

## 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	\$2,249,000
Price/Unit	\$187,416
Gross Income	\$249,900
Gross Expenses	\$88,016
NOI (Adjusted)	~\$161,884
Cap:	7.2%

### Location Highlights

- Walkable retail, dining, and entertainment
- Near Haggard Park and historic district
- DART rail access to Dallas and regional hubs
- Strong demand driven by lifestyle convenience

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# 12-Unit Multifamily | Downtown Plano, TX

Stabilized Cash Flow + Value-Add Opportunity

## Prime Location

- Walkable Downtown Plano district
- DART rail access
- Strong tenant demand
- Near retail, dining, and employment

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## Property Overview

- 12 Units | 2 Bed / 1.5 Bath
- Avg Size: 1,026 SF
- Built: 1970
- Long-term tenants (5+ years avg stay)

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## Value-Add Opportunity

- Increase rents to \$1,850–\$2,000
- Improve operational efficiency
- Unlock additional NOI through management

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## Recent Improvements

- Roof replaced
  - New flooring
  - Energy-efficient windows
  - Parking lot improvements
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## Investment Highlights

- ✓ Below replacement cost
- ✓ Strong submarket (Downtown Plano)
- ✓ Stable tenant base
- ✓ Clear path to NOI growth

### Expenses Breakdown

Tax:	\$15,547.00
Insurance:	\$16,238.00
Utility:	\$15,667.00
Repair:	\$17,873.00
Landscaping:	\$ 1,800.00
Cleaning:	\$ 2,167.00
Trash:	\$ 2,760.00
Management:	\$16,000.00

Total Expense: \$88,016.00