



WALLER GROUP

3919 SIDNEY ST.

DALLAS, TEXAS 75210

\$725,000

12.9% CAP PRO FORMA

15 UNIT MULTIFAMILY

SOUTH DALLAS, VALUE-ADD

EXCLUSIVE LISTING BROKER

LOGAN WALLER

Broker/Owner

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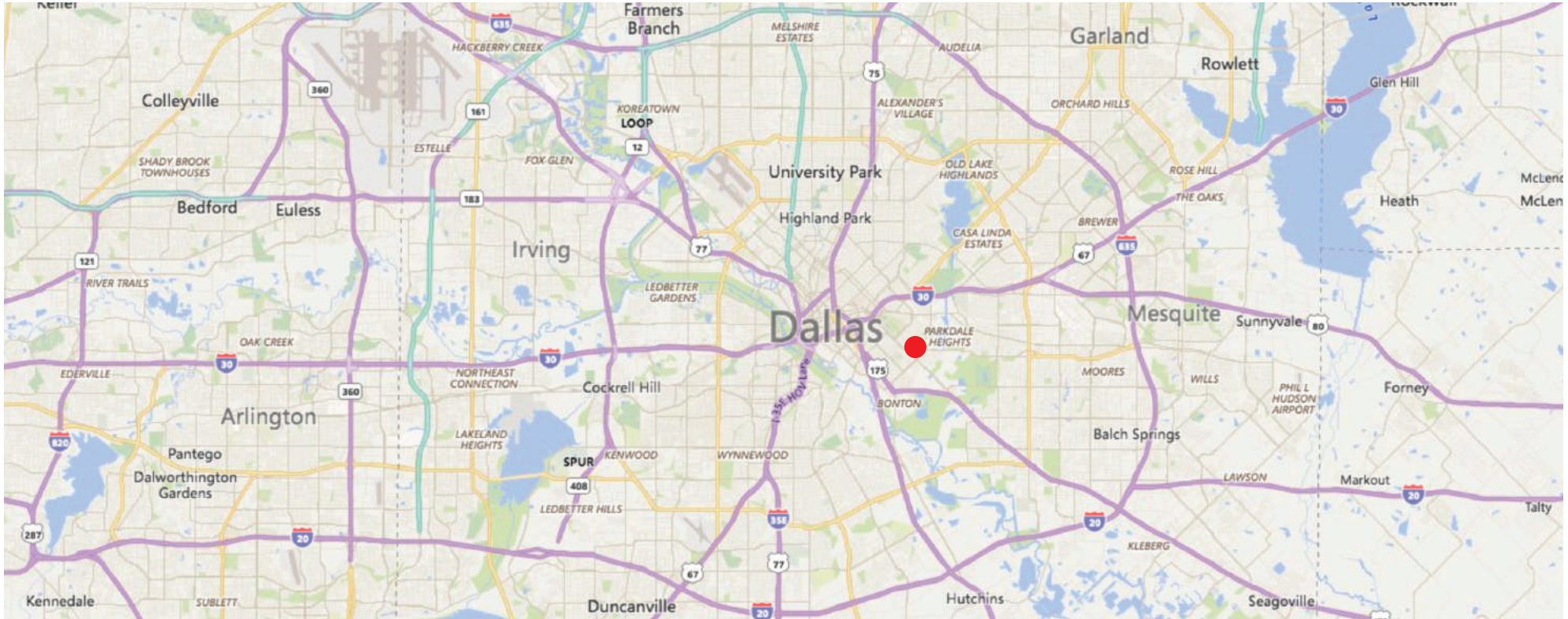
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PROPERTY	GOLDEN ROYAL CROWN	GLA / UNITS	9,415 SF / 15 UNITS
		RESERVE PRICE	\$725,000
LOCATION	3919 SIDNEY ST. DALLAS, TX 75210	CAP RATE	8.3% Current 12.9% Yr 3 Pro Forma



OVERVIEW

- + Value-add: rents are under-market by 48%
- + Favorable location with easy access to Downtown Dallas.
- + Gated secured-access rear parking.
- + Featuring on-site laundry facilities and private resident courtyard.

EXECUTIVE SUMMARY

GLA / UNITS	9,415 SF / 15 UNITS
RESERVE PRICE	\$725,000
PRICE PER UNIT	\$48,333
CAP RATE	8.3% Current 12.9% Yr 3 Pro Forma

TOP INVESTOR MARKET

Dallas-Fort Worth-Arlington is the 4th largest metropolitan area in the nation. According to data from US Census Bureau, the DFW metro area gains another person every four minutes and ten seconds. Dallas is the 9th most populated city in the US and 3rd most populated city in the state. Since 2006, Dallas has added households at an annual rate of 2.0%. The growth forecast, according to Reis, is 2.9% for 2016 and 2017.

