

# OMEN HILL VILLAS



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**DRAKE**  
REAL ESTATE & INVESTMENTS

**3-Home Package**

**\$1,048,500**

4344 MacNab Dr  
Tyler, TX 75707





## OFFER SUBMISSIONS

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**Buyers can purchase more than three homes!**

**Pricing: \$349,500 / Home.**

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of purchaser's offers including, but not limited to:

- (1) Asset Pricing
- (2) Due Diligence and Closing Time Frame
- (3) Earnest Money Deposit
- (4) Cash or Third-Party Financing
- \*NO SELLER FINANCE / CARRY\*
- (5) Qualifications to Close

## PROPERTY TOURS

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Prospective purchasers will have the opportunity to visit the property via pre-scheduled property tours. These tours will include access to a representative sampling of unit(s) and access to common areas and other similar facilities. In order to accommodate the property's ongoing operations, visitation will require advance notice and scheduling through Drake.



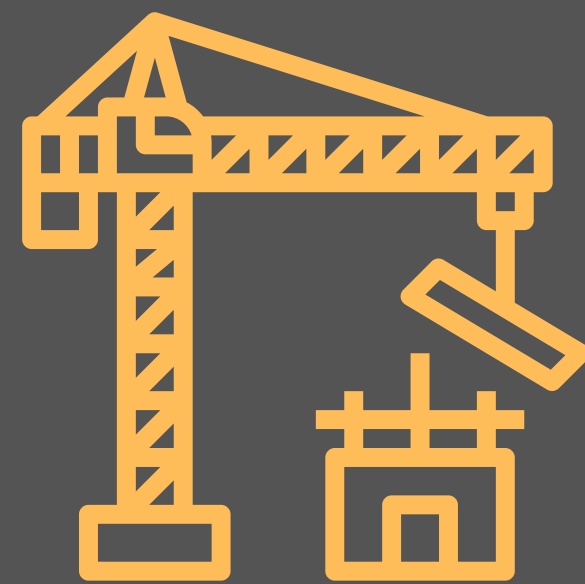
# EXECUTIVE SUMMARY



# of Homes  
**3**



Br / Ba  
**4 Br / 2.5 Ba**



Year Built  
**2023 / 2024**



SF Per Home  
**1,900 SF**



Potential Net Operating Income  
**\$62,690**



Capitalization Rate  
**5.97%**



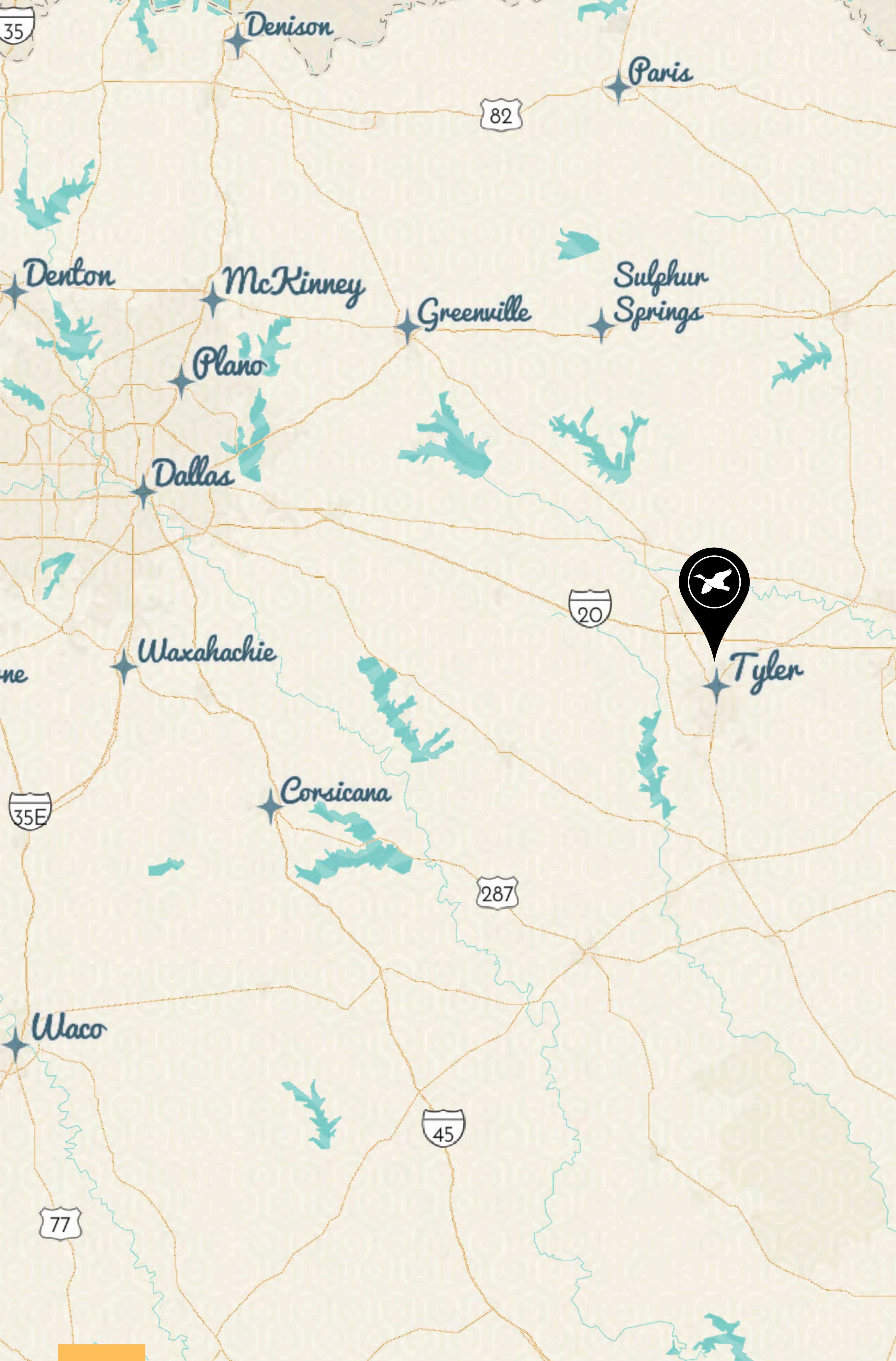
**\$1,048,500**

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# INVESTMENT HIGHLIGHTS

Strategically located in Southeast Tyler, Omen Hill Villas is situated less than 1.5 miles from the University of Texas at Tyler. Omen Hill Villas offers a newly constructed built-to-rent community featuring 32 high-quality homes, a dog park, and plenty of parking — all within gated security.

