

DENTON
MULTIFAMILY
PORTFOLIO

OFFERING MEMORANDUM

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This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Ahmeti Realty Group and seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable; however, Ahmeti Realty Group and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any pro formas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Ahmeti Realty Group and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of some individuals. Ahmeti Realty Group recommend, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional.

The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

Ahmeti Realty Group is an industry leading commercial real estate company providing comprehensive capital solutions and investment sales advisory and research services for multifamily and commercial properties.

Contact Information

Jetmir Ahmeti, CCIM
(469) 831-4261
jetmir.ahmeti@gmail.com

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05 Executive Summary

Investment Summary

Ahmeti Realty Group is pleased to present the Denton Multifamily Portfolio. The 2-property portfolio, comprised of 98 units, is in Denton, TX. The 2 properties are within walking distance of one another, and both sit on the bus-line to UNT.

Current ownership has completed some interior and exterior upgrades, including vinyl flooring, fresh paint and updated bathrooms in many of the units.

The portfolio is offered on an assumption of the owner's current mortgage, with rates ranging from 4.62-4.78%.

Investment Summary

# of Properties	2
# of Units	98
NRA (SF)	60,500
LAND (AC)	3.211
Sale Price	Market Determined
Offering Terms	Cash or Assumption

Properties

Building	NRA (SF)	# of Units	Occupancy
Cluster	30,580	57	93%
Bonnie Green	29,920	41	90%
Total	60,500	98	



Fig. 1 - Distribution percentage of units

The Cluster Apartments

Address	2269 W Oak Street, Denton, TX 76201
County	Denton County
# of Buildings	5
# of Stories	2
Year Built	1972



The Bonnie Green Apartments

Address	121 Bonnie Brae Street, Denton, TX 76201
County	Denton County
# of Buildings	10
# of Stories	2
Year Built	1983



2

Properties

60,500
Net Rentable Area (SF)

98

Units

3.211
Land (AC)

Properties Context



Demographics

	1 mile	3 miles	5 miles
Population			
Year-2020	14,293	39,510	64,050
Median Age-2020	23.6	25.9	28.2
Households			
Total Households-2020	5,248	14,120	23,339
Avg. HH Income-2020	\$37,723	\$40,423	\$47,421

Major Employers

Employer (Public)	# of Employees
University of North Texas	8,891
Denton Independent School District	4,463
Denton County	1,960
Texas Woman's University	1,077
Denton State Supported Living Center	1,727
Employer (Private)	
Peterbilt Motors	2,000
Texas Health Presbyterian Hospital	1,100
Sally Beauty Holdings	1,000

08 Properties Overview

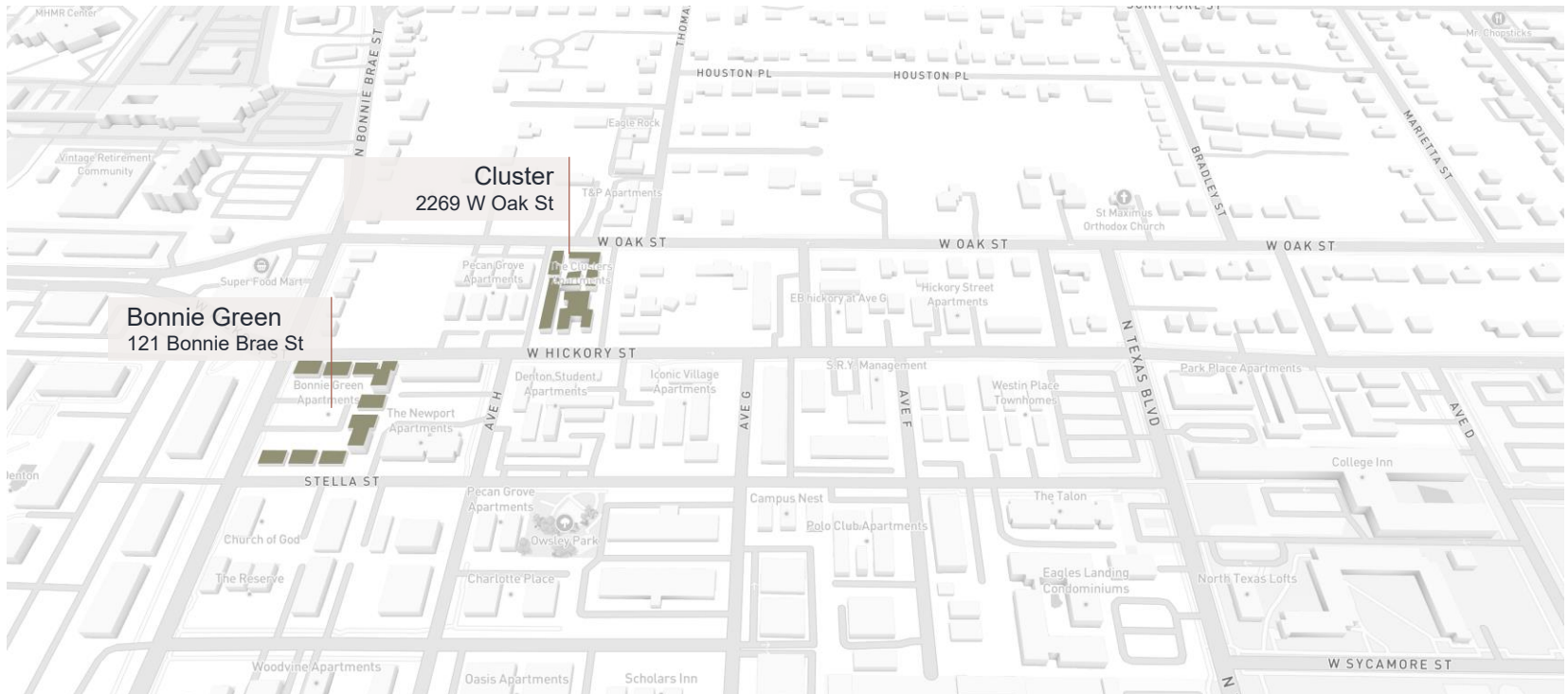
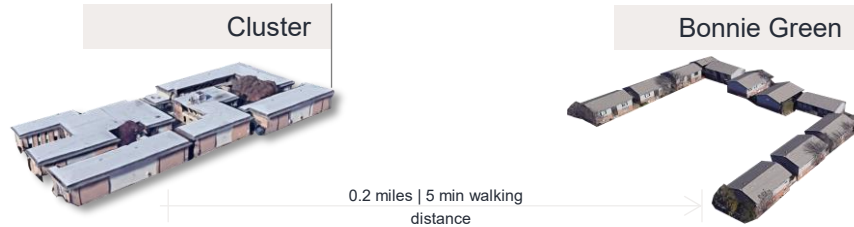
Properties Overview

Properties

Building	Address	Land (SF)	Land (AC)	NRA (SF)	# of Building	# of Stories	# of Units	Year Built
Cluster	2269 W Oak Street	63,990	1.469	30,580	5	2	57	1972
Bonnie Green	121 Bonnie Brae Street	75,900	1.742	29,920	10	2	41	1983
		139,890	3.211	60,500			98	

Unit Mix Summary

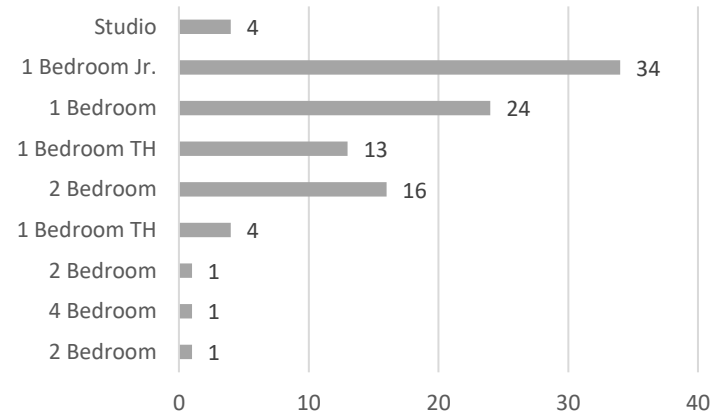
Units	# of Units	% of Total	Avg. Unit Size (SF)
Studios	4	4%	300
1 Bedrooms	75	76%	562
2 Bedrooms	18	19%	853
4 Bedrooms	1	1%	1,300
	98	100%	



Units Overview

Detailed Unit Mix

Units	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)
Studio	4	4%	300	1,200
1 Bedroom JR	34	34%	400	13,600
1 Bedroom	24	24%	625	15,000
1 Bedroom TH	13	13%	740	9,620
2 Bedroom	16	16%	850	13,600
1 Bedroom TH	4	4%	940	3,760
2 Bedroom	1	1%	1,100	1,100
4 Bedroom	1	1%	1,300	1,300
2 Bedroom	1	1%	1,320	1,320
	98	100%	617 avg	60,500



