OFFERING MEMORANDUM

6188–6198 Vega Drive | Fort Worth, TX 76133

4-Unit Residential Income Property | Fully Occupied | List Price: $500,000

Offered by Farassati Family Trust | August 2026

Investment Highlights

- **Fully Stabilized —** 100% occupied, all four units leased. Two leases run through 2027–2028; the remaining two renewed through mid-2027. Immediate cash flow from day one, no make-ready costs.
- **Recently Refreshed —** Full interior rehab completed on units 6188 and 6198, including upgraded appliances, alongside electrical panel and water heater replacement. Grounds, trash enclosure, exterior stairs, and building HVAC have also been actively maintained.
- **Embedded Upside —** Units 6192 and 6196 have been continuously tenanted since acquisition and have not required renovation — representing further value-add potential at next turnover, mirroring the improvement already completed in 6188 and 6198.
- **Consistent Income —** $47,700 gross annual rent. Zero missed payments across all four units since acquisition in July 2025 — 13 months of continuous operating history.
- **Streamlined Operations —** Leasing, rent collection, maintenance requests, and tenant communications run through the Hemlane platform. Quarterly pest control and a bi-annual HVAC maintenance plan are maintained separately. Systems and vendor relationships transfer seamlessly to a new owner.

Property Details

Property Type	Quadruplex (4-unit)
Year Built	1981
Address	6188-6198 Vega Dr, Fort Worth, TX 76133
County	Tarrant County
Total Units / Sq Ft	4 units (all occupied) / 3,672 SF total (918 SF/unit)
Unit Mix	2 x 2BD/1BA (6188, 6192) | 2 x 2BD/2BA (6196, 6198)
Lot Size	~4,620 SF / 0.11 acres
Parking	8 spaces — 1 covered + 1 uncovered per unit
Utilities	Water: owner-paid | Electric: tenant-paid
HOA	None
Leasing & Tenant Mgmt	Hemlane platform (leasing, rent collection, maintenance requests, tenant communications)
List Price	$500,000

Current Rent Roll

Unit	Tenant	BD/BA	Lease Expires	Monthly Rent	Status
6188	Tenant, Unit 6188	2BD/1BA	Nov 28, 2027	$1,000/mo	Current
6192	Tenant, Unit 6192	2BD/1BA	Aug 1, 2027	$1,025/mo	Current
6196	Tenant, Unit 6196	2BD/2BA	Jul 2027	$925/mo	Current
6198	Tenant, Unit 6198	2BD/2BA	Jan 19, 2028	$1,025/mo	Current

Unit	Tenant	BD/BA	Lease Expires	Monthly Rent	Status
TOTAL	**4 / 4 occupied**			**$3,975/mo**	**$47,700/yr**

All four tenants current on rent as of August 2026 — no missed payments since acquisition.

Financial Snapshot

Gross Annual Rent: $47,700 | Gross Monthly Rent: $3,975

Owner-paid expense: Water/Sewer, averaging approximately $290/month across all four units.

Supporting documentation — capital improvement invoices, rent ledger, and insurance summary — available to qualified buyers following an accepted LOI.

Location & Market

Neighborhood: Wedgwood, Southwest Fort Worth. Located roughly 8 miles northwest of Downtown Fort Worth, near Hulen Mall, public transit, TCU, and major employment corridors along I-20 and Hulen Street.

Tenant demand is supported by TCU, NAS Fort Worth Joint Reserve Base, and nearby retail and employment corridors. In-place rents are at or near the current 2BD market range of roughly $900–$1,100/month for the 76133 submarket.

Showing & Due Diligence Process

- **Interior Access — By Accepted LOI or Escrow Only —** Interior showings are reserved exclusively for buyers with a written, accepted LOI or offer, or earnest money already in escrow — coordinated alongside the inspection period. This is a firm requirement given the property is tenant-occupied under active leases; property condition and repair history are addressed through that inspection process.
- **Tenant Notice —** A minimum of 24–48 hours' advance notice is mandatory for any interior access, to ensure tenant availability and cooperation. All requests are coordinated through the listing agent.
- **First Look —** Exterior and site photography is included in this memorandum; unit condition summaries are available upon request prior to an accepted offer.
- **Serious Inquiries —** Proof of funds or pre-qualification may be requested prior to scheduling any interior access.

Disclosures & Notes

Property Condition: Consistent with standard practice for tenant-occupied income property, detailed condition and repair history are addressed through the inspection and seller disclosure process with engaged buyers, rather than in this marketing memorandum.

Seller Disclosure: A Texas Seller's Disclosure Notice will be provided at or before contract execution.

Insurance: Current landlord policy in place; coverage summary available upon request. Buyer to arrange replacement policy at closing.

1031 Exchange: Seller intends a Section 1031 tax-deferred exchange. Buyer cooperation with exchange documentation may be requested at no cost to buyer.
