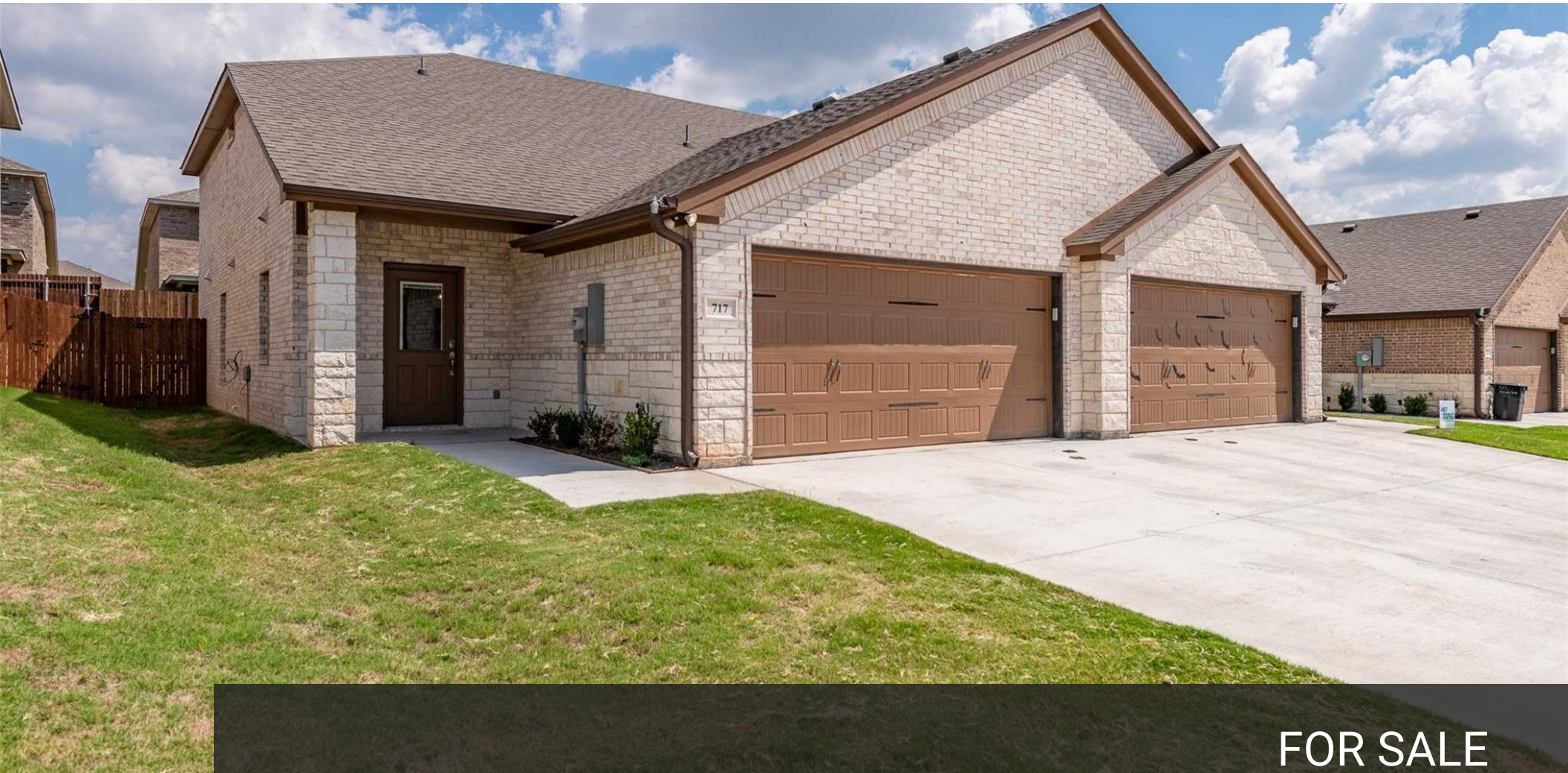


MULTIFAMILY FOR SALE

GRANBURY DUPLEXES

721 ROLLING TERRACE CIRCLE, GRANBURY, TX 76049



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

LINK KARLEN
C: (817) 996-6200
link@kw.com
736507, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

