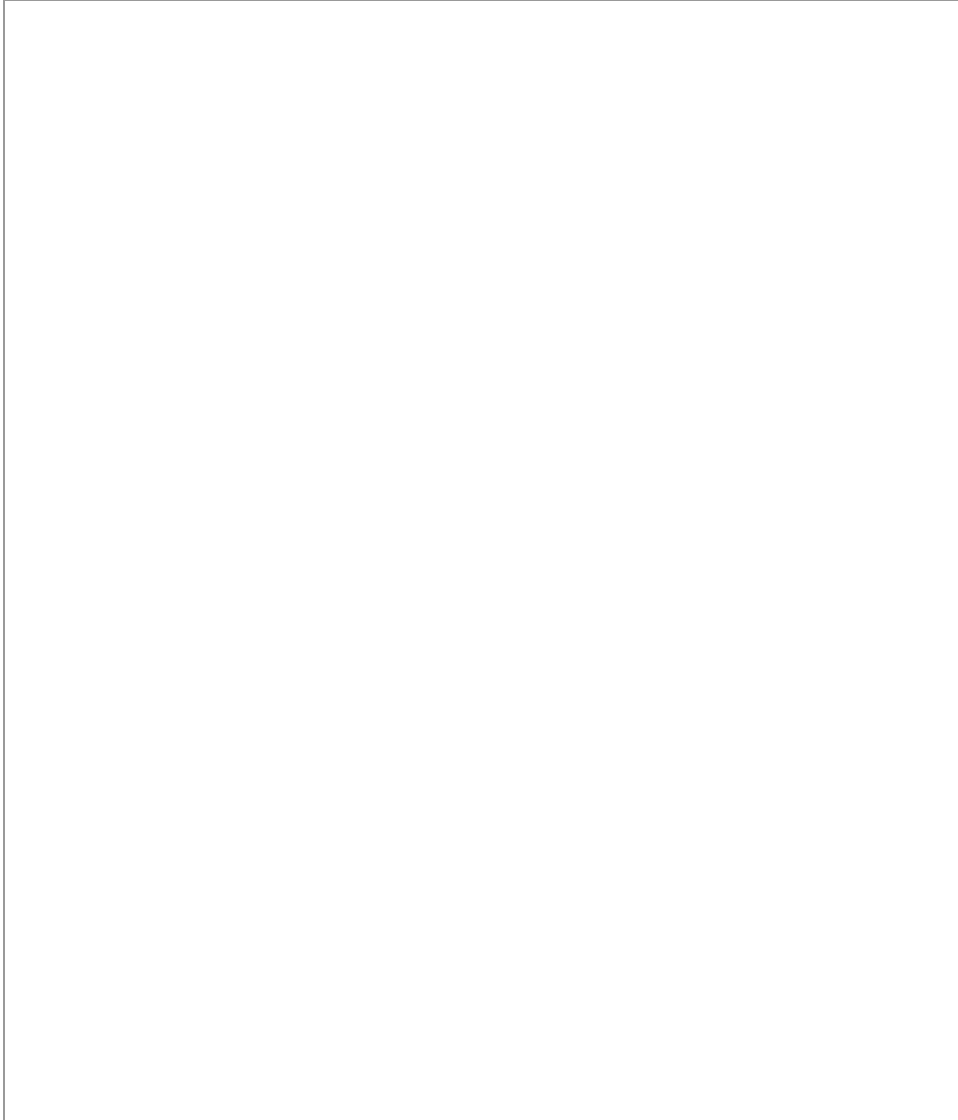
AERIAL MAP



UNIT MIX

UNIT TYPE	BED/BATH	SIZE	#	TARGET RENT	PER SQFT	MONTHLY	Expiration	ANNUAL
1509	2-1.5	1,036	1	\$ 1,950	1.69	\$1,750	12/26	\$ 21,000
1511	2-1.5	1,036	1	\$ 1,950	1.69	\$1,750	12/26	\$ 21,000
1513	2-1.5	1,036	1	\$ 1,950	1.71	\$1,800	04/27	\$21,300
1515	2-1.5	1,036	1	\$ 1,950	1.64	\$ 1,700	12/26	\$ 20,400
1517	1-1.5	1,036	1	\$ 1,950	1.69	\$ 1,750	12/26	\$ 21,000
1519	2-1.5	1,036	1	\$ 1,950	1.64	\$ 1,700	12/26	\$ 20,400
1521	2-1.5	1,036	1	\$ 1,950	1.64	\$ 1,700	12/26	\$ 20,400
1523	2-1.5	1,036	1	\$ 1,950	1.64	\$ 1,725	04/27	\$ 20,400
1525	2-1.5	1,036	1	\$ 1,950	1.73	\$ 1,700	10/26	\$ 21,600
1527	2-1.5	1,036	1	\$ 1,950	1.64	\$ 1,700	10/26	\$ 20,400
1529	2-1.5	1,036	1	\$ 1,950	1.69	\$ 1,750		\$ 21,000
1531	2-1.5	1,036	1	\$ 1,950	1.69	\$1,750	06/27	\$21,000
							04/27	
<b>TOTAL</b>		<b>12,360</b>	<b>12</b>	<b>\$1,950</b>	<b>1.67</b>	<b>\$1,764</b>		<b>\$249,900</b>

## DEMOGRAPHICS MAP



### POPULATION

Total population	53,003
Median age	34
Median age (male)	34
Median age (Female)	36

### HOUSEHOLDS & INCOME

Total households	9,214
# of persons per HH	1.7
Average HH income	\$84,185
Average house value	\$347,300