This package includes three single-family detached homes within the Omen Hill HOA, but investors are welcome to purchase more homes on a first-come, first-serve basis. Pricing should be determined by multiplying the per-home cost (\$349,500) by the amount of units desired (pending availability).

Utilities for each home are metered separately, including the master-controlled irrigation system in place. Tenants are responsible for their own utilities; lawn care and community upkeep are embedded in HOA dues.

Tyler has a GDP of \$13 billion and is expected to increase its economic gain by \$2 billion over the next 5 years, with job growth outpacing the nation at about 2% per year through 2028 (Perryman's Report). UT Tyler's \$308 million Medical Education Building is underway and projected to add over 16,000 jobs to the immediate area, with completion set for fall 2025.

Area demographics include a \$96,000+ average household income and a \$298,604 average home value within a 5-mile radius of Omen Hill Villas.



# PACKAGE OVERVIEW

## PROPERTY DETAILS

CAD ID (Smith County)	R144266
Zoning	Outside City Limits; QOZ
ISD	Chapel Hill
Units	3 Homes
Bedroom / Bathroom	4 Br / 2.5 Ba + 2-Car Garage
Per Unit SF	1,900 SF
Per Unit Lot Size	~ 3,600 SF
Year Built	2023 / 2024

## FINANCIAL DETAILS

Market Rent / Month / Home	\$2,495
Rent / SF / Month	\$1.31
Potential NOI Per Home	\$20,897
Price Per Home	\$349,500
Potential NOI Per 3 Homes	\$62,690
Price Per 3 Homes	\$1,048,500
Capitalization Rate	5.97%

## OPERATIONAL DETAILS

Water/Sewage, Electric, Gas	Individually Metered
Irrigation	Master Control; Individually Metered
Pets	Allowed; Pet Fees
Management	Drake Management Services





