



4950 Cedar Springs Road
Dallas, TX 75235

OFFERING MEMORANDUM

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DALLAS

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**EBBY HALLIDAY REAL
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Built By: www.crebuilder.com



INVESTMENT SUMMARY

Ebby Halliday Real Estate, LLC is pleased to present the exclusive opportunity to acquire 4950 Cedar Springs, a multi-family, three-building complex comprised of 15 two-bedroom units ideally located in the heart of Dallas, with excellent proximity to Love Field Airport, the Medical District, Downtown entertainment and cultural venues, as well as restaurants and shopping.

Seller offers a 3% commission to Buyer's Agency.



PROPERTY SUMMARY

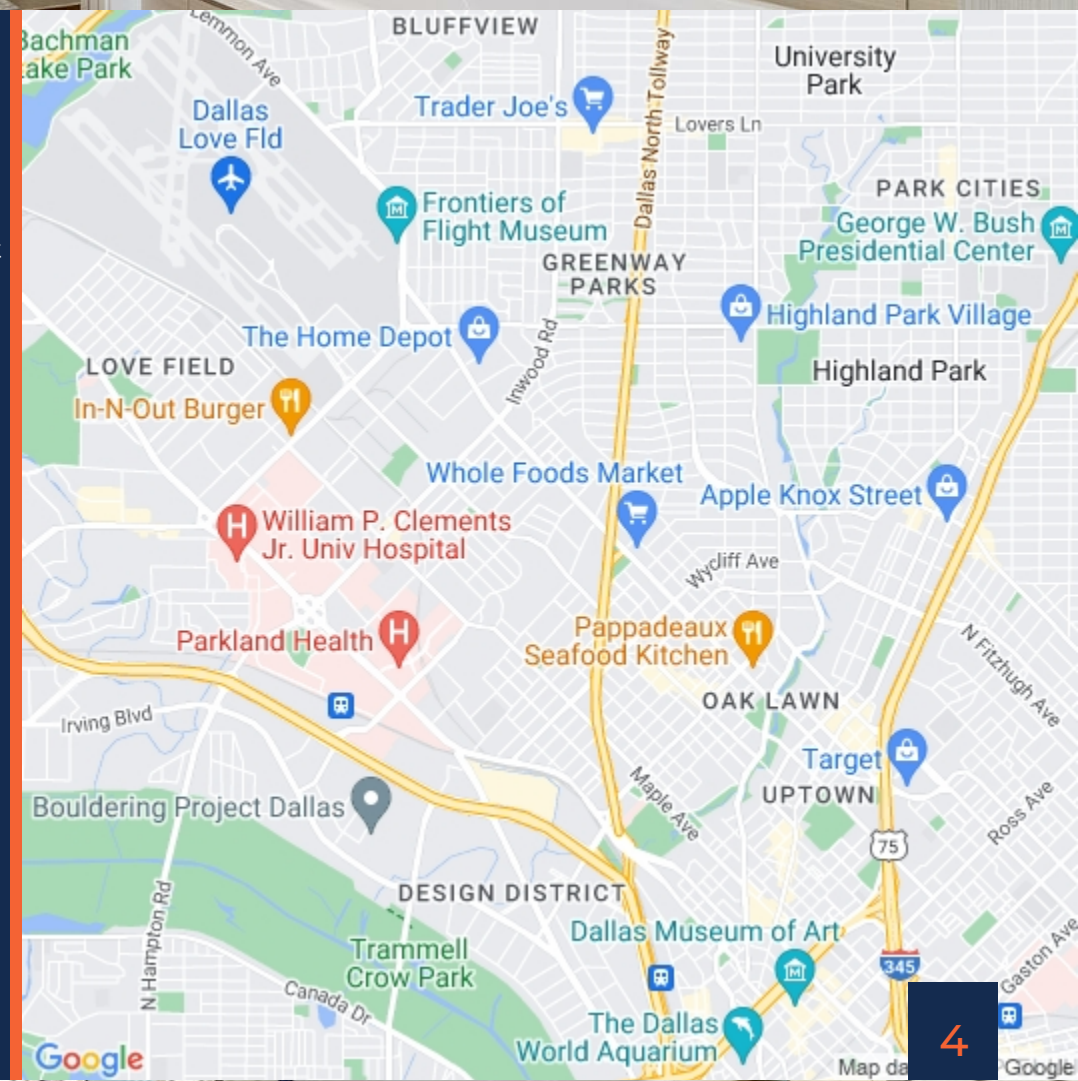
Offering Price	\$6,350,000.00
Building SqFt	26,250 SqFt
Lot Size (acres)	0.60
Levels	4
Units	15.00
Year Built	2013
Subdivision Name	Guest House on Cedar
County	Dallas
Commission	Seller pays 3%