721 ROLLING TERRACE CIRCLE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

LINK KARLEN
C: (817) 996-6200
link@kw.com
736507, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

721 ROLLING TERRACE CIRCLE



OFFERING SUMMARY

PRICE:	\$4,900,000
NUMBER OF UNITS:	14
BUILDING SF:	1722/24,108
PRICE / UNIT:	\$350,000
PRICE / SF:	\$203
NOI:	\$271,000
OCCUPANCY:	93
CAP RATE:	5.5
GRM:	14.6
LOT SIZE:	0.162 AC per
RENOVATED:	2021

PROPERTY OVERVIEW

Rolling Terrace Circle Duplexes - Tax ID then Legal description

712/714, R000105069 LOT: 4R BLK: 1 SUBD:
716/718, R000105070 LOT: 5R BLK: 1 SUBD:
720/722, R000105071 LOT: 6R BLK: 1 SUBD:
717/719, R000105110 LOT: 18R BLK: 2 SUBD:
721/723, R000105109 LOT: 17R BLK: 2 SUBD:
725/727, R000105108 LOT: 16R BLK: 2 SUBD:
729/731, R000105107 LOT: 15R BLK: 2 SUBD:
(All) HILLTOP VILLAGE

PROPERTY HIGHLIGHTS

- Seven complete duplexes. Currently 93% rented out. Typically, 100% rented out.
- All stone and brick, all built in 2021.

LOCATION & HIGHLIGHTS

721 ROLLING TERRACE CIRCLE



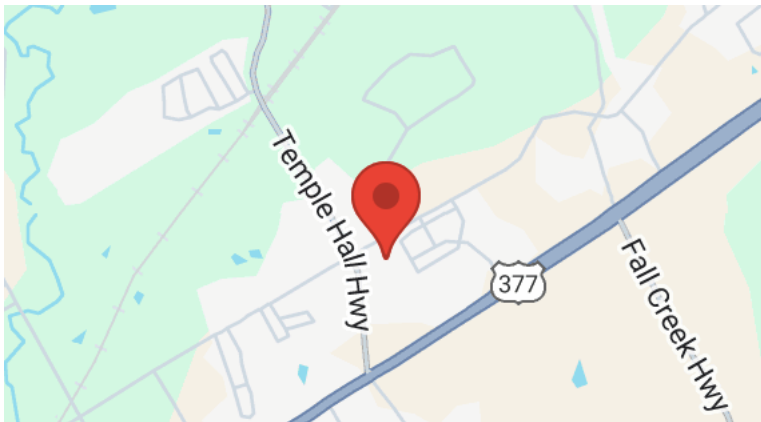
LOCATION INFORMATION

Building Name:	Granbury Duplexes
Street Address:	Rolling Terrace Circle
City, State, Zip:	Granbury TX 76049
County:	Hood County
Market:	DFW
Sub-market:	Granbury
Cross Streets:	Old Granbury Road & 167
Signal Intersection:	



LOCATION OVERVIEW

Granbury has experienced a rise in population and housing demand as people seek a mix of small-town charm and accessibility to the larger job markets of DFW. This growth has increased housing developments, local services, and small businesses. The presence of an active retirement community also plays a role in sustaining local healthcare and service industries. Overall, Granbury's economy combines tourism, real estate, and small business growth, balanced with support from the nearby urban economy.