Unit Amenities

Appliance Package	Updated Bathrooms
Fluorescent Lighting	Vinyl Flooring
Painted Cabinet Fronts	



The Cluster Apartments



The Bonnie Green Apartments

Property I - The Cluster Apartments

Property

Building	Address	Land (SF)	Land (AC)	NRA (SF)	# of Building	# of Stories	# of Units	Year Built
The Cluster	2269 W Oak Street	63,990	1.469	30,580	5	2	57	1972

Community Amenities

Laundry Facility

Personnel

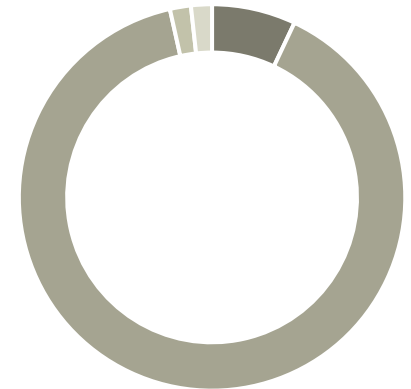
of Employees

Administrative Personnel	1
Maintenance Technician	1
	2

Location

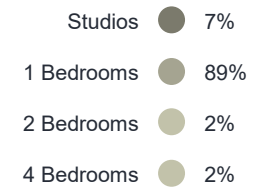


Photograph



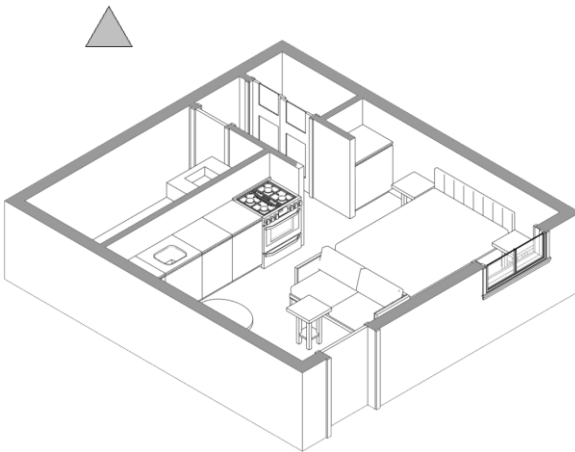
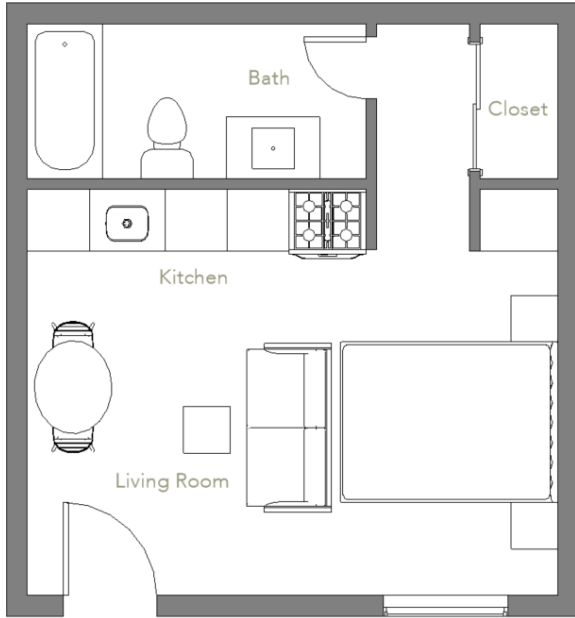
Unit Mix

Type	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)	Avg. Rent	Rent/SF
Studio	4	6%	300	1,200	\$850	\$2.83
1 Bedroom JR	34	60%	400	13,600	\$950	\$2.38
1 Bedroom TH	13	24%	740	9,620	\$1,150	\$1.55
1 Bedroom TH	4	6%	940	3,760	\$1,250	\$1.33
2 Bedroom Large	1	2%	1,100	1,100	\$1,450	\$1.32
4 Bedroom	1	2%	1,300	1,300	\$1,650	\$1.27
	57	100%	538	30,580		\$1.78

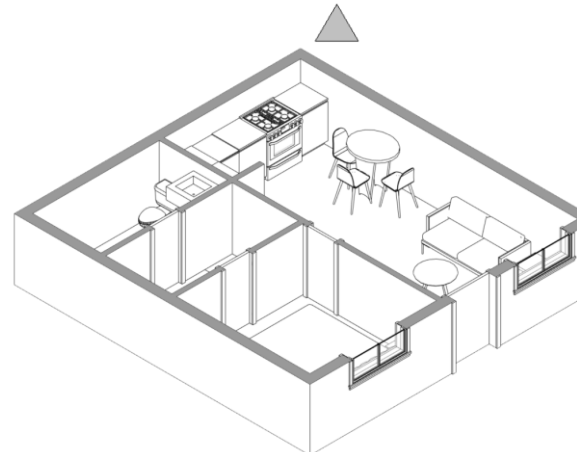
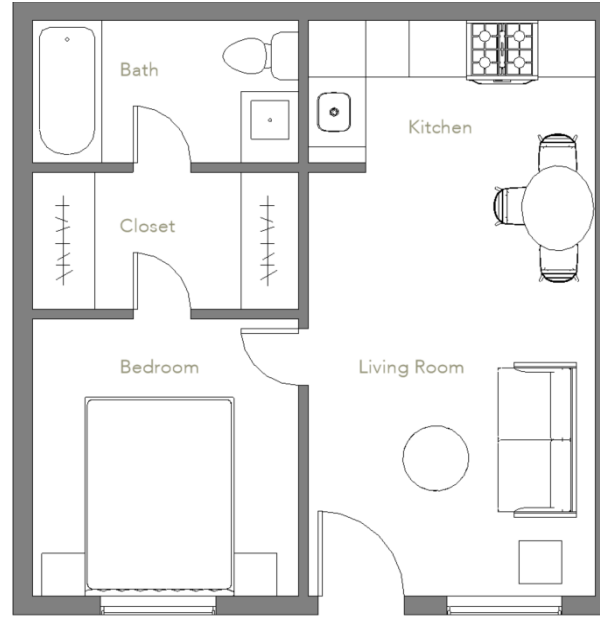


The Cluster Apartments | Unit Floor Plans

Unit Type	# of Units	Unit Size (SF)
Studio	4	300

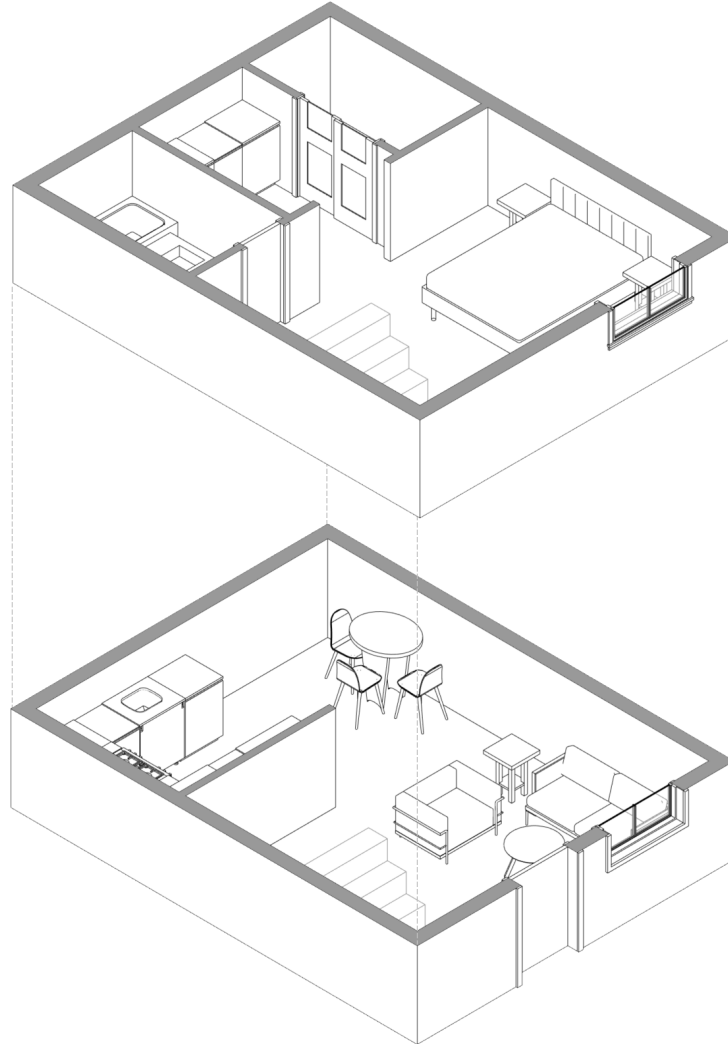
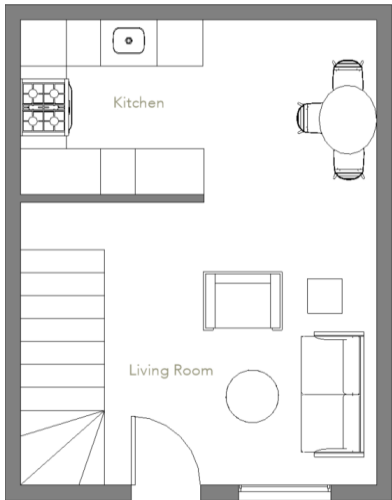
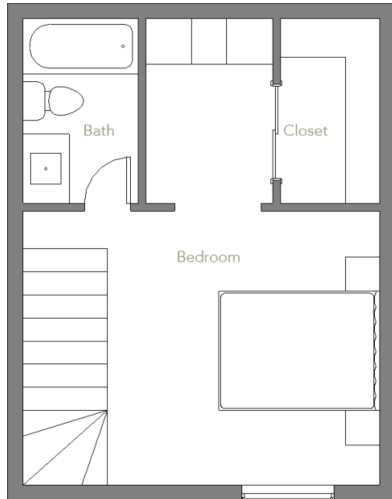