The fast-paced growth is generating a dynamic multifamily market for the city. Average asking rental rates have risen steadily since 2009. Q4 2016 showed delivered units swell to 23% to hit a record of 6,499 completions during the final quarter.



DALLAS-FORT WORTH-ARLINGTON 4TH LARGEST METROPOLITAN AREA IN THE NATION



DFW METROPLEX IS MAJOR CORPORATE HUB HEADQUARTERS INCLUDE TOYOTA, STATE FARM INSURANCE, RAYTHEON & MANY MORE



DFW METROPLEX VOTED BEST PLACES TO LIVE BY FORBES'



MULTIFAMILY MARKET RATES HAVE BEEN RISING STEADILY SINCE 2009



EASY ACCESS TO MAJOR NORTH-SOUTH-EAST-WEST THOROUGHFARES AS WELL AS PUBLIC TRANSIT



PROPERTY PHOTOS



EXECUTIVE SUMMARY

Year of Construction	1963
Number of Units	15
Total Square Footage	9,415
Average Unit Size	628 SF
Current Occupancy	93%
Average Rent Per Unit	\$610
Average Rent Per Square Foot	\$0.97/SF
Purchase Price	\$725,000
Price Per Unit	\$48,333
Price Per Square Foot	\$77
NOI (Actual)	\$59,901
CAP Rate (Actual)	8.26%
NOI (Yr 3 Pro Forma)	\$93,282
CAP Rate (Yr 3 Pro Forma)	12.87%

RENT ROLL

Rent Roll as of 12/31/2016

UNIT #	TENANT NAME	BED/BATH	RENT	MARKET RENT	DEPOSIT HELD	OCCUPANCY DATE	LEASE EXPIRATION OR MTM	NEXT RENT INCREASE
101	Trisha L	2/1	\$625.00	\$912.00	\$300.00	01/01/2012	04/30/2017	05/31/2017
102	Mark H	1/1	\$510.00	\$837.00	\$250.00	01/01/2014	01/01/2017	02/01/2017
103	Jerry W	2/1	\$625.00	\$912.00	\$300.00	01/01/2015	01/01/2017	02/01/2017
104	Kathy F	2/1	\$625.00	\$912.00	\$300.00	04/01/2014	04/30/2017	05/01/2017
105	Doyan S	2/1	\$625.00	\$912.00	\$300.00	07/01/2014	08/01/2017	9/31/2017
106	Danyetta B	2/1	\$625.00	\$912.00	\$250.00	10/25/2014	11/31/2016	12/01/2016
107	Darlene H	2/1	\$625.00	\$912.00	\$300.00	07/01/2013	07/31/2016	08/01/2017
108	Whitfield W	1/1	\$510.00	\$837.00	\$200.00	02/01/2007	01/01/2016	02/01/2017
201	Andrea J	2/1	\$625.00	\$912.00	\$300.00	07/01/2014	07/31/2016	08/01/2017
202	Lashondra W	2/1	\$625.00	\$912.00	\$300.00	01/25/2012	02/01/2016	03/01/2017
203	Marquis T	2/1	\$625.00	\$912.00	\$300.00	04/08/2014	05/01/2016	06/01/2017
204	Wendolyn R	2/1	\$625.00	\$912.00	\$300.00	10/13/2013	10/31/2016	11/01/2017
205	Larry J	2/1	\$625.00	\$912.00	\$0.00	04/01/2007	10/01/2016	11/01/2017
206	Sharon D	2/1	\$625.00	\$912.00	\$0.00	04/01/2016	03/31/2017	04/01/2017
207	Joel G	2/1	\$625.00	\$912.00	\$0.00	01/01/2007	10/01/2016	11/01/2017
		15	\$9,145.00	\$13,530.00	\$3,400.00			

Unit Mix Summary

BED/BATH	# LIKE UNITS	PERCENT	SQFT	RENT	RENT/SF	MONTHLY INCOME	MARKET RENT	MARKET/SF	MONTHLY INCOME
1/1	2	13%	450	\$510.00	\$1.13	\$1020.00	\$912.00	\$2.03	\$1824.00
2/1	13	87%	655	\$625.00	\$0.95	\$8125.00	\$837.00	\$1.28	\$10881.00

