



OFFERING SUMMARY

ORCHARD HILLS

1320 W. KINGSLEY ROAD, GARLAND, TEXAS 75041

50

UNITS

1959

YEAR BUILT

739

AVG. SQ FT

THE PROPERTY

Orchard Hills is a 50-unit garden-style apartment community that features an attractive unit mix of 24 one-bedroom units at 630 square feet each and 26 two-bedroom, one-bathroom units at 840 square feet each. The Property operates on RUBS for electric, water, gas, and trash. Hot water is provided via one central boiler, and HVAC is provided through a chiller/boiler system.

THE OPPORTUNITY

The opportunity exists for interior upgrades such as hard surface countertops, new appliances, and renovations to the common areas to add additional value. Only five of the 50 units have been improved recently leaving 90% of the units ready for upgrades to garner up to \$200 per unit per month in additional rental income. Further, a new owner can improve Orchard Hills operationally by switching to a centralized management company to reduce on-site payroll costs substantially. Please see the management proposal in the deal room.

THE LOCATION

Situated near the intersection of W. Kingsley Road and S. Garland Avenue, Orchard Hills residents have convenient access to Interstate 635 providing a direct route to the entirety of the Dallas-Fort Worth area via Interstates 75 and 30. The Property is within walking distance to necessities such as Migalitos Supermercado, multiple convenience stores, and restaurants.

FINANCING

This opportunity is being offered free-and-clear of debt. Contact Greysteel Capital Markets to explore the most accretive financing execution.



LOCAL MAP

Greysteel | 1717 Main Street | Suite 4650 | Dallas, TX 75201
 469.518.75201 | www.greysteel.com | TX License: 9003023 | Designated Broker: Doug Banerjee - 617101 - 469.518.5038

CONTACTS: INVESTMENT SALES

CAPITAL MARKETS

<p>ANDREW MUELLER Director amueller@greysteel.com 469.518.5033 TX 633165</p>	<p>DOUG BANERJEE Sr. Managing Director dbanerjee@greysteel.com 469.518.5038 TX 617101</p>	<p>HUGO REISENBICHLER Sr. Associate hugo@greysteel.com 469.458.6220 TX 738548</p>	<p>STERLING WARREN Sr. Associate swarren@greysteel.com 817.406.3263 TX 784157</p>	<p>HARRISON COLE Director hcole@greysteel.com 469.250.6991</p>
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