Unit Type	# of Units	Unit Size (SF)
1 Bedroom JR	34	400



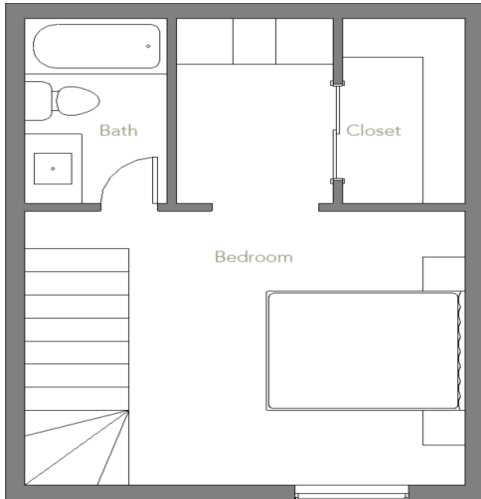
The Cluster Apartments | Unit Floor Plans

Unit Type	# of Units	Unit Size (SF)
1 Bedroom TH	13	740

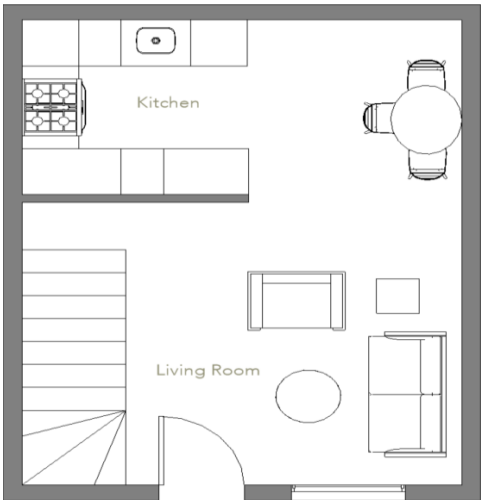


The Cluster Apartments | Unit Floor Plans

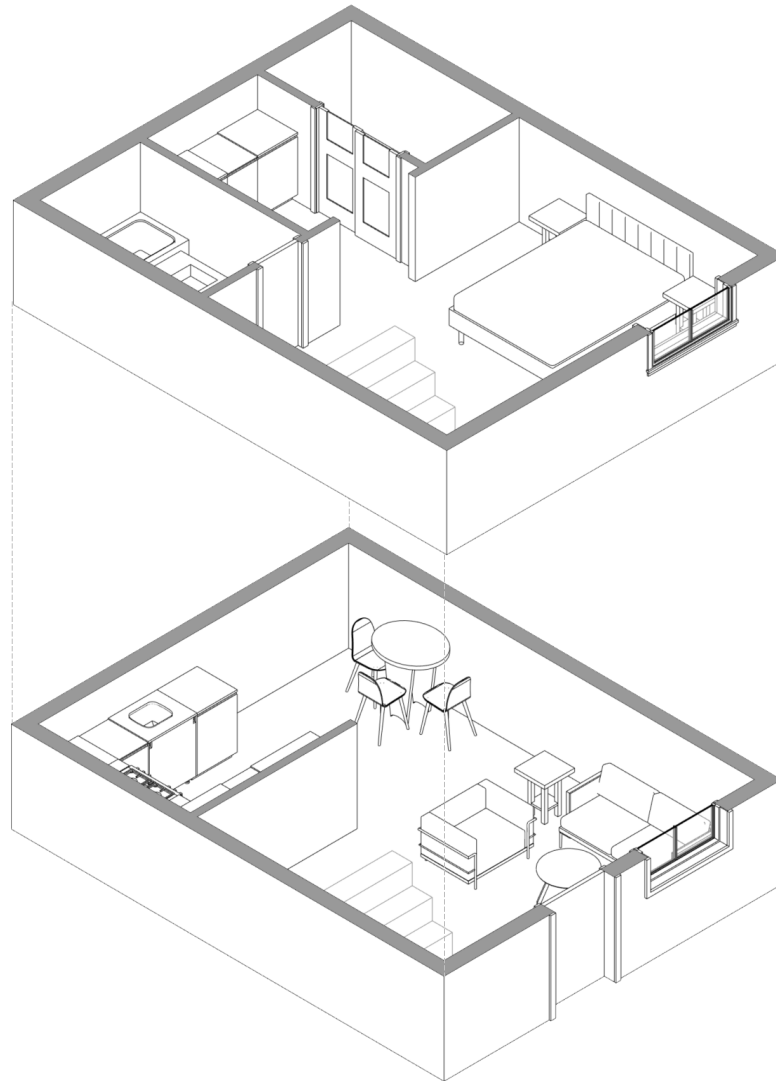
Unit Type	# of Units	Unit Size (SF)
1 Bedroom TH	4	940



Upper Level



Ground Level



The Cluster Apartments | Unit Photographs



Property II - The Bonnie Green Apartments

Property

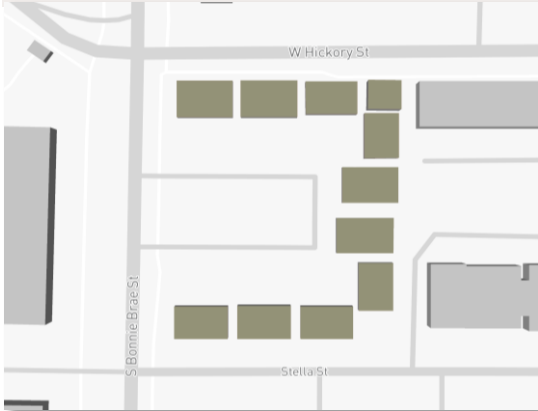
Building	Address	Land (SF)	Land (AC)	NRA (SF)	# of Building	# of Stories	# of Units	Year Built
The Bonnie Green	121 Bonnie Brae Street	75,900	1.742	29,920	10	2	41	1983

Community Amenities

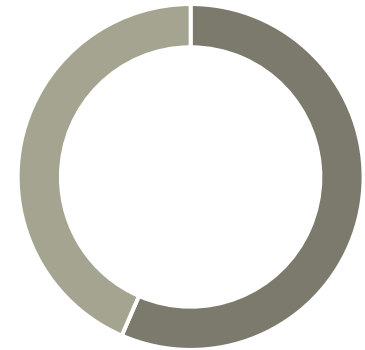
Laundry Room

Select Units have W/D Hookups

Location



Photograph



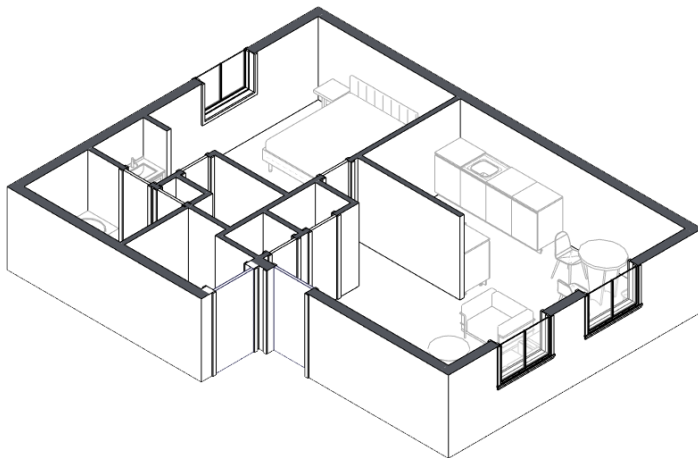
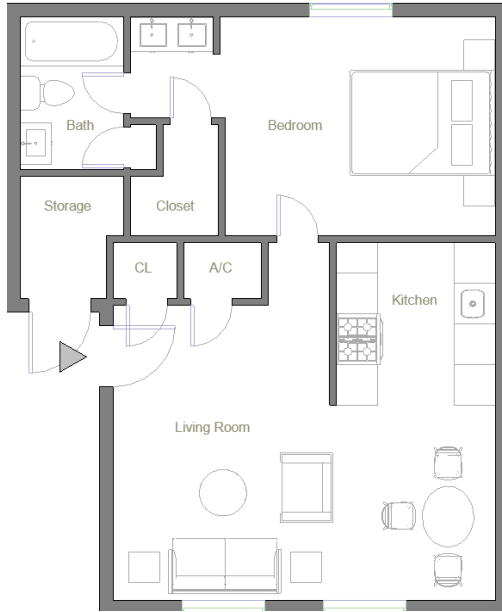
Unit Mix