FINANCIAL ANALYSIS

INCOME	T6 HISTORICALS	ESTIMATED HISTORICALS PER UNIT	PROFORMA	YEAR 2	YEAR 3	YEAR 4	YEAR 5
SCHEDULED RENTAL INCOME	109,740.00	7,316.00	127,280.00	144,820.00	162,360.00	211,068.00	274,388.40
VACANCY & COLLECTION	(12,060.00)	(804.00)	(14,000.80)	(15,930.20)	(17,859.60)	(23,217.48)	(30,182.72)
OTHER INCOME	1,580.00	105.33	1,612.00	1,644.00	1,677.00	1,710.00	1,744.00
EFFECTIVE GROSS INCOME	99,260.00	6,617.33	114,891.20	130,533.80	146,177.40	189,560.52	245,949.68
EXPENSES							
TOTAL VARIABLE EXPENSES	(17,846.00)	(1,189.73)	(18,215.00)	(18,580.00)	(18,951.00)	(19,330.00)	(19,717.00)
OFFICE/ADMIN	(4,900.00)	(326.67)	(1,125.00)	(1,148.00)	(1,170.00)	(1,194.00)	(1,218.00)
ADVERTISING		0.00	(750.00)	(765.00)	(780.00)	(796.00)	(812.00)
REPAIRS/MAINT	(5,750.00)	(383.33)	(9,000.00)	(9,180.00)	(9,364.00)	(9,551.00)	(9,742.00)
CONTRACT SERVICES	(1,980.00)	(132.00)	(2,020.00)	(2,060.00)	(2,101.00)	(2,143.00)	(2,186.00)
ELECTRICITY	(1,760.00)	(117.33)	(1,795.00)	(1,831.00)	(1,868.00)	(1,905.00)	(1,943.00)
WATER/SEWER	(3,456.00)	(230.40)	(3,525.00)	(3,596.00)	(3,668.00)	(3,741.00)	(3,816.00)
TOTAL FIXED EXPENSES	(21,513.00)	(1,434.20)	(30,752.30)	(32,344.70)	(33,944.19)	(37,769.84)	(42,641.97)
TAXES	(5,484.00)	(365.60)	(13,401.00)	(13,669.00)	(13,942.00)	(14,221.00)	(14,505.00)
MANAGEMENT	(7,941.00)	(529.40)	(9,191.30)	(10,442.70)	(11,694.19)	(15,164.84)	(19,675.97)
INSURANCE	(3,588.00)	(239.20)	(3,660.00)	(3,733.00)	(3,808.00)	(3,884.00)	(3,961.00)
REPLACEMENT RESERVES	(4,500.00)	(300.00)	(4,500.00)	(4,500.00)	(4,500.00)	(4,500.00)	(4,500.00)
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	(39,359.00)	(2,623.93)	(48,967.30)	(50,924.70)	(52,895.19)	(57,099.84)	(62,358.97)
NET OPERATING INCOME	59,901.00	3,993.40	65,923.90	79,609.10	93,282.21	132,460.68	183,590.70
CAP RATE AND VALUATION							
DESIRED CAP RATE				10.00%	10.00%	10.00%	10.00%
PROPERTY VALUATION (OFFER PRICE)				796,090.96	932,822.08	1,324,606.78	1,835,907.02
ACTUAL PURCHASE PRICE	725,000.00						
ANNUAL CAP RATE (BASED ON AC. PUR. PRICE)	8.26%		9.09%	10.98%	12.87%	18.27%	25.32%
LOAN INFORMATION							
DOWN PAYMENT	145,000.00						
LOAN AMOUNT	580,000.00						
ACQUISITION COSTS AND FEES	7,250.00						
AMORTIZATION YEARS	20						
ANNUAL INTEREST RATE	4.50%						
INITIAL INVESTMENT	152,250.00						
MONTHLY MORTGAGE PAYMENT	3,669.37						
TOTAL ANNUAL DEBT SERVICE	44,032.40						
CASH FLOW AND ROI							
TOTAL ANNUAL CASH FLOW (AFTER DEBT SERV)	15,868.60		21,891.51	35,576.70	49,249.81	88,428.28	139,558.31
BLENDED ANNUAL ROI							43.97%
CASH ON CASH RETURN (ROI)	10.42%		14.38%	23.37%	32.35%	58.08%	91.66%

DISCLAIMER & OFFERING PROCEDURES

This is a confidential Offering Memorandum that has been prepared by The Waller Group, LLC and is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property.

This Offering Memorandum contains selected information pertaining to the property or the owner of the property, the be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner and The Waller Group, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the owner or The Waller Group, LLC. nor any representatives make any representation of warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the property in evaluating a possible purchase of the real property.

If after reviewing this Memorandum, you have no further interest in purchasing the property, kindly return this Memorandum to The Waller Group, LLC.

OFFERING PROCEDURES

Prospective investors wishing to make an offer are requested to submit:

- Letter of Intent
- Resume and/or summary of assets owned and management companies used (or summary of relevant management experience if planning to self-manage)
- Banking references
- Source of equity for Acquisition

PROPERTY TOURS

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please **DO NOT** contact the management staff or disturb tenants. All property showings are by appointment only.



W A L L E R G R O U P

For information, contact:

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