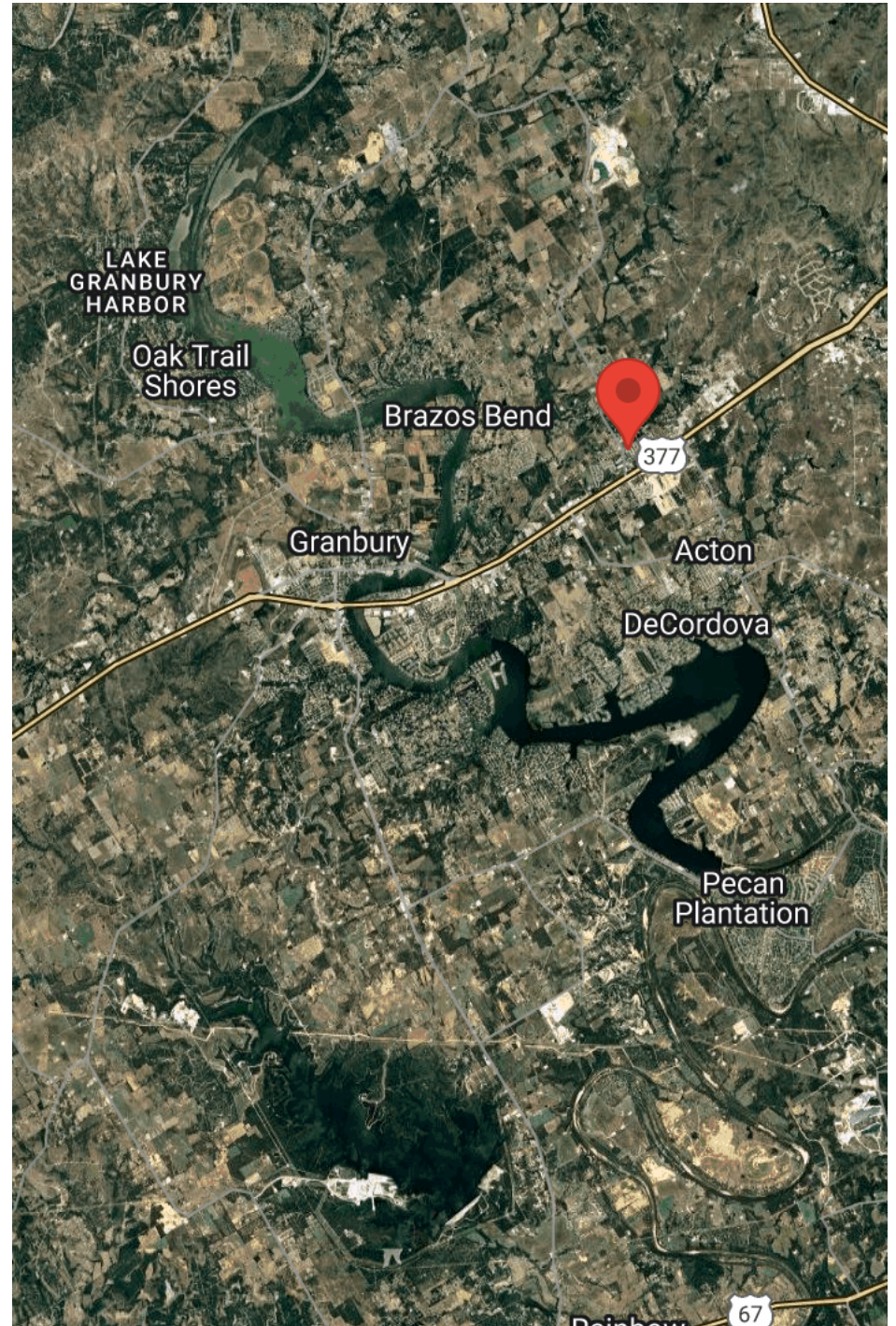