Type	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)	Avg. Rent	Rent/SF
1 Bedroom / 1 Bathroom	24	58%	625	15,000	\$1,000	\$1.60
2 Bedrooms / 1 Bathroom	16	40%	850	13,600	\$1,300	\$1.53
2 Bedrooms / 1.5 Bathroom	1	2%	1,320	1,320	\$1,400	\$1.06
Total	41	100%	730	29,920		\$1.40

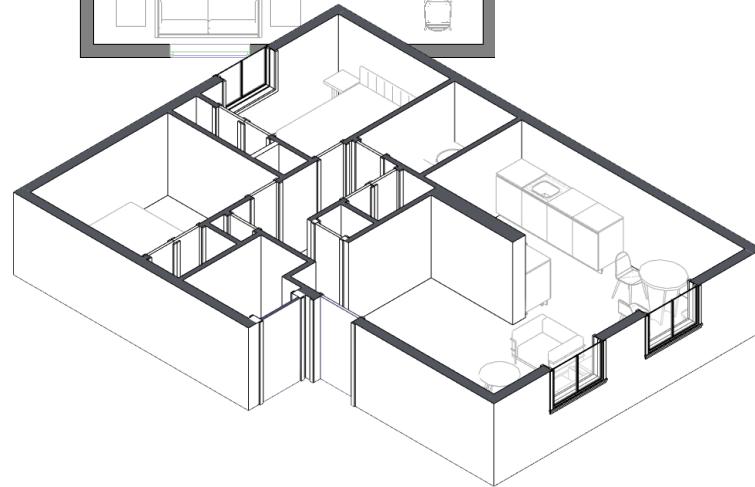
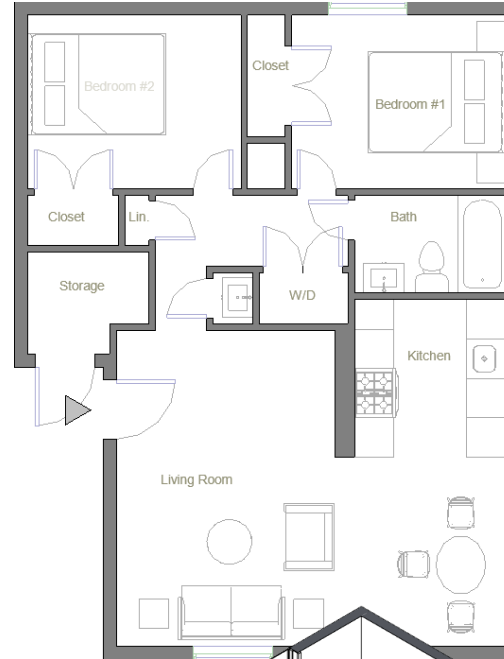
1 Bedrooms ● 58.54%
 2 Bedrooms ● 41.46%

The Bonnie Green Apartments | Unit Floor Plans

Unit Type	# of Units	Unit Size (SF)
1 Bedroom	24	625



Unit Type	# of Units	Unit Size (SF)
2 Bedrooms	16	850



The Bonnie Green Apartments | Unit Photographs



19 Financial Analysis

Financial Overview

Property	The Cluster Apts	The Bonnie Green Apts	Total
Address	2269 W Oak Street	121 Bonnie Brae Street	
# of Buildings	5	10	
# of Stories	2	2	
# of Units	57	41	98
Land (AC)	1.469	1.742	3.211
NRA (SF)	30,580	29,920	60,500

Security Deposit

Studio	\$300.00	-
1 Bedroom JR	\$350.00	\$400.00
1 Bedroom TH	\$450.00-\$500.00	-
2 Bedroom	\$600.00	\$600.00
4 Bedroom	\$750.00	-

Assumption Information

Original Principal Amt.	\$3,145,000	\$2,489,000
Approximate Balance	\$2,715,000	\$2,330,000
Interest Rate	4.62%	4.78%
Origination	Jul-18	Dec-18
Loan Term	10 years	10 years
Amortization	30 years	30 years
Maturity	6/1/2028	11/1/2028
Prepayment	YM	YM

Utility Bills

Electric	Owner Pays	Tenant Pays
Water	Owner Pays	Owner Pays
Waste	Owner Pays	Owner Pays
Trash	Owner Pays	Owner Pays

Tax Rates & Authorities

City of Denton	0.560682
Denton County	0.189485
Denton ISD	1.1592
Total Tax Rate:	1.909367

Unit Mix | Overview

The Cluster Apartments

Unit	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)	Avg. Rent	Rent/SF
Studio	4	6%	300	1,200	\$800	\$2.83
1 Bedroom JR	34	60%	400	13,600	\$925	\$2.38
1 Bedroom TH	13	24%	740	9,620	\$1,100	\$1.55
1 Bedroom TH	4	6%	940	3,760	\$1,100	\$1.33
2 Bedroom	1	2%	1,100	1,100	\$1,300	\$1.32
4 Bedroom	1	2%	1,300	1,300	\$1,500	\$1.27
Total	57	100%	538	30,580		\$1.78

The Bonnie Green Apartments

Unit	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)	Avg. Rent	Rent/SF
1 Bedroom	24	58%	625	15,000	\$1,000	\$1.60
2 Bedroom	16	40%	850	13,600	\$1,300	\$1.53
2 Bedroom	1	2%	1,320	1,320	\$1,400	\$1.06
Total	41	100%	730	29,920		\$1.40

Subtotal	98		617 avg	60,500		\$1.59
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Consolidated Data | Profit & Loss 2025

Income	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Revenue													
Total Rent Per Schedule	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$1,258,200.00
Gross Potential Rent	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$104,850.00	\$1,258,200.00
Rental Losses													
Vacancy Loss	(\$9,332.76)	(\$10,846.60)	(\$16,549.01)	(\$11,642.00)	(\$14,184.16)	(\$12,694.81)	(\$11,282.84)	(\$9,274.02)	(\$12,949.00)	(\$13,714.00)	(\$10,243.67)	(\$12,133.38)	(\$144,846.25)
Total Rental Losses	(\$9,332.76)	(\$10,846.60)	(\$16,549.01)	(\$11,642.00)	(\$14,184.16)	(\$12,694.81)	(\$11,282.84)	(\$9,274.02)	(\$12,949.00)	(\$13,714.00)	(\$10,243.67)	(\$12,133.38)	(\$144,846.25)
Net Rental Revenue	\$95,517.24	\$94,003.40	\$88,300.99	\$93,208.00	\$90,665.84	\$92,155.19	\$93,567.16	\$95,575.98	\$91,901.00	\$91,136.00	\$94,606.33	\$92,716.62	\$1,113,353.75
Other Revenue													
Miscellaneous Income	\$13,086.94	\$2,061.57	\$1,259.88	\$1,610.35	\$1,735.52	\$1,053.33	\$2,423.08	\$2,202.29	\$1,639.62	\$1,508.66	\$1,830.38	\$2,184.64	\$32,596.26
Total Other Revenue	\$13,086.94	\$2,061.57	\$1,259.88	\$1,610.35	\$1,735.52	\$1,053.33	\$2,423.08	\$2,202.29	\$1,639.62	\$1,508.66	\$1,830.38	\$2,184.64	\$32,596.26
Total Income	\$108,604.18	\$96,064.97	\$89,560.87	\$94,818.35	\$92,401.36	\$93,208.52	\$95,990.24	\$97,778.27	\$93,540.62	\$92,644.66	\$96,436.71	\$94,901.26	\$1,145,950.01