# SITE PLAN



## COMMUNITY FEATURES

Central Individually  
Keyed Mailbox

Gated Neighborhood

Master Irrigation

Dog Park

## BUILD SPECS

Concrete Foundation

Wood Framing

Brick Exterior

Composite Shingle Roof

Energy Efficient





EXTERIOR PHOTOS



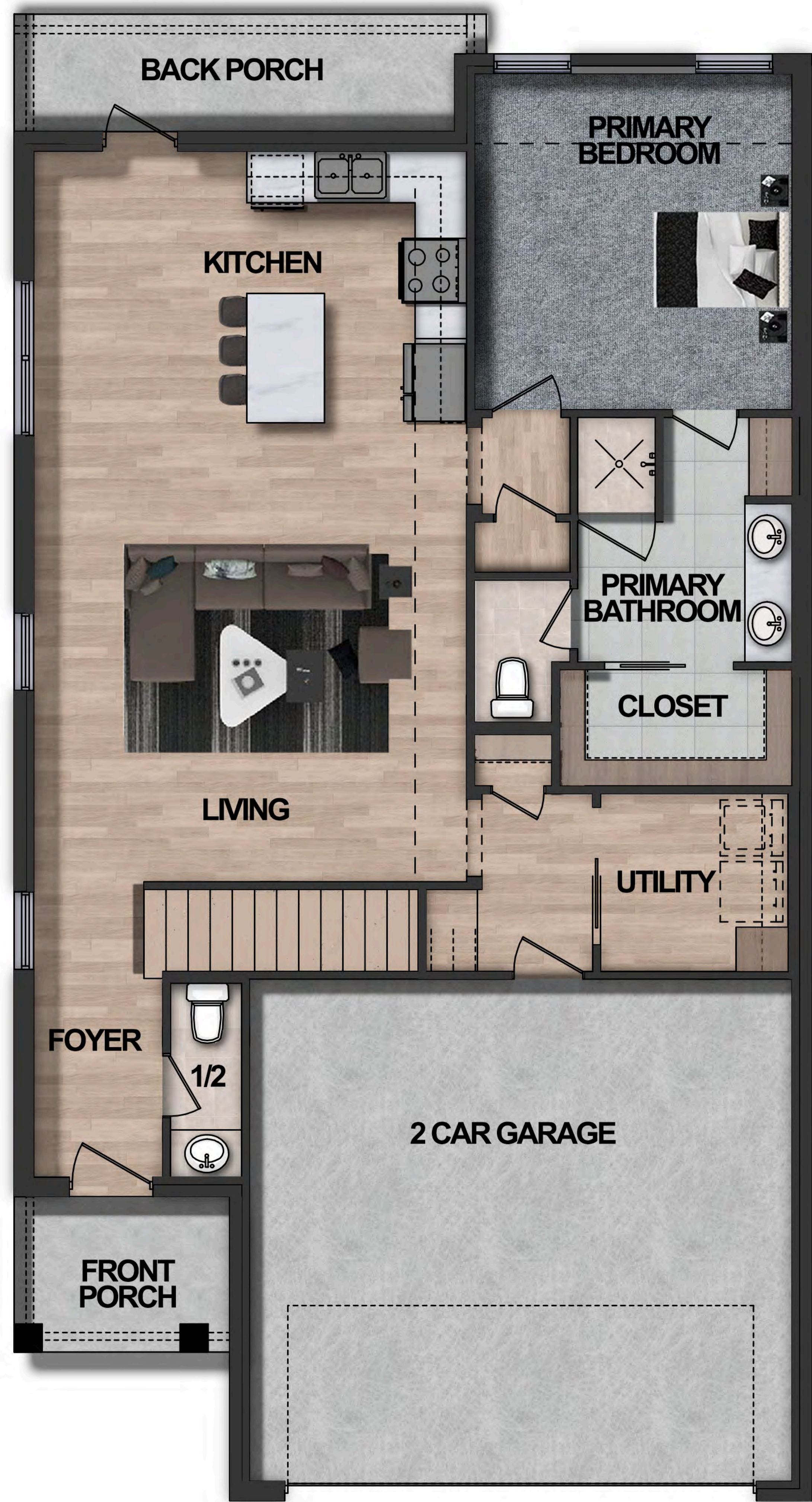


EXTERIOR PHOTOS





# UNIT FLOOR PLAN



FIRST STORY



SECOND STORY

## UNIT FEATURES

Central Heat & Air

Granite & Quartz Countertops

Stainless Steel Kitchen  
Appliances

Washer & Dryer

2 Car Garage

Spray Foam Insulation

Fully Fenced-In Backyard

Covered Patio



INTERIOR PHOTOS





# INTERIOR PHOTOS

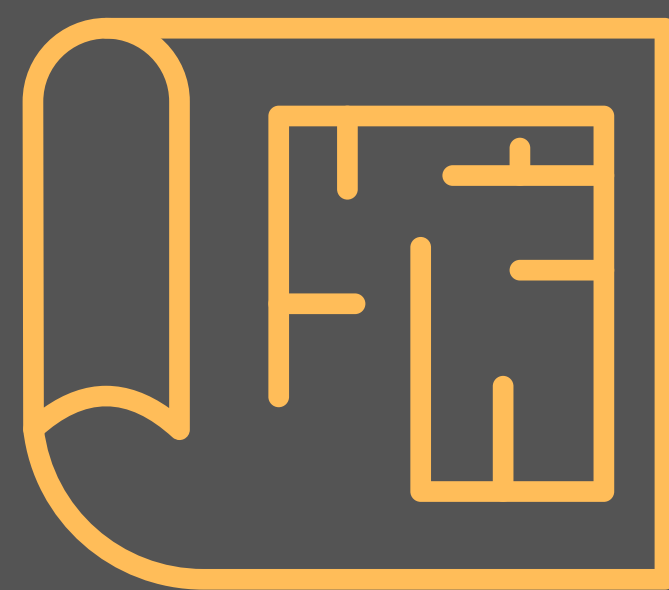




# COMPARABLE SALES



Property Address	3129 Royal Court Rd, Tyler, TX	3199 Royal Court Rd, Tyler, TX	3109 Royal Court Rd, Tyler, TX	11524 CR 219, Tyler, TX
Distance From Omen Hill Villas	~ 3 Miles	~ 3 Miles	~ 3 Miles	~ 3 Miles
Bedroom / Bath	3 Br / 2.5 Ba	4 Br / 2.5 Ba	3 Br / 2.5 Ba	3 Br / 2.5 Ba
Garage	2 Car	2 Car	2 Car	2 Car
Square Feet	1,845 SF	1,920 SF	2,000 SF	1,765 SF
Year Built	2024	2024	2024	2023
ISD	Tyler	Tyler	Tyler	Chapel Hill
Date Sold	6/27/2024	7/2/2024	6/14/2024	7/26/2024
Sold Price	\$347,000	\$359,900	\$379,200	\$360,000
Sold Price / SF	\$188.51 / SF	\$187.45 / SF	\$189.60 / SF	\$205.01 / SF



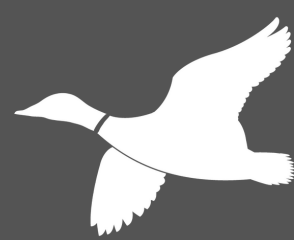
