

FOR SALE - 9 FOURPLEXES TOWNHOMES (36 UNITS)
LIST PRICE: \$6,120,000 | 170,000 PER UNIT



PROPERTY HIGHLIGHTS (9 FOURPLEXES – 36 UNITS):

- High Occupancy, High Demand for Rental Real Estate in Fort Worth
- Exceptionally Low price at \$170K per unit. Average Townhome price in DFW is \$275K.
- Two Bed and One and Half Bath Townhomes with 1088 Sqft with a patio and covered carport parking (2).
- Ownership has spent over \$224,750 in CapEx for 30 units, which includes interior upgrades (flooring, fresh painting, Blinds etc.), fencing.
- Potentially take advantage of the bonus depreciation
- In very high employment area near Fort Worth Marina and BNSF Railway.
- Conveniently located near major shopping destinations!

PROPERTY OVERVIEW:

- 36 Units townhomes (9 buildings)
- Year Built – 1985, Renovated 30 Units – 2021/22/23
- Strategy – Value-Add (Exterior painting for new look, Granite counter tops, Stainless steel appliances, Carport fresh paints, Bathroom remodeling etc to fetch higher market rent of \$1650-\$1700)
- Avg. Effective Rent- \$1300
- Avg Market Rent - \$1450-\$1500
- Occupancy Rentable 39168 Sqft
- Total Land around 3 acres
- Configuration 2 Bed/ 1.5 Bath, two-story

TRANSACTION DETAILS:

List Price	\$6,1200,000
Price per fourplex	\$680,000
Price per Unit	\$170,000
Price per sqft	\$156

SHADYDELL TOWNHOMES (9 FOURPLEXES – 36 Units):



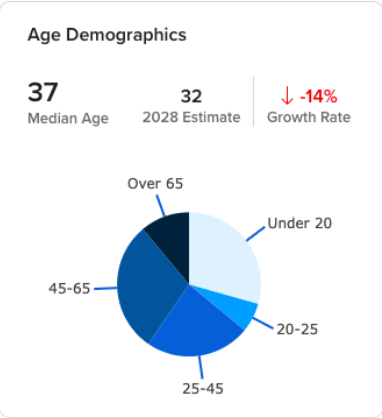
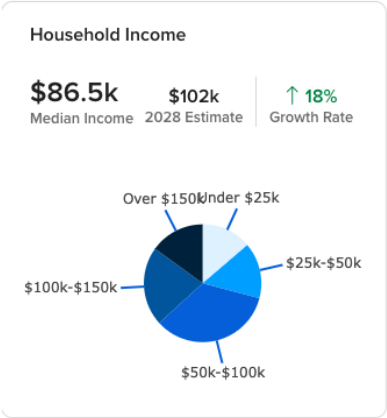


PROPERTY PICTURES:

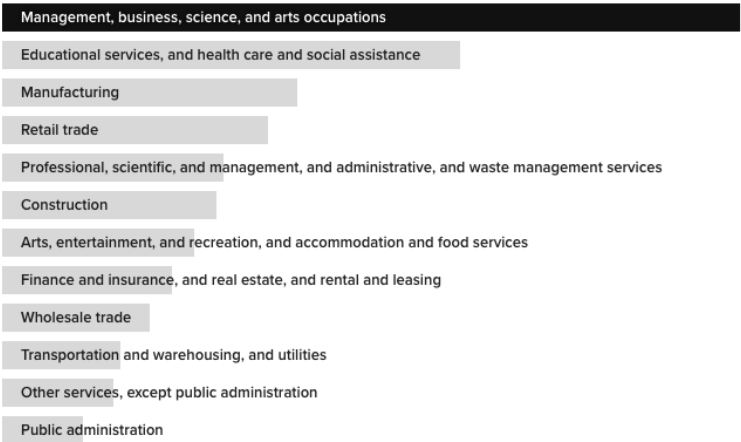




LOCATION! LOCATION! LOCATION!



Top Employment Categories



UTILITY SERVICE PROVIDERS

Description	Provider
Electric	Oncor
Natural Gas	No provided to the Site
Water	City of Fort Worth
Sanitary and Storm Sewer	City of Fort Worth

Available Tour Dates: To schedule your tour of the Properties, please contact me at 682.559.2278 or abdulre360@gmail.com.

Offer Submission: Offers should be submitted in the form of a non-binding Letter of Intent to abdulre360@gmail.com.

Purchasers' offer should at the minimum include:

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Description of Purchaser qualifications and proof of fund

FOR ANY FURTHER CLARIFICATIONS:

Please contact Abdul Jameel Abdur Rahman, License#0738887, Cell# 682-559-2278, AbdulRE360@gmail.com