



4502 HOLLAND APARTMENTS

RARE 14 UNIT INFILL APARTMENT / CONDO PROJECT LOCATED WITH THE COVETED OAK LAWN NEIGHBORHOOD

PROPERTY SUMMARY



LOCATION: 4502 HOLLAND AVENUE
DALLAS, TX 75219



SALES PRICE: MARKET



PRICE PER UNIT: MARKET



UNIT SIZE: TOTAL SIZE: 37,296 SF
UNIT SIZES: 2,539 SF - 2,936 SF



NOI: \$433,771



CAP RATE: MARKET



BUILDING: # OF BUILDINGS: 2 BUILDINGS
OF UNITS: 14 UNITS



RENT: AVERAGE RENT: \$3,851
AVERAGE RENT - PSF: \$1.45 PSF



OCCUPANCY: 100%



ZONING: PD 193



APN: 00C25440000000101



LOT SIZE: 24,000 SF / 0.551 AC



TRAFFIC: LEMMON AVE: 46,986 VPD





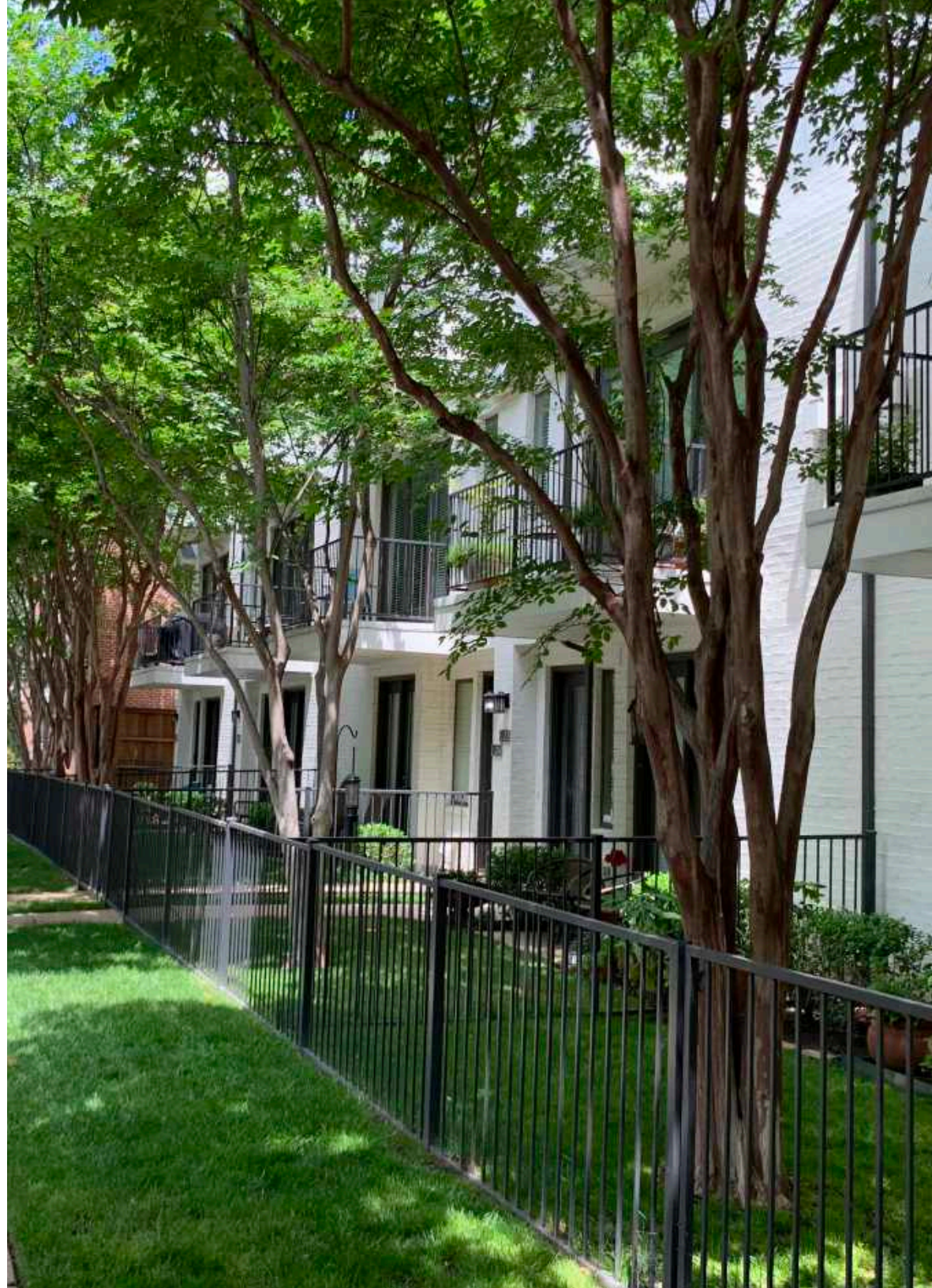
EXECUTIVE SUMMARY

DB2RE INVESTMENT SALES as exclusive advisor, is pleased to present to qualified investors the once-in-a-generation opportunity to purchase the 4502 Holland Apartments (the "Property"), a 14 unit attached townhome - apartment / condo project located at the hard NWC of Holland Avenue & Prescott Avenue in Dallas, Texas. Built in 2006, the Property boasts a sleek modern aesthetic, accented by lush green space and dark trims. Current ownership has legally platted the units together under a Texas condominium regime and obtained FNMA financing which a buyer can assume. Each home features a clean all white brick exterior, individual two-car garage, luxury interior finishes, balconies, green space and a communal pet play area. Every unit is well appointed with granite kitchens, stainless steel appliances, custom 42' cabinets, high ceilings and strategic floor plans that offer tenants flexible living accommodations that fit their individual needs. Additionally, 50% of the units enjoy a private fenced-in yard, perfect for those tenants with pets.

Located in the heart of Dallas' urban core, just Uptown Dallas, the amenity rich and walkable Turtle Creek / Oak Lawn neighborhood is one of the most coveted residential areas in the country. Surrounding the Property are an array of boutique multi-family developments, townhomes and single-family residences. With its tree-lined streets and manicured lawns, the area offers tenants a first-in-class urban living experience with an unbeatable neighborhood feel. Due to its infill positioning, tenants will enjoy incredible access to the best of what Dallas has to offer. Within just a few minutes walk or drive, residents can walk the Katy Trail, dine in Uptown or shop at Highland Park Village.

INVESTMENT HIGHLIGHTS