INVESTMENT HIGHLIGHTS

- These fifteen luxury two-bedroom townhomes at the corner of Cedar Springs Road and Mahanna Street in the Oak Lawn area of Dallas have high occupancy rates. Only one unit is vacant at the moment. Each unit has granite counter tops, stainless steel appliances, and a gas cooktop. The units range in size from 1750 to 1800 square feet and have attached two-car garages. Views from the fourth floor rooftop decks are spectacular.





LOCATION HIGHLIGHTS



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
1 thru 15		26,625	\$533,160.00	\$20.02	Other Income - \$14,759.00	01/01/2024	12/31/2024
	Total Occupied	26625	\$533,160.00				
	TOTAL	26625	\$533,160.00		\$14,759.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$6,350,000.00
Price PSF	\$238.50
Year 1 NOI	\$254,003.00
Year 1 Cap Rate	4.00%
Year 1 Leveraged Cash / Cash Return	4.00%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	01/01/2024
Market Rent/SF	\$0.00

EXIT

EXPENSE BREAKDOWN

Property Insurance	\$26,281.00
Property Tax	\$122,913.00
Management Fee	\$24,186.00
R & M Labor	\$30,222.00
R & M Supplies	\$12,232.00
Make ready labor	\$17,205.00
Water	\$19,053.00
Cable & Internet	\$15,475.00
Leasing commissions	\$11,006.00
Other	\$15,343.00
Total Expenses	\$293,916.00



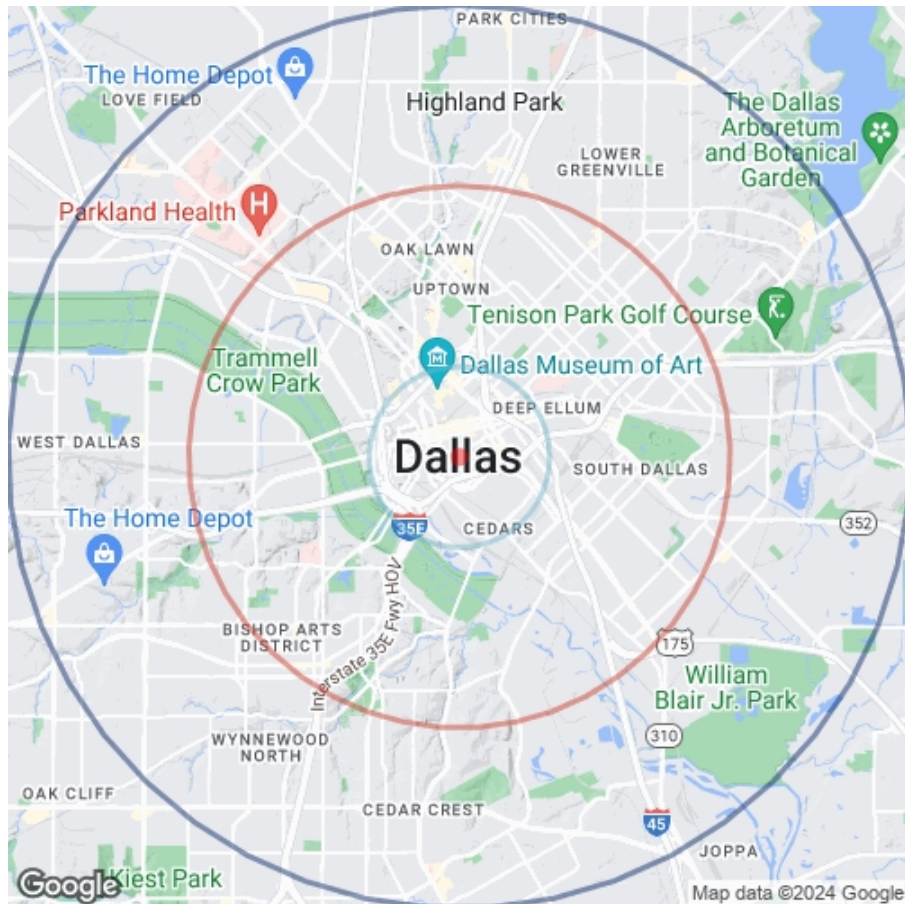
CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$533,160.00	\$533,160.00
SCHEDULED BASE RENTAL REVENUE	\$533,160.00	\$533,160.00
OTHER INCOME	\$14,759.00	\$14,759.00
TOTAL POTENTIAL GROSS REVENUE	\$547,919.00	\$547,919.00
EFFECTIVE GROSS REVENUE	\$547,919.00	\$547,919.00
OPERATING EXPENSES		
PROPERTY TAX	\$122,913.00	\$122,913.00
INSURANCE	\$26,281.00	\$26,281.00
MANAGEMENT FEE	\$24,186.00	\$24,186.00
CAM	\$120,536.00	\$120,536.00
TOTAL OPERATING EXPENSES	\$293,916.00	\$293,916.00
NET OPERATING INCOME	\$254,003.00	\$254,003.00
CAP RATE		4.00%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,116	137,044	342,543
2010 Population	9,439	135,768	331,410
2024 Population	18,944	170,027	384,121
2029 Population	24,427	192,043	407,014
2024-2029 Growth Rate	5.22 %	2.47 %	1.16 %
2024 Daytime Population	97,299	310,298	553,508