Operating Expenses

Administrative Expense													
Advertising	\$681.00	\$681.00	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$12,142.00
Office Supplies and Equipment	-	\$177.72	-	-	-	\$78.72	-	\$572.77	-	-	-	-	\$829.21
Total Administrative	\$681.00	\$858.72	\$1,078.00	\$1,078.00	\$1,078.00	\$1,156.72	\$1,078.00	\$1,650.77	\$1,078.00	\$1,078.00	\$1,078.00	\$1,078.00	\$12,971.21
Management Fees													
Management Fees	\$3,258.13	\$2,881.95	\$2,686.83	\$2,844.55	\$2,772.04	\$2,796.26	\$2,879.71	\$2,933.35	\$2,806.22	\$2,779.34	\$2,893.10	\$2,847.04	\$34,378.50
Total Management Fees	\$3,258.13	\$2,881.95	\$2,686.83	\$2,844.55	\$2,772.04	\$2,796.26	\$2,879.71	\$2,933.35	\$2,806.22	\$2,779.34	\$2,893.10	\$2,847.04	\$34,378.50
Salary Expenses													
Payroll-Office & Maintenance	\$5,952.91	\$6,010.73	\$7,342.99	\$6,093.08	\$8,060.84	\$8,703.54	\$9,393.81	\$9,692.33	\$10,154.79	\$12,137.66	\$10,820.48	\$12,187.51	\$106,550.67
Total Salary	\$5,952.91	\$6,010.73	\$7,342.99	\$6,093.08	\$8,060.84	\$8,703.54	\$9,393.81	\$9,692.33	\$10,154.79	\$12,137.66	\$10,820.48	\$12,187.51	\$106,550.67
Repairs & Maintenance													
HVAC	-	\$271.75	\$1,588.87	\$1,598.54	-	\$684.72	\$916.21	\$1,678.19	\$4,433.44	\$3,135.84	-	\$2,138.28	\$16,445.84
Paint & Painting Services	-	-	-	\$1,324.10	-	\$626.72	-	\$345.78	-	-	\$367.34	-	\$2,663.94
Plumbing Supplies & Services	\$1,299.74	\$377.99	-	\$1,412.00	\$1,691.39	-	\$100.00	\$1,957.01	\$3,056.23	-	\$1,820.00	-	\$11,714.36
Cleaning Supplies	-	-	-	-	-	-	-	\$247.52	-	-	-	\$295.00	\$542.52
Electrical Supplies and Services	\$536.02	-	-	\$585.23	\$1,216.62	-	-	-	-	-	\$728.31	-	\$3,066.18
Hardware/Carpentry	\$1,116.74	\$1,181.52	-	\$2,216.18	-	\$1,100.00	\$3,721.01	\$3,266.40	\$1,439.04	\$2,255.60	\$601.23	\$1,538.06	\$18,435.78
Make Ready	\$210.00	\$170.00	\$230.00	\$70.00	\$70.00	\$290.00	\$660.00	\$590.00	-	\$70.00	-	\$370.00	\$2,730.00
Roof Repairs	-	-	-	-	-	-	-	-	\$2,100.00	-	-	-	\$2,100.00
Building Exterior Repairs	-	-	-	-	-	-	-	-	\$450.00	-	-	-	\$450.00
Carpet & Floor Cleaning & Repair	\$178.62	\$227.34	\$813.00	-	\$54.13	-	\$1,206.89	-	-	\$54.13	-	-	\$2,534.11
Floor & Carpet Replacement	\$455.39	\$453.01	-	\$979.17	-	\$2,237.63	-	-	-	-	\$3,714.07	-	\$7,839.27
Miscellaneous	\$292.53	\$214.09	\$40.00	-	-	-	-	\$2,150.00	\$100.00	\$100.00	-	\$914.36	\$3,810.98
Total Repairs & Maint.	\$3,910.42	\$2,846.98	\$2,086.21	\$8,998.22	\$2,978.01	\$4,993.20	\$5,397.22	\$11,441.79	\$11,578.71	\$5,615.57	\$7,230.95	\$5,255.70	\$72,332.98

Consolidated Data | Profit & Loss 2025

Opex	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Utilities													
Utilities-Other	\$1,455.58	\$1,446.12	\$1,399.15	\$2,324.46	\$1,962.40	\$1,890.71	\$1,169.14	\$948.23	\$1,016.62	\$876.27	\$1,161.12	\$1,232.19	\$16,881.99
Utilities-Electricity	\$2,050.67	\$2,408.99	\$2,980.90	\$2,779.92	\$2,023.79	\$2,307.50	\$2,914.38	\$3,322.75	\$3,858.20	\$3,445.52	\$3,104.49	\$2,419.57	\$33,616.68
Utilities-Water	\$4,352.37	\$4,988.13	\$4,604.31	\$4,742.56	\$5,461.99	\$4,504.49	\$4,733.62	\$4,267.91	\$3,314.38	\$3,082.57	\$3,278.87	\$3,823.50	\$51,154.70
Utilities-Trash	\$1,183.10	\$1,238.10	\$1,188.10	\$1,213.10	\$1,263.10	\$1,248.10	\$1,233.10	\$1,253.10	\$1,283.10	\$1,268.10	\$1,338.10	\$1,133.10	\$14,842.20
Total Utilities	\$9,041.72	\$10,081.34	\$10,172.46	\$11,060.04	\$10,711.28	\$9,950.80	\$10,050.24	\$9,791.99	\$9,472.30	\$8,672.46	\$8,882.58	\$8,608.36	\$116,495.57
Contract Services													
Contract-Pest Control	\$135.31	\$335.58	\$1,095.49	-	-	\$971.00	-	\$270.69	-	-	-	-	\$2,808.07
Contract-Landscape/Yard Care	\$600.00	-	\$600.00	\$600.00	\$610.00	\$600.00	\$920.00	\$600.00	\$2,720.00	\$560.00	\$920.00	\$240.00	\$8,970.00
Total Contract Services	\$735.31	\$335.58	\$1,695.49	\$600.00	\$610.00	\$1,571.00	\$920.00	\$870.69	\$2,720.00	\$560.00	\$920.00	\$240.00	\$11,778.07
Taxes & Insurances													
Ad Valorem (Property) Taxes	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$11,749.18	\$140,990.16
Insurance	\$3,538.63	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$5,481.54	\$63,835.57
Total Taxes & Insurance	\$15,287.81	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$17,230.72	\$204,825.73
Total Opex	\$38,867.30	\$40,246.02	\$42,292.70	\$47,904.61	\$43,440.89	\$46,402.24	\$46,949.70	\$53,611.64	\$55,040.74	\$48,073.75	\$49,055.83	\$47,447.33	\$559,332.73
Net Operating Income	\$69,736.88	\$55,818.95	\$47,268.17	\$46,913.74	\$48,960.47	\$46,806.28	\$49,040.54	\$44,166.63	\$38,499.88	\$44,570.91	\$47,380.88	\$47,453.93	\$586,617.28
Recurring Replacements													
Flooring Replacement	-	-	-	-	-	-	\$455.39	-	-	-	-	-	\$455.39
Appliance Replacement	\$1,417.80	-	\$3,075.22	-	\$2,236.36	\$7,457.03	-	\$61.24	-	\$1,131.69	-	-	\$15,379.34
Total Recurring Replac.	\$1,417.80	-	\$3,075.22	-	\$2,236.36	\$7,457.03	\$455.39	\$61.24	-	\$1,131.69	-	-	\$15,834.73
Non-Recurring Replacements													
Various Contractors	\$5,465.63	\$8,257.04	\$8,543.19	\$883.41	\$5,003.07	\$7,846.82	\$550.00	\$6,031.28	\$2,331.70	\$1,584.16	-	\$5,567.35	\$52,063.65
Total Non-Recurring Replac.	\$5,465.63	\$8,257.04	\$8,543.19	\$883.41	\$5,003.07	\$7,846.82	\$550.00	\$6,031.28	\$2,331.70	\$1,584.16	-	\$5,567.35	\$52,063.65
Total Property Replac.	\$6,883.43	\$8,257.04	\$11,618.41	\$883.41	\$7,239.43	\$15,303.85	\$1,005.39	\$6,092.52	\$2,331.70	\$2,715.85	-	\$5,567.35	\$67,898.38
Available for Debt	\$62,853.45	\$47,561.91	\$35,649.76	\$46,030.33	\$41,721.04	\$31,502.43	\$48,035.15	\$38,074.11	\$36,168.18	\$41,855.06	\$47,380.88	\$41,886.58	\$518,718.90
Debt Service													
Interest-First Mortgage	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$193,923.36
Total Debt Service	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$193,923.36
Net Cash Flow	\$46,693.17	\$31,401.63	\$19,489.48	\$29,870.05	\$25,560.76	\$15,342.15	\$31,874.87	\$21,913.83	\$20,007.90	\$25,694.78	\$31,220.60	\$25,726.30	\$324,795.54

The Cluster Apartments | Overview

Property

Address	2269 W Oak Street,
City, State	Denton, TX 76201
County	Denton County
# of Buildings	5
# of Stories	2
# of Units	57
Land (AC)	1.469
NRA (SF)	30,580

