

# WIMBLEDON CT QUADPLEXES

8-Unit Multifamily Investment Opportunity

2813 & 2821 Wimbledon Ct | Garland, Texas

Offered for \$1,350,000 | \$675,000/Quadplex

*Exclusively Presented by Seek Real Estate*



**2813 & 2821 WIMBLEDON CT**  
GARLAND, TEXAS 75041  
8 UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



## INVESTMENT OVERVIEW

Wimbledon Ct Quadplexes presents a rare opportunity to acquire two adjacent fourplex properties in the growing Garland submarket, just minutes from Dallas. The portfolio consists of eight spacious 2-bedroom, 2-bathroom units totaling approximately 8,320 square feet across two buildings.

The properties benefit from strong rental demand, tenant-paid utilities, recent capital improvements, and excellent long-term upside potential through continued stabilization and rent growth. Located near major employment corridors, retail, and transportation access points, the asset is strategically positioned for both cash flow investors and long-term multifamily operators.

The portfolio may be purchased together as an 8-unit investment package or individually as separate fourplex acquisitions.

This opportunity is ideally suited for:

- Local multifamily investors
- 1031 exchange buyers
- Small portfolio operators
- Investors moving into multifamily
- Dallas-area cash flow investors
- Value-add multifamily buyers
- Long-term hold investors
- Investor Occupant

Stabilized Multifamily Investment Opportunity in a High-Demand Garland Submarket

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## INVESTMENT HIGHLIGHTS

### Property Highlights

- Two adjacent fourplex properties
  - Eight total residential units
  - All units feature 2-bedroom / 2-bathroom layouts
  - Approximately 1,040 SF per unit
  - Approximately 8,320 SF total building area
  - Tenant-paid utilities
  - Significant recent capital improvements completed
  - Strong Garland rental demand
  - Value-add upside through stabilization
  - Professionally leased
  - Minutes from major Dallas employment corridors
  - Flexible acquisition structure available
  - Current occupancy percentage 75%
  - \$1350 Average rents
  - Rent growth opportunity
  - Low ongoing maintenance
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## PROPERTY OVERVIEW



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## WIMBLEDON COURT QUADPLEX PORTFOLIO

2821 Wimbledon Ct & 2813 Wimbledon Ct  
Garland, Texas 75041

OFFERING PRICE: \$1,350,000 | \$675,000 Per Quadplex

### INVESTMENT SUMMARY

The Wimbledon Court Portfolio offers investors an opportunity to acquire eight townhouse-style units in an established Garland submarket with immediate upside through lease-up of vacant units and continued rent growth. The portfolio provides stable cash flow, attractive unit layouts, private outdoor space, and proximity to major transportation corridors throughout the Dallas-Fort Worth Metroplex.

### PROPERTY HIGHLIGHTS

- 8 Total Units
- Two Adjacent Fourplexes
- Townhome Style Floorplans
- Approximately 8,800 SF Total
- Private Fenced Patios
- Fireplaces in Units
- Strong Garland Rental Market
- Value-Add Upside Through Lease-Up

## CURRENT RENT ROLL

### 2821 Wimbledon Ct

Unit A: \$1,350  
Unit B: \$1,350  
Unit C: \$1,300  
Unit D: \$1,350

Monthly Income: \$5,350

### 2813 Wimbledon Ct

Unit A: \$1,350  
Unit B: Vacant  
Unit C: \$1,495  
Unit D: Vacant

Monthly Income: \$2,845

## CURRENT PORTFOLIO INCOME

Gross Monthly Income: \$8,195

Annual Gross Income: \$98,340

## CURRENT OPERATING EXPENSES

Property Taxes: \$28,000

Insurance: \$9,000

Total Operating Expenses: \$37,000

## CURRENT NOI

Annual Income: \$98,340

Less Expenses: \$37,000

Net Operating Income: \$61,340

## CURRENT CAP RATE

NOI: \$61,340

Purchase Price: \$1,350,000

Cap Rate: 4.54%

## VALUE-ADD OPPORTUNITY

Two units at 2813 Wimbledon Ct are currently vacant, creating immediate upside for an investor.

Market rents support approximately \$1,350 per month for renovated units based on current rents achieved throughout the portfolio.

## PRO FORMA RENT ROLL

2821 Wimbledon Ct

A: \$1,350

B: \$1,350

C: \$1,350

D: \$1,350

2813 Wimbledon Ct

A: \$1,350

B: \$1,350

C: \$1,495

D: \$1,350

Stabilized Monthly Income: \$10,945

Annual Gross Income: \$131,340

## PRO FORMA NOI

Gross Income: \$131,340

Operating Expenses: \$37,000

NOI: \$94,340

## PRO FORMA CAP RATE

NOI: \$94,340

Purchase Price: \$1,350,000

Cap Rate: 6.99%

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## CAPITAL IMPROVEMENTS SUMMARY