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,015	9,380	19,824
\$15000-24999	317	4,822	10,632
\$25000-34999	618	5,540	12,263
\$35000-49999	706	8,331	17,114
\$50000-74999	1,616	13,872	25,993
\$75000-99999	1,774	10,529	18,118
\$100000-149999	2,687	15,995	26,586
\$150000-199999	1,574	9,115	15,387
\$200000 or greater	1,807	14,290	29,976
Median HH Income	\$ 100,126	\$ 82,989	\$ 77,324
Average HH Income	\$ 130,395	\$ 122,908	\$ 125,458



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,065	48,575	123,557
2010 Total Households	5,542	58,683	131,677
2024 Total Households	12,114	91,876	175,898
2029 Total Households	15,786	106,773	192,453
2024 Average Household Size	1.5	1.78	2.12
2024 Owner Occupied Housing	1,295	20,595	60,562
2029 Owner Occupied Housing	1,361	22,043	63,605
2024 Renter Occupied Housing	10,819	71,281	115,336
2029 Renter Occupied Housing	14,425	84,730	128,848
2024 Vacant Housing	2,610	13,075	20,863
2024 Total Housing	14,724	104,951	196,761



CITY OF DALLAS

INCORPORATED 2/1/1856

AREA

CITY 385.8 SQ MI
LAND 339.6 SQ MI
WATER 43.9 SQ MI
ELEVATION 430 FT

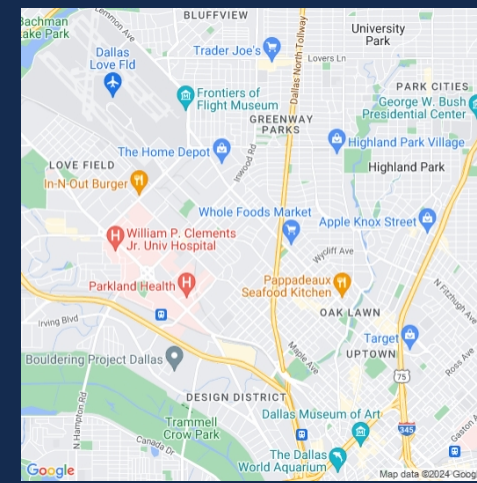
POPULATION

POPULATION 1,304,379
ESTIMATE (NULL) 1,299,544
URBAN 5,732,354



ABOUT DALLAS

Dallas is a city in the U.S. state of Texas and the most populous city in the Dallas–Fort Worth metroplex, the most populous metropolitan area in Texas and the 4th most populous metropolitan area in the United States at 7.5 million people. It is the most populous city in and seat of Dallas County with portions extending into Collin, Denton, Kaufman, and Rockwall counties. With a 2020 census population of 1,304,379, it is the ninth-most populous city in the U.S. and the third-most populous city in Texas after Houston and San Antonio.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from EBBY HALLIDAY REAL ESTATE, LLC and it should not be made available to any other person or entity without the written consent of EBBY HALLIDAY REAL ESTATE, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EBBY HALLIDAY REAL ESTATE, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EBBY HALLIDAY REAL ESTATE, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EBBY HALLIDAY REAL ESTATE, LLC has not verified, and will not verify, any of the information contained herein, nor has EBBY HALLIDAY REAL ESTATE, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT MARY POSS AT 214-202-2312 FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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