Average Sold SF  
**1,880 SF**



Average Sold Price / SF  
**\$192.38 / SF**



Average Sold Price / Home  
**\$361,725**





Monthly Unit Mix	Br / Ba	Lease Type	SF / Home	Market Rent / Month	Rent / Mo. / SF	Rent / Year	Rent / Year / SF
1 Home	4 / 2.5	One Year	1,900	\$2,495	\$1.31	\$29,940	\$15.76
3 Homes	4 / 2.5	One Year	5,700	\$7,485	\$1.31	\$89,820	\$15.76
6 Homes	4 / 2.5	One Year	11,400	\$14,970	\$1.31	\$179,640	\$15.76

Annual Property Operating Data	Pro Forma (Per Home)	Pro Forma (Three Homes)	Pro Forma (Six Homes)
<b>Income</b>			
Gross Potential Rent	\$29,940	\$89,820	\$179,640
Vacancy (4%)	(\$1,198)	(\$3,593)	(\$7,186)
<b>Effective Rental Income</b>	<b>\$28,742</b>	<b>\$86,227</b>	<b>\$172,454</b>
Total Other Income	-	-	-
<b>Effective Gross Income (EGI)</b>	<b>\$28,742</b>	<b>\$86,227</b>	<b>\$172,454</b>
<b>Expenses</b>			
Property Taxes (2024)	\$2,317	\$6,951	\$13,902
Insurance (2025)	\$1,300	\$3,899	\$7,798
Property Management (8%)	\$2,299	\$6,898	\$13,796
Repairs & Maintenance (4%)	\$1,150	\$3,449	\$6,898
HOA Fee	\$780	\$2,340	\$4,680
<b>Total Expenses</b>	<b>\$7,846</b>	<b>\$23,537</b>	<b>\$47,075</b>
<b>Operating Expense Ratio (OER)</b>	<b>27.30%</b>	<b>27.30%</b>	<b>27.30%</b>
<b>Net Operating Income</b>	<b>\$20,897</b>	<b>\$62,690</b>	<b>\$125,380</b>