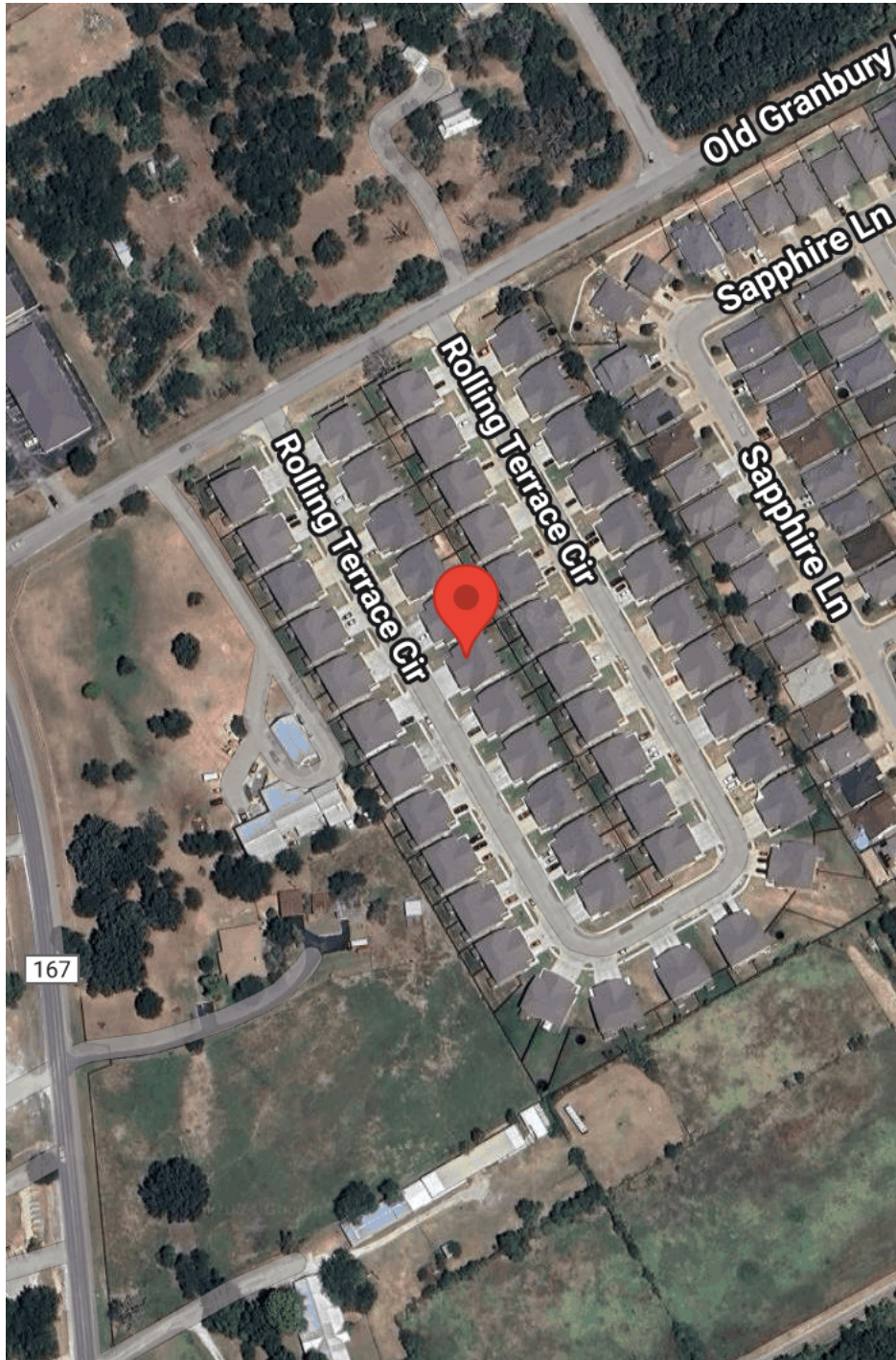