Security Deposit

Studio	\$300.00
1 Bedroom-Jr.	\$350.00
1 Bedroom-TH	\$450.00
1 Bedroom-TH	\$500.00
2 Bedrooms-Large	\$600.00
4 Bedrooms	\$750.00

Utility Bills

Electric	Owner Pays
Water	Owner Pays
Waste	Owner Pays
Trash	Owner Pays



Unit Mix

The Cluster Apartments

Unit	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)	Avg. Rent	Rent/SF
Studio	4	6%	300	1,200	\$800	\$2.83
1 Bedroom-Jr.	34	60%	400	13,600	\$925	\$2.38
1 Bedroom-TH	13	24%	740	9,620	\$1,100	\$1.55
1 Bedroom-TH	4	6%	940	3,760	\$1,100	\$1.33
2 Bedroom-Large	1	2%	1,100	1,100	\$1,300	\$1.32
4 Bedroom	1	2%	1,300	1,300	\$1,500	\$1.27
Total	57	100%	538	30,580		\$1.78

The Cluster Apartments | Profit & Loss 2025

Income	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Revenue													
Total Rent Per Schedule	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$702,900.00
Gross Potential Rent	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$58,575.00	\$702,900.00
Rental Losses													
Vacancy Loss	(\$7,141.15)	(\$10,576.60)	(\$11,223.00)	(\$11,642.00)	(\$10,934.16)	(\$10,464.81)	(\$7,419.94)	(\$6,058.54)	(\$6,799.00)	(\$7,464.00)	(\$5,673.67)	(\$5,303.38)	(\$100,700.25)
Total Rental Losses	(\$7,141.15)	(\$10,576.60)	(\$11,223.00)	(\$11,642.00)	(\$10,934.16)	(\$10,464.81)	(\$7,419.94)	(\$6,058.54)	(\$6,799.00)	(\$7,464.00)	(\$5,673.67)	(\$5,303.38)	(\$100,700.25)
Net Rental Revenue	\$51,433.85	\$47,998.40	\$47,352.00	\$46,933.00	\$47,640.84	\$48,110.19	\$51,155.06	\$52,516.46	\$51,776.00	\$51,111.00	\$52,901.33	\$53,271.62	\$602,199.75
Other Revenue													
Miscellaneous Income	\$12,654.27	\$1,256.47	\$898.18	\$1,270.85	\$1,416.02	\$663.63	\$956.48	\$952.97	\$972.12	\$1,128.36	\$1,475.28	\$1,671.84	\$25,316.47
Total Other Revenue	\$12,654.27	\$1,256.47	\$898.18	\$1,270.85	\$1,416.02	\$663.63	\$956.48	\$952.97	\$972.12	\$1,128.36	\$1,475.28	\$1,671.84	\$25,316.47
Total Income	\$64,088.12	\$49,254.87	\$48,250.18	\$48,203.85	\$49,056.86	\$48,773.82	\$52,111.54	\$53,469.43	\$52,748.12	\$52,239.36	\$54,376.61	\$54,943.46	\$627,516.22

Operating Expenses

Administrative Expense													
Advertising	\$401.00	\$401.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$7,272.00
Total Administrative	\$401.00	\$401.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$647.00	\$7,272.00
Management Fees													
Management Fees	\$1,922.64	\$1,477.65	\$1,447.51	\$1,446.12	\$1,471.71	\$1,463.21	\$1,563.35	\$1,604.08	\$1,582.44	\$1,567.18	\$1,631.30	\$1,648.30	\$18,825.49
Total Management Fees	\$1,922.64	\$1,477.65	\$1,447.51	\$1,446.12	\$1,471.71	\$1,463.21	\$1,563.35	\$1,604.08	\$1,582.44	\$1,567.18	\$1,631.30	\$1,648.30	\$18,825.49
Salary Expenses													
Payroll-Office & Maintenance	\$3,173.29	\$3,206.78	\$3,981.67	\$3,254.68	\$4,773.01	\$4,773.01	\$5,174.49	\$5,348.12	\$6,412.28	\$6,770.40	\$6,004.29	\$6,799.40	\$59,671.42
Total Salary	\$3,173.29	\$3,206.78	\$3,981.67	\$3,254.68	\$4,773.01	\$4,773.01	\$5,174.49	\$5,348.12	\$6,412.28	\$6,770.40	\$6,004.29	\$6,799.40	\$59,671.42
Repairs & Maintenance													
HVAC	-	\$271.75	-	\$1,598.54	-	\$684.72	-	\$1,678.19	\$1,200.00	\$3,135.84	-	\$2,138.28	\$10,707.32
Paint & Painting Services	-	-	-	\$963.01	-	-	-	-	-	-	\$367.34	-	\$1,330.35
Plumbing Supplies & Serv.	\$1,299.74	-	-	\$285.00	\$1,691.39	-	\$100.00	-	\$3,056.23	-	\$1,820.00	-	\$8,252.36
Cleaning Supplies	-	-	-	-	-	-	-	\$247.52	-	-	-	\$295.00	\$542.52
Electrical Supplies and Serv.	\$536.02	-	-	\$296.06	-	-	-	-	-	-	\$728.31	-	\$1,560.39
Hardware/Carpentry	\$1,116.74	\$528.25	-	\$691.33	-	\$1,100.00	\$2,697.16	\$2,537.12	\$1,439.04	-	\$601.23	-	\$10,710.87
Make Ready	\$140.00	\$100.00	\$140.00	-	\$70.00	\$290.00	\$520.00	\$350.00	-	\$70.00	-	\$210.00	\$1,890.00
Carpet, Floor Cleaning & Rep.	-	-	-	-	-	-	-	-	\$450.00	-	-	-	\$450.00
Floor & Carpet Replacement	-	\$54.13	\$227.34	\$67.00	-	\$54.13	-	\$1,028.27	-	\$54.13	-	-	\$1,485.00
Miscellaneous	\$455.39	-	-	\$979.17	-	\$1,247.63	-	-	-	-	\$1,137.39	-	\$3,819.58
Total Repairs & Maint.	\$292.53	\$214.09	\$40.00	\$4,880.11	\$1,761.39	\$3,376.48	\$3,317.16	\$5,841.10	\$6,245.27	\$3,359.97	\$4,654.27	\$3,557.64	\$42,409.37

The Cluster Apartments | Profit & Loss 2025

Opex	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Utilities													
Utilities-Gas	-	-	-	\$738.11	\$806.07	\$987.76	-	-	-	-	-	-	\$2,531.94
Utilities-Electricity	\$1,920.48	\$2,170.03	\$2,664.50	\$2,532.38	\$1,875.76	\$2,058.55	\$2,654.96	\$2,935.02	\$3,503.42	\$3,204.38	\$2,894.93	\$2,171.98	\$30,586.39
Utilities-Water	\$2,503.54	\$3,192.91	\$2,956.33	\$3,473.63	\$3,974.25	\$3,111.42	\$3,175.90	\$2,903.89	\$1,860.10	\$1,643.51	\$1,801.85	\$2,159.19	\$32,756.52
Utilities-Trash	\$466.20	\$516.20	\$521.20	\$546.20	\$596.20	\$581.20	\$566.20	\$586.20	\$616.20	\$601.20	\$506.20	\$466.20	\$6,569.40
Total Utilities	\$4,890.22	\$5,879.14	\$6,142.03	\$7,290.32	\$7,252.28	\$6,738.93	\$6,397.06	\$6,425.11	\$5,979.72	\$5,449.09	\$5,202.98	\$4,797.37	\$72,444.25
Contract Services													
Contract-Pest Control	\$135.31	\$108.25	\$807.00	-	-	\$455.19	-	\$270.69	-	-	-	-	\$1,776.44
Contract-Landscape/Yard Care	\$240.00	-	\$240.00	\$240.00	\$250.00	\$240.00	\$360.00	\$240.00	\$2,160.00	\$200.00	\$360.00	\$240.00	\$4,770.00
Total Contract Services	\$375.31	\$108.25	\$1,047.00	\$240.00	\$250.00	\$695.19	\$360.00	\$510.69	\$2,160.00	\$200.00	\$360.00	\$240.00	\$6,546.44
Taxes & Insurances													
Ad Valorem (Property) Taxes	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$6,545.38	\$78,544.56
Insurance	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$3,538.63	\$42,463.56
Total Taxes & Insurance	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$10,084.01	\$121,008.12
Total Opex	\$24,686.89	\$22,325.05	\$23,756.56	\$27,842.24	\$26,239.40	\$27,777.83	\$27,543.07	\$30,460.11	\$33,110.72	\$28,077.65	\$28,583.85	\$27,773.72	\$328,177.09
Net Operating Income	\$39,401.23	\$26,929.82	\$24,493.62	\$20,361.61	\$22,817.46	\$20,995.99	\$24,568.47	\$23,009.32	\$19,637.40	\$24,161.71	\$25,792.76	\$27,169.74	\$299,339.13
Recurring Replacements													
Flooring Replacement	-	-	-	-	-	-	\$455.39	-	-	-	-	-	\$455.39
Mini-Blind Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Appliance Replacement	\$1,417.80	-	\$1,397.77	-	\$2,236.36	-	-	-	-	\$1,131.69	-	-	\$6,183.62
Total Recurring Replac.	\$1,417.80	-	\$1,397.77	-	\$2,236.36	-	\$455.39	-	-	\$1,131.69	-	-	\$6,639.01
Non-Recurring Replacements													
Various Contractors	\$4,921.48	\$7,406.19	\$7,343.19	\$438.41	\$3,153.07	\$7,846.82	\$550.00	\$2,481.28	\$2,001.91	\$1,327.79	-	\$5,567.35	\$43,037.49
Total Non-Recurring Replac.	\$4,921.48	\$7,406.19	\$7,343.19	\$438.41	\$3,153.07	\$7,846.82	\$550.00	\$2,481.28	\$2,001.91	\$1,327.79	-	\$5,567.35	\$43,037.49
Total Property Replac.	\$6,339.28	\$7,406.19	\$8,740.96	\$438.41	\$5,389.43	\$7,846.82	\$1,005.39	\$2,481.28	\$2,001.91	\$2,459.48	-	\$5,567.35	\$49,676.50
Available for Debt	\$33,061.95	\$19,523.63	\$15,752.66	\$19,923.20	\$17,428.03	\$13,149.17	\$23,563.08	\$20,528.04	\$17,635.49	\$21,702.23	\$25,792.76	\$21,602.39	\$249,662.63
Debt Service													
Principal & Interest	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$193,923.36
Total Debt Service	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$16,160.28	\$193,923.36
Net Cash Flow	\$16,901.67	\$3,363.35	(\$407.62)	\$3,762.92	\$1,267.75	(\$3,011.11)	\$7,402.80	\$4,367.76	\$1,475.21	\$5,541.95	\$9,632.48	\$5,442.11	\$55,739.27