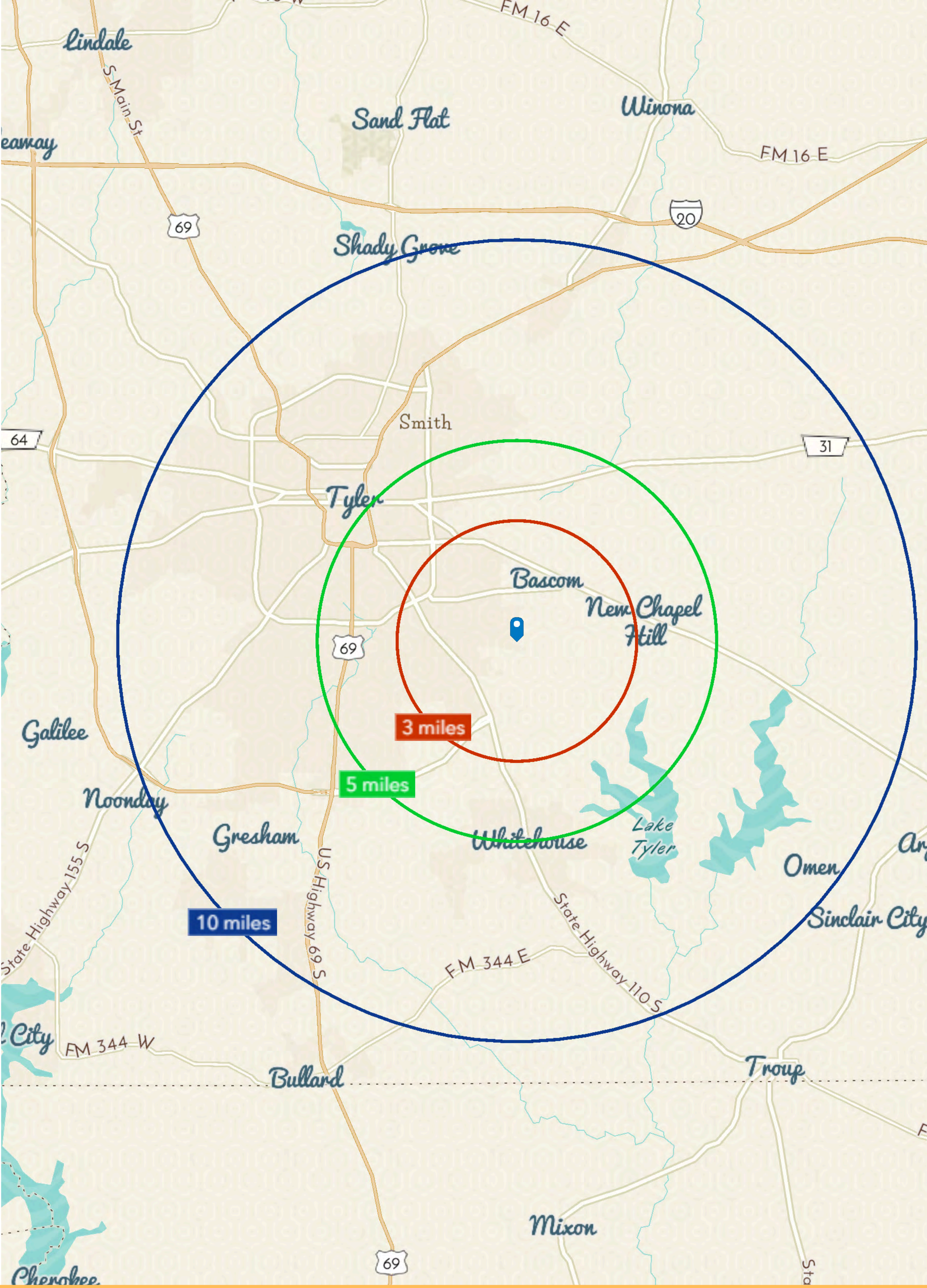


# DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Total Population	26,650	70,398	175,463
Median Age	33.9	36.3	36.9

HOUSEHOLD & INCOME	3 MILE	5 MILE	10 MILE
Total Households	11,064	28,467	67,271
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$88,679	\$96,028	\$92,855
Average House Value	\$302,109	\$298,604	\$287,603

Demographics data derived from Esri





RETAIL MAP





# CONFIDENTIALITY & DISCLAIMER

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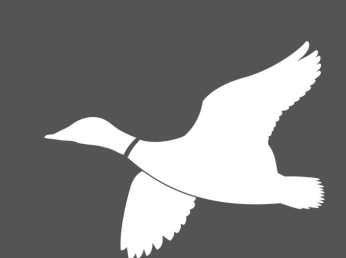
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Drake Real Estate & Investments, LLC in compliance with all applicable fair housing and equal opportunity laws.







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