PROPERTY HIGHLIGHTS

- Spacious Townhomes with 1722 square feet and a two-car attached with a direct access two car garage. Two story with primary bedroom and ensuite bath downstairs, as well as a large laundry room with additional room for storage, two additional large bedrooms, family room loft area, and second large bathroom upstairs. All ceramic wood look tile downstairs throughout, carpet upstairs, granite counter tops throughout, Custom tiled surrounds in shower tubs, plantation style blinds on all windows, large walk-in closets with custom closet systems in all bedrooms, central air and heating, spray foam insulated for energy efficiency, laundry hookups for side by side, ceiling fans in all bedrooms and living room, covered patio in fenced backyard.

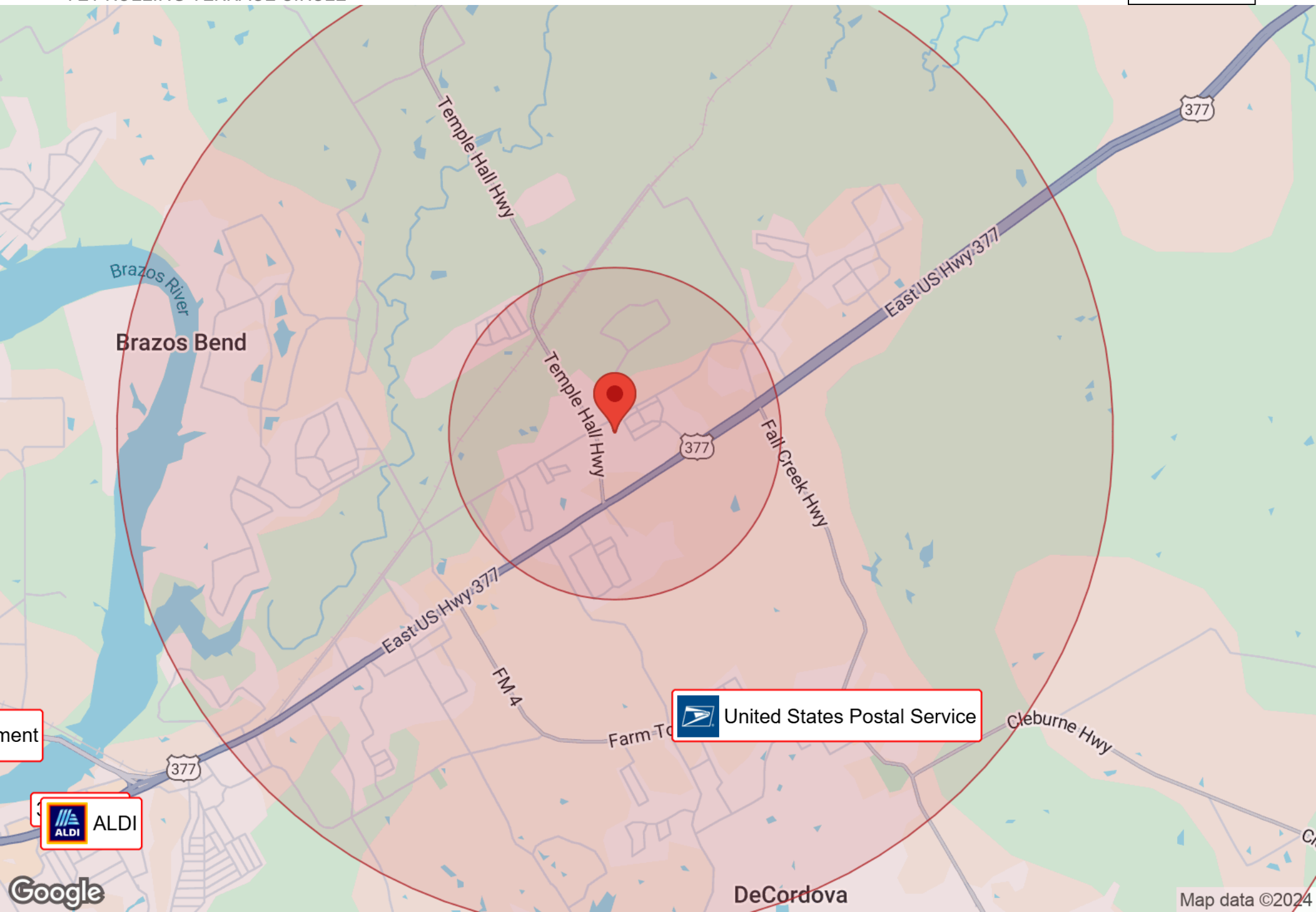
LOCATION MAPS

721 ROLLING TERRACE CIRCLE



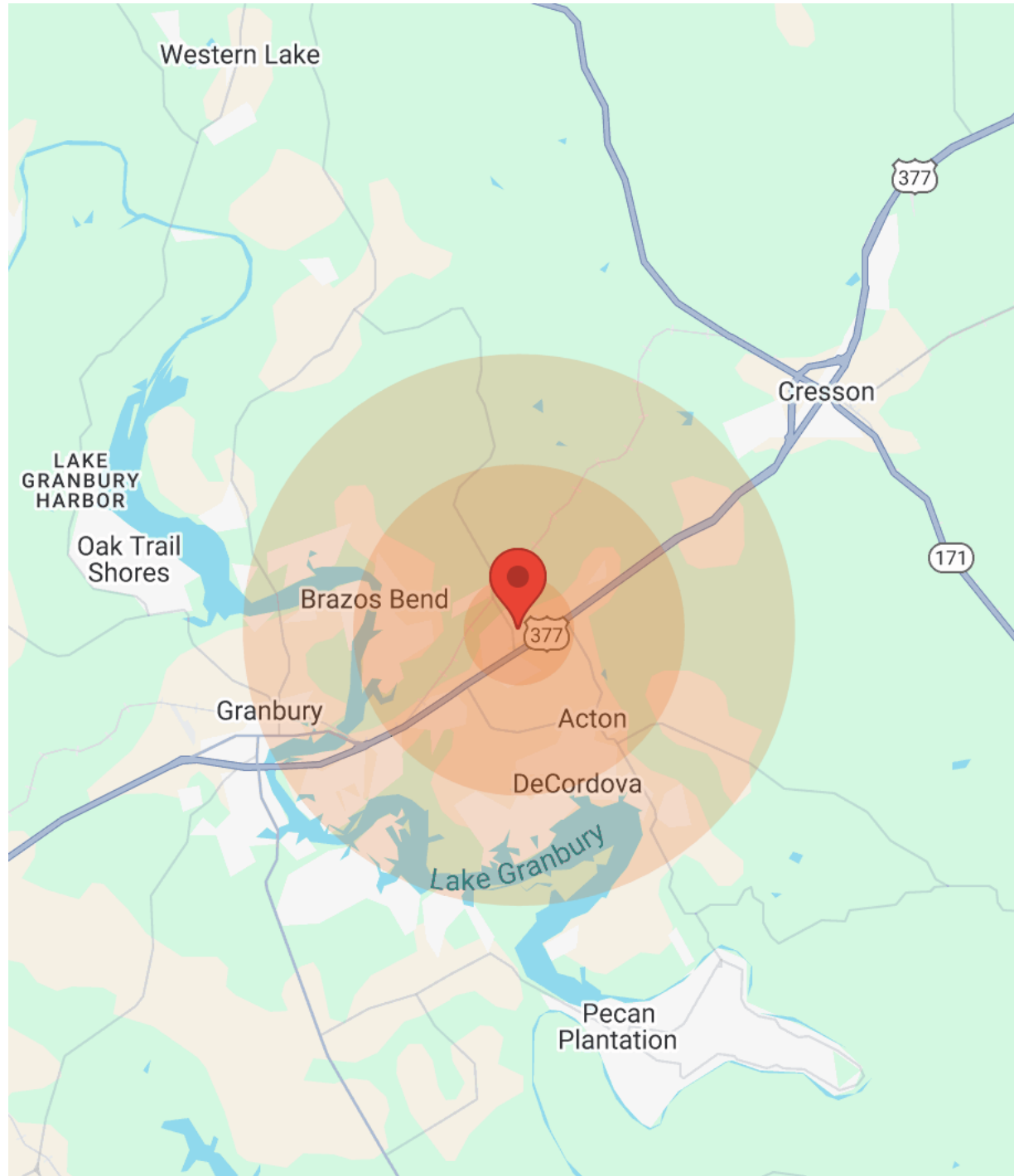
BUSINESS MAP

721 ROLLING TERRACE CIRCLE



DEMOGRAPHICS

721 ROLLING TERRACE CIRCLE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,139	11,712
Female	N/A	2,987	12,270
Total Population	N/A	6,126	23,982

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,127	4,025
Ages 15-24	N/A	869	2,908
Ages 25-54	N/A	2,131	8,073
Ages 55-64	N/A	840	3,271
Ages 65+	N/A	1,159	5,705

Race	1 Mile	3 Miles	5 Miles
White	N/A	5,922	23,052
Black	N/A	4	6
Am In/AK Nat	N/A	1	12
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	357	1,819
Multi-Racial	N/A	378	1,690

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$45,238	\$55,165
< \$15,000	N/A	92	710
\$15,000-\$24,999	N/A	186	1,038
\$25,000-\$34,999	N/A	233	972
\$35,000-\$49,999	N/A	420	1,673
\$50,000-\$74,999	N/A	389	1,852
\$75,000-\$99,999	N/A	328	1,224
\$100,000-\$149,999	N/A	388	1,272
\$150,000-\$199,999	N/A	180	646
> \$200,000	N/A	165	611

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,688	12,087
Occupied	N/A	2,319	10,027
Owner Occupied	N/A	1,848	7,750
Renter Occupied	N/A	471	2,277
Vacant	N/A	369	2,060