### Recent CapEx Improvements

- New Roofs in 2024
  - Foundation Repairs 2024
  - Electrical Panels Replaced and Unit Repairs
  - New Plumbing and Sewer Repairs
  - Interior renovations
  - Paint and Flooring upgrades
  - HVAC Replacement and Repairs
  - Fence Replacement and Repair
  - Appliance Repair and Replacement
  - Tree Removals
  - Pest Control
  - Leasing and occupancy improvements
  - Unit modernization
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# FLOORPLANS

- Two adjacent fourplex properties
- Eight total residential units
- All units feature 2 bedroom / 2 bathroom layouts
- Approximately 1,040 SF per unit
- Approximately 8,320 SF total building area
- Tenant-paid utilities
- Private Patios
- Townhome Style Floorplans
- No HOA Dues
- Dedicated Parking behind all units



## DEMOGRAPHIC OVERVIEW

### Garland Market Positioning

Population (5 Miles): Approximately 375,000+

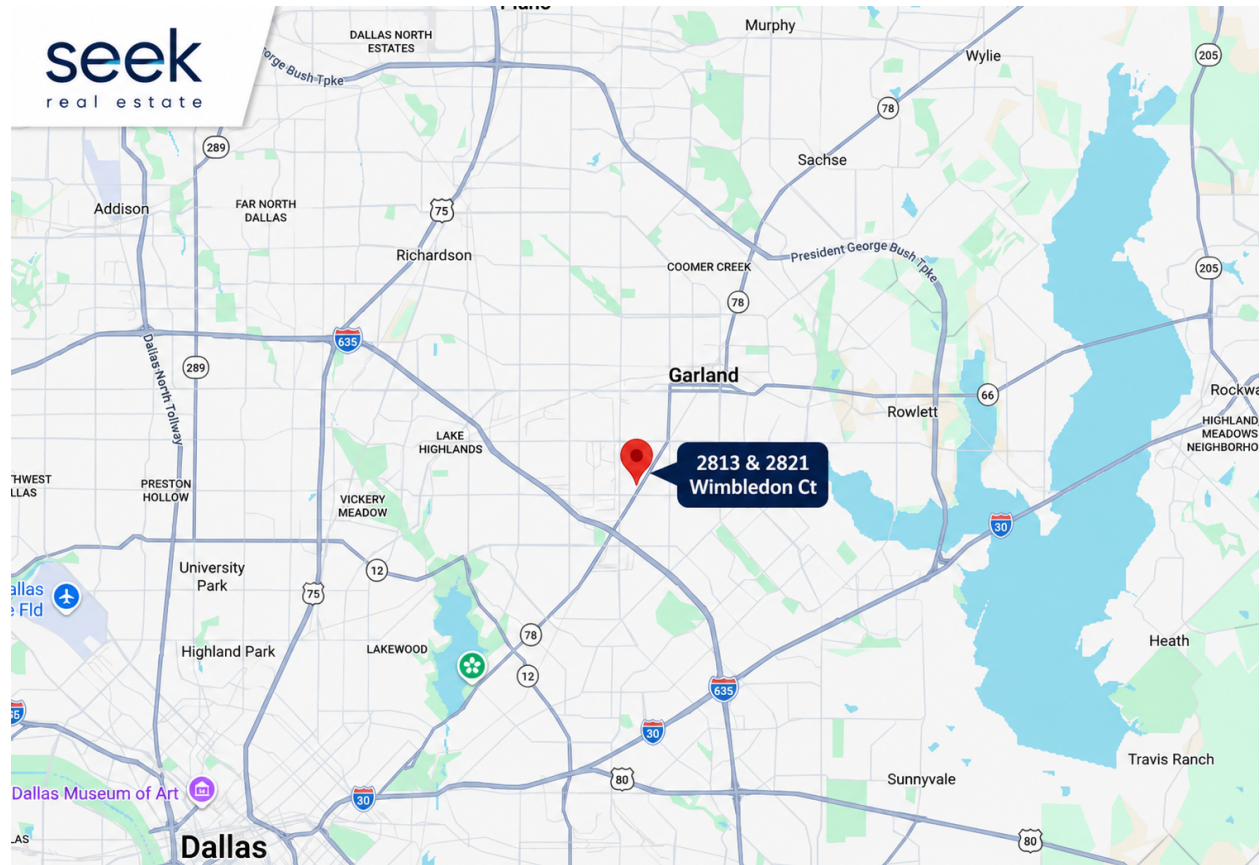
Median Household Income: Approximately \$78,000+

Average Household Income: Approximately \$102,000+

Median Age: Approximately 35 Years

Owner Occupancy: Approximately 58%

# LOCATION OVERVIEW



## Major Employers

- Garland ISD
- Baylor Scott & White Health
- City of Garland
- Kraft Heinz
- FedEx
- Amazon Distribution Facilities
- Dallas Regional Medical Center

## LOCATION ADVANTAGES

- 15 minutes to Downtown Dallas
- 10 minutes to Mesquite
- 15 minutes to Richardson
- Immediate access to I-635 and I-30
- Large employment base throughout East Dallas County
- Strong workforce housing demand
- Consistent population growth

## CONTACT INFORMATION

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