- Once-in-a-generation multi-family / townhome / condo investment opportunity at 100% occupancy and waiting list of prospective tenants.
- +/- 0.551 AC with a legacy high-barrier infill location within the heart of Dallas.
- First-in-class urban living with traditional neighborhood feel with unbeatable live, work play environment.
- Unmatched proximity to Uptown and Downtown Dallas and easy access to the Dallas North Tollway, Interstate 35, Central Expressway and Interstate 30.
- 2006 construction with sleek all white modern facade, flexible floor plans, two-car garage, communal pet play area, luxury interior finishes with granite kitchens, stainless steel appliances, custom 42 inch cabinets, high ceilings and individual balconies.
- Significant upside through increasing below market rents (\$3,851 per month / \$1.45 PSF) or spinning off each individual unit at market prices.
- All 14 units platted together under a Texas condominium regime and assumable FNMA financing.
- Coveted location within the Turtle Creek / Oak Lawn neighborhood - one of the most sought after residential markets in the DFW Metroplex. Property lies 561 feet from Whole Foods and countless bars and restaurants along Lemmon Avenue.
- Minutes walk or drive to countless parks, the Katy Trail, Uptown, Downtown, West Village, Highland Park Village and Love Field Airport, among other numerous amenities.
- Affluent and dense market with 33,672 and 202,880 residents within a one and three mile radius. Average household incomes are a staggering \$121,010 to \$127,178 within the respective one and three mile radii.
- Excellent tenant base and future growth opportunities due to the incredible daytime densities with 1,943, 18,384 and 29,083 businesses with over 14,413, 252,925 and 385,895 employees within a one, three and five mile radius.



DOWNTOWN DALLAS

VICTORY PARK

WEST VILLAGE

UPTOWN DALLAS

PRESCOTT AVENUE

HOLLAND AVENUE





Knox/Henderson

Sur la table CRABBY JOE'S PASTRY BADA RESTAURANT STEERHEAD

Crate&Barrel Hudson's Bay athletica steven alan LAMPS PLUS

Z GALLERY WEIR'S LANE SPADE JONATHAN ADLER ABACUS Apple Store

MATTRESS FIRM STAG FOLIO BASSETT BASSETT

ERDOS Mitzel Gold + Bob Williams L'ORONI TAVERNA

Turtle Creek Village

WORLD MARKET ATHLETA PAPA MURPHY'S

WORLD MARKET ATHLETA ZUCS

West Village

LOFT village burger bar M

GAP BR LE TACO DINER MI Cocina

SITE

DNT TOLL

105,576 VPD (115)

237,264 VPD (115)