The Bonnie Green Apartments | Overview

Property

Address	121 Bonnie Brae Street,
City, State	Denton, TX 76201
County	Denton County
# of Buildings	10
# of Stories	2
# of Units	41
Land (AC)	1.742
NRA (SF)	29,920

Security Deposit

1 Bedroom	\$400.00
2 Bedroom	\$600.00
2 Bedroom	\$600.00

Utility Bills

Electric	Tenant Pays
Water	Owner Pays
Waste	Owner Pays
Trash	Owner Pays



Unit Mix

The Bonnie Green Apartments

Unit	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)	Avg. Rent	Rent/SF
1 Bedroom	24	58%	625	15,000	\$1,000	\$1.60
2 Bedroom	16	40%	850	13,600	\$1,300	\$1.53
2 Bedroom	1	2%	1,320	1,320	\$1,400	\$1.06
Total	41	100%	730	29,920		\$1.40

The Bonnie Green Apartments | Profit & Loss 2025

Income	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Revenue													
Total Rent Per Schedule	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$555,300.00
Gross Potential Rent	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$46,275.00	\$555,300.00
Rental Losses													
Vacancy Loss	(\$2,191.61)	(\$270.00)	(\$5,326.01)	-	(\$3,250.00)	(\$2,230.00)	(\$3,862.90)	(\$3,215.48)	(\$6,150.00)	(\$6,250.00)	(\$4,570.00)	(\$6,830.00)	(\$44,146.00)
Total Rental Losses	(\$2,191.61)	(\$270.00)	(\$5,326.01)	-	(\$3,250.00)	(\$2,230.00)	(\$3,862.90)	(\$3,215.48)	(\$6,150.00)	(\$6,250.00)	(\$4,570.00)	(\$6,830.00)	(\$44,146.00)
Net Rental Revenue	\$44,083.39	\$46,005.00	\$40,948.99	\$46,275.00	\$43,025.00	\$44,045.00	\$42,412.10	\$43,059.52	\$40,125.00	\$40,025.00	\$41,705.00	\$39,445.00	\$511,154.00
Other Revenue													
Miscellaneous Income	\$432.67	\$805.10	\$361.70	\$339.50	\$319.50	\$389.70	\$1,466.60	\$1,249.32	\$667.50	\$380.30	\$355.10	\$512.80	\$7,279.79
Total Other Revenue	\$432.67	\$805.10	\$361.70	\$339.50	\$319.50	\$389.70	\$1,466.60	\$1,249.32	\$667.50	\$380.30	\$355.10	\$512.80	\$7,279.79
Total Income	\$44,516.06	\$46,810.10	\$41,310.69	\$46,614.50	\$43,344.50	\$44,434.70	\$43,878.70	\$44,308.84	\$40,792.50	\$40,405.30	\$42,060.10	\$39,957.80	\$518,433.79

Operating Expenses

Administrative Expense													
Advertising	\$280.00	\$280.00	\$431.00	\$431.00	\$431.00	\$431.00	\$431.00	\$431.00	\$431.00	\$431.00	\$431.00	\$431.00	\$4,870.00
Office Supplies and Equip.	-	\$177.72	-	-	-	\$78.72	-	\$572.77	-	-	-	-	\$829.21
Total Administrative	\$280.00	\$457.72	\$431.00	\$431.00	\$431.00	\$509.72	\$431.00	\$1,003.77	\$431.00	\$431.00	\$431.00	\$431.00	\$5,699.21
Management Fees													
Management Fees	\$1,335.48	\$1,404.30	\$1,239.32	\$1,398.44	\$1,300.34	\$1,333.04	\$1,316.36	\$1,329.27	\$1,223.78	\$1,212.16	\$1,261.80	\$1,198.73	\$15,553.01
Total Management Fees	\$1,335.48	\$1,404.30	\$1,239.32	\$1,398.44	\$1,300.34	\$1,333.04	\$1,316.36	\$1,329.27	\$1,223.78	\$1,212.16	\$1,261.80	\$1,198.73	\$15,553.01
Salary Expense													
Payroll-Office & Maintenance	\$2,779.62	\$2,803.95	\$3,361.32	\$2,838.40	\$3,287.83	\$3,930.53	\$4,219.32	\$4,344.21	\$3,742.51	\$5,367.26	\$4,816.19	\$5,388.11	\$46,879.25
Total Salary	\$2,779.62	\$2,803.95	\$3,361.32	\$2,838.40	\$3,287.83	\$3,930.53	\$4,219.32	\$4,344.21	\$3,742.51	\$5,367.26	\$4,816.19	\$5,388.11	\$46,879.25
Repairs & Maintenance													
HVAC	-	-	\$1,588.87	-	-	-	\$916.21	-	\$3,233.44	-	-	-	\$5,738.52
Paint & Painting Services	-	-	-	\$361.09	-	\$626.72	-	\$345.78	-	-	-	-	\$1,333.59
Plumbing Supplies & Serv.	-	\$377.99	-	\$1,127.00	-	-	-	\$1,957.01	-	-	-	-	\$3,462.00
Electrical Supplies and Serv.	-	-	-	\$289.17	\$1,216.62	-	-	-	-	-	-	-	\$1,505.79
Hardware/Carpentry	-	\$653.27	-	\$1,524.85	-	-	\$1,023.85	\$729.28	-	\$2,255.60	-	-	\$7,724.91
Make Ready	\$70.00	\$70.00	\$90.00	\$70.00	-	-	\$140.00	\$240.00	-	-	-	\$160.00	\$840.00
Roof Repairs	-	-	-	-	-	-	-	-	\$2,100.00	-	-	-	\$2,100.00
Carpet & Floor Cleaning & Rep.	-	\$124.49	-	\$746.00	-	-	-	\$178.62	-	-	-	-	\$1,049.11
Floor & Carpet Replacement	-	\$453.01	-	-	-	\$990.00	-	-	-	-	\$2,576.68	-	\$4,019.69
Miscellaneous	-	-	-	-	-	-	-	\$2,150.00	-	-	-	-	\$2,150.00
Total Repairs & Maint.	\$70.00	\$1,678.76	\$1,678.87	\$4,118.11	\$1,216.62	\$1,616.72	\$2,080.06	\$5,600.69	\$5,333.44	\$2,255.60	\$2,576.68	\$1,698.06	\$29,923.61

