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12-Unit Multifamily Investment Opportunity Downtown Plano, Texas

Investment Highlights

- Prime Downtown Plano location (walkable, DART access) • Stable tenant base (5+ year average stay)

- Value-add opportunity through rent growth
- Below replacement cost basis

Metric	Value
Asking Price	\$2,249,600
Price/Unit	\$187,466
Gross Income	\$244,800
NOI (Adjusted)	~\$142,600
Stabilized NOI	~\$150,000+

- “Investment Opportunity”
- “Stabilized Cash Flow + Value-Add Upside”
- “Below Replacement Cost”



EXECUTIVE SUMMARY

This offering presents the acquisition of a well-located 12-unit multifamily property in Downtown Plano, one of the most active and supply-constrained submarkets in North Texas.

The asset provides stable in-place income supported by long-term tenancy (5+ year average stay), combined with a clear and achievable rent growth strategy. Current rents are below market for comparable unit sizes, creating an immediate opportunity to increase revenue through gradual repositioning and operational improvements.

The property has undergone key capital improvements, including roof replacement, upgraded flooring, energy-efficient windows, and parking lot enhancements, significantly reducing near-term capital expenditure risk.

At an attractive basis of approximately \$187,460 per unit, the investment is positioned below replacement cost in a high-demand location with strong fundamentals, including walkability, public transit access, and proximity to major employment centers.

The business plan focuses on:

- Increasing rents to market levels (\$1,850–\$2,000)
- Improving operational efficiency
- Stabilizing NOI to ~\$150K+
- Executing a refinance within 24–36 months

This strategy provides investors with a combination of:

- Stable cash flow
- Forced appreciation through NOI growth
- Capital return through refinance or exit

Property Overview

- **Asset Type:** Multifamily (12 Units)
- **Location:** Downtown Plano
- **Year Built:** 1970
- **Unit Mix:** 2 Bed / 1.5 Bath
- **Avg Unit Size:** 1,026 SF
- **Class:** C (well-maintained, partially upgraded)

Expense	Annual
Taxes (post-sale est.)	\$28,000
Insurance	\$17,000–18,000
Repairs & Maintenance	\$9,450
Water	\$13,200
Trash	\$2,760

Landscaping	\$1,800
General/Admin	\$12,000
Management (self-managed → normalized)	\$12,000


👉 **Total Expenses:** ~ \$102.2K

Operating Income (Underwritten)

👉 **\$142,600**

Financial Snapshot

In-Place Income

- **Gross Annual Income:** \$244,800
- **Avg Rent/Unit:** ~\$1,730 /month
- **Tenant Profile:** Long-term (avg stay 5+ years) 

Pricing

- **Asking Price:** \$2,249,600
- **Price/Unit:** ~\$187,466
- **Cap Rate (In-Place):** ~6.4%
- **Cap Rate (Stabilized):** ~6.7%+ ●

Value-Add Opportunity

This is where the deal becomes interesting.

Rent Upside

- Current: ~\$1,730
- Market Potential: **\$1,850 – \$2,000**

👉 Conservative upside:

- \$200/unit × 12 units =
👉 **+\$28,800/year**

Stabilized Numbers

- New Income: ~\$267K
 - NOI: ~\$155K
- Stabilized Cap: ~7.2%

Capital Improvements (Completed)

- ✓ New laminated flooring
- ✓ Energy-efficient windows
- ✓ Roof replaced
- ✓ Parking lot improved

👉 Minimal near-term CapEx required.

RENT ROLL

Property: *[Enter Property Name]* As of *[MM/DD/YYYY]*
Date: *]*

TOTAL UNITS	OCCUPIED	VACANT	OCCUPANCY	TOTAL RENT	AVG RENT
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12**12****100.0%****\$20,400****\$1,735**

1509	2B/1.5B	2	1.5	1,026	Occupied			12/1/26	\$1,750
1511	2B/1.5B	2	1.5	1,026	Occupied			Dec-26	\$1,750
1513	2B/1.5B	2	1.5	1,026	Occupied			Oct-26	\$1,775
1515	2B/1.5B	2	1.5	1,026	Occupied			Dec-26	\$1,700
1517	2B/1.5B	2	1.5	1,026	Occupied			Oct-26	\$1,750
1519	2B/1.5B	2	1.5	1,026	Occupied			Dec-26	\$1,700
1521	2B/1.5B	2	1.5	1,026	Occupied			Oct-26	\$1,700
1523	2B/1.5B	2	1.5	1,026	Occupied			May-26	\$1,700
1525	2B/1.5B	2	1.5	1,026	Occupied			Oct-26	\$1,800
1527	2B/1.5B	2	1.5	1,026	Occupied			Oct-26	\$1,700
1529	2B/1.5B	2	1.5	1,026	Occupied			Jul-26	\$1,750
1531	2B/1.5B	2	1.5	1,026	Occupied			Apr-27	\$1,750