The Bonnie Green Apartments | Profit & Loss 2025

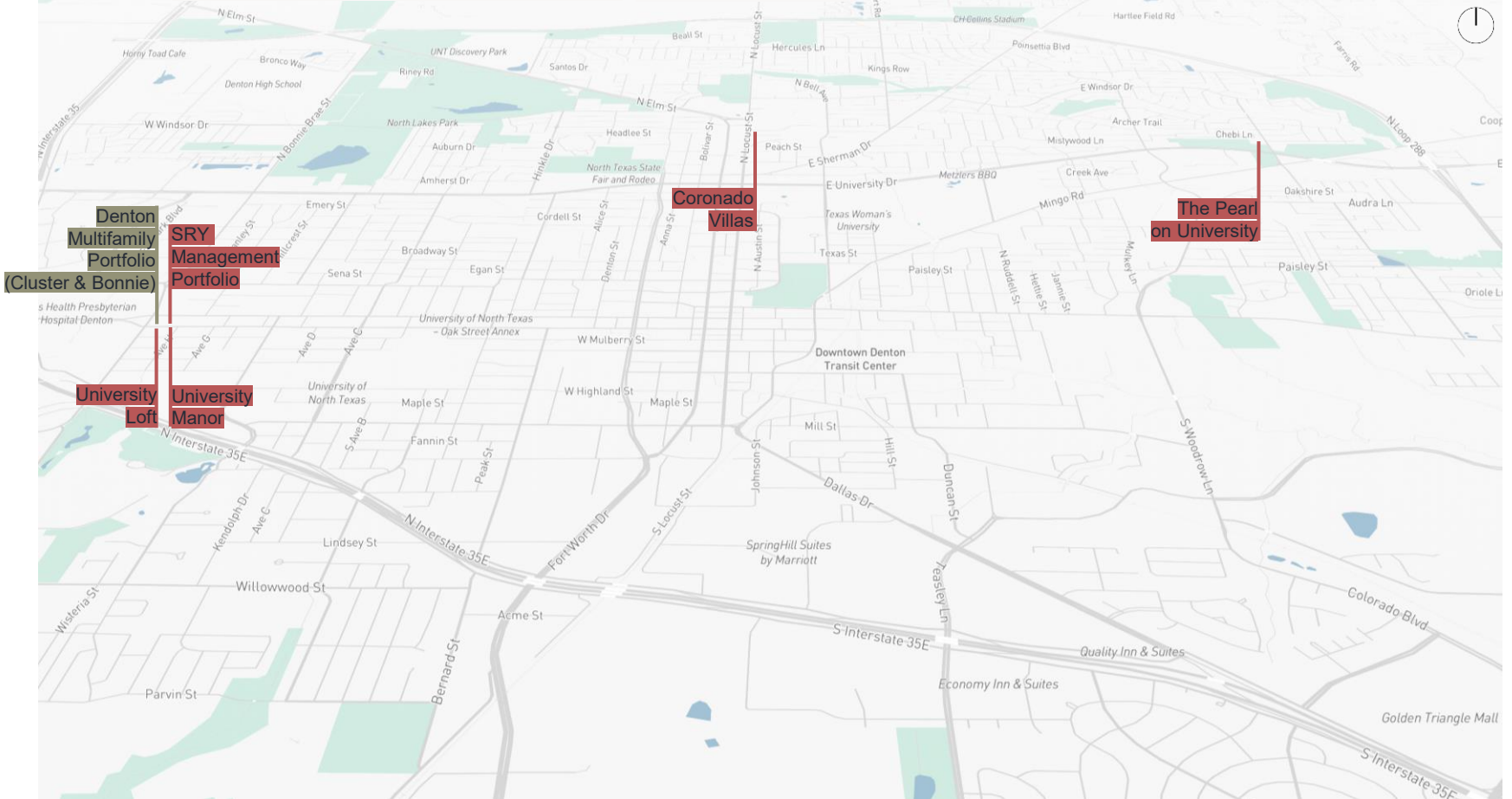
Opex	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Utilities													
Utilities-Gas	\$1,455.58	\$1,446.12	\$1,399.15	\$1,586.35	\$1,156.33	\$902.95	\$1,169.14	\$948.23	\$1,016.62	\$876.27	\$1,161.12	\$1,232.19	\$14,350.05
Utilities-Electricity	\$130.19	\$238.96	\$316.40	\$247.54	\$148.03	\$248.95	\$259.42	\$387.73	\$354.78	\$241.14	\$209.56	\$247.59	\$3,030.29
Utilities-Water	\$1,848.83	\$1,795.22	\$1,647.98	\$1,268.93	\$1,487.74	\$1,393.07	\$1,557.72	\$1,364.02	\$1,454.28	\$1,439.06	\$1,477.02	\$1,664.31	\$18,398.18
Utilities-Trash	\$716.90	\$721.90	\$666.90	\$666.90	\$666.90	\$666.90	\$666.90	\$666.90	\$666.90	\$666.90	\$831.90	\$666.90	\$8,272.80
Total Utilities	\$4,151.50	\$4,202.20	\$4,030.43	\$3,769.72	\$3,459.00	\$3,211.87	\$3,653.18	\$3,366.88	\$3,492.58	\$3,223.37	\$3,679.60	\$3,810.99	\$44,051.32
Contract Services													
Contract-Pest Control	-	\$227.33	\$288.49	-	-	\$515.81	-	-	-	-	-	-	\$1,031.63
Contract-Landscape/Yard Care	\$360.00	-	\$360.00	\$360.00	\$360.00	\$360.00	\$560.00	\$360.00	\$560.00	\$360.00	\$560.00	-	\$4,200.00
Total Contract Services	\$360.00	\$227.33	\$648.49	\$360.00	\$360.00	\$875.81	\$560.00	\$360.00	\$560.00	\$360.00	\$560.00	-	\$5,231.63
Taxes & Insurances													
Ad Valorem (Property) Taxes	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$5,203.80	\$62,445.60
Insurance	-	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$1,942.91	\$21,372.01
Total Taxes & Insurance	\$5,203.80	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$7,146.71	\$83,817.61
Total Opex	\$14,180.40	\$17,920.97	\$18,536.14	\$20,062.38	\$17,201.50	\$18,624.40	\$19,406.63	\$23,151.53	\$21,930.02	\$19,996.10	\$20,471.98	\$19,673.60	\$231,155.64
Net Operating Income	\$30,335.66	\$28,889.13	\$22,774.55	\$26,552.13	\$26,143.01	\$25,810.30	\$24,472.07	\$21,157.31	\$18,862.49	\$20,409.20	\$21,588.12	\$20,284.20	\$287,278.15
Recurring Replacements													
Appliance Replacement	-	-	\$1,677.45	-	-	\$7,457.03	-	\$61.24	-	-	-	-	\$9,195.72
Total Recurring Replac.	-	-	\$1,677.45	-	-	\$7,457.03	-	\$61.24	-	-	-	-	\$9,195.72
Non-Recurring Replacements													
Various Contractors	\$544.15	\$850.85	\$1,200.00	\$445.00	\$1,850.00	-	-	\$3,550.00	\$329.79	\$256.37	-	-	\$9,026.16
Total Non-Recurring Rep.	\$544.15	\$850.85	\$1,200.00	\$445.00	\$1,850.00	-	-	\$3,550.00	\$329.79	\$256.37	-	-	\$9,026.16
Total Property Replacements	\$544.15	\$850.85	\$2,877.45	\$445.00	\$1,850.00	\$7,457.03	-	\$3,611.24	\$329.79	\$256.37	-	-	\$18,221.88
Available for Debt	\$29,791.51	\$28,038.28	\$19,897.10	\$26,107.13	\$24,293.01	\$18,353.27	\$24,472.07	\$17,546.07	\$18,532.70	\$20,152.83	\$21,588.12	\$20,284.20	\$269,056.27
Net Cash Flow	\$29,791.51	\$28,038.28	\$19,897.10	\$26,107.13	\$24,293.01	\$18,353.27	\$24,472.07	\$17,546.07	\$18,532.70	\$20,152.83	\$21,588.12	\$20,284.20	\$269,056.27

30 Comparable Sales

Comparable Sales

SRY Management Portfolio

Property	Hunt Club	Vendi Place	Eagle Rock	University Loft	University Manor	Coronado Villas	The Pearl on Uni.
Address	2211 W Hickory St	223 & 305 Ave G	313 Thomas St	2417 & 2421 Louise St	213 Avenue G	113 Coronado Dr	2425 Old North Rd
NRA (SF)	52,478	28,480	23,700	19,200	19,800	117,704	32,130
# of Units	89	46	30	24	24	128	35
Built Year	1963-1969	1965	1960	1966	1969	1974	1985
Price per Unit		\$96,970		\$102,083		\$114,583	\$148,571
Sale Price		\$16,000,000		\$2,450,000		\$2,750,000	\$5,200,000
Close Date		June 2021		January 2024		December 2023	April 2023



Contact Information

Jetmir Ahmeti, CCIM
(469) 831-4261
jetmir.ahmeti@gmail.com