75

Green Brick
Lennar Under Development
Weekley 140 Units \$450K

The Springs 147 Apts
Madison at Cedar Springs 380 Apts

The Dylan 124 Apts

Trinsic MF 399 Apts

2929 284 Apts

Aura Wycliff 301 Apts

Alexan Fairmount 354 Apts

4110 Fairmount 349 Apts

Houston E5 200 Students

CVS

Kroger

Streetlights

PAPASALY

W

Mill Creek

Oden Hughes

THIRTY377 305 Units

Gables Turtle Creek Cityplace 232 Units

Lennox West Village 159 Units

West Village Uptown 75 Units

The Mondrian Cityplace 217 Units

Alara Uptown 290 Units

N Dallas HS 1,207 Students

The Monterey by Windsor 371 Units

CityPlace Heights 396 Units

Metropolitan at Cityplace 170 Units

Milam E5 254 Students

Modera Uptown 179 Units

Aura on McKinney 190 Units

Southern Land 310 Units

The Armstrong at Knox 165 Units

Sarofirm Knox And Travis 300 Units

Slate at Cole 180 Units

Knoxbridge 334 Units

The Katy 215 Units

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Slate at Cole 180 Units

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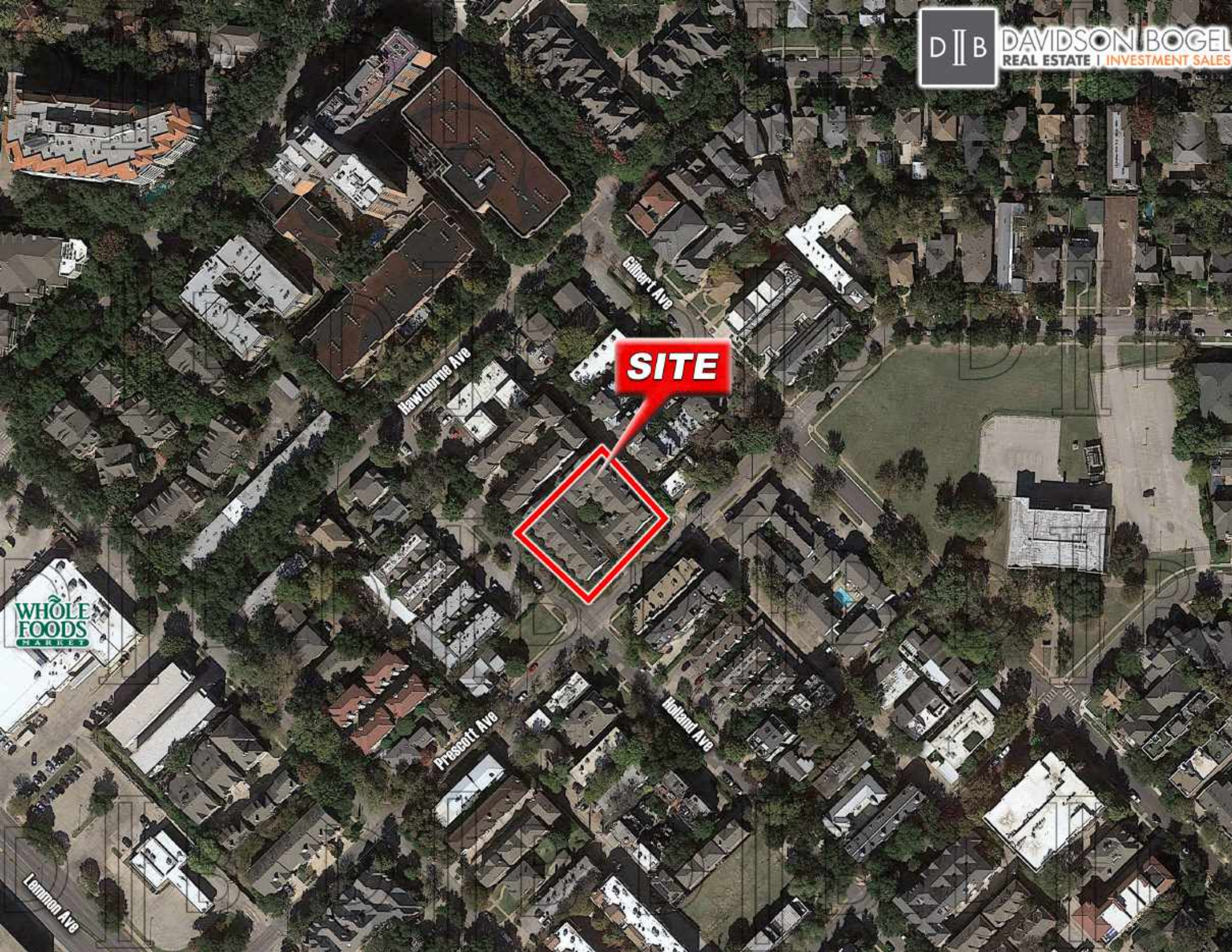
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SITE

WHOLE
FOODS
MARKET

Lemmon Ave

Hawthorne Ave

Gilbert Ave

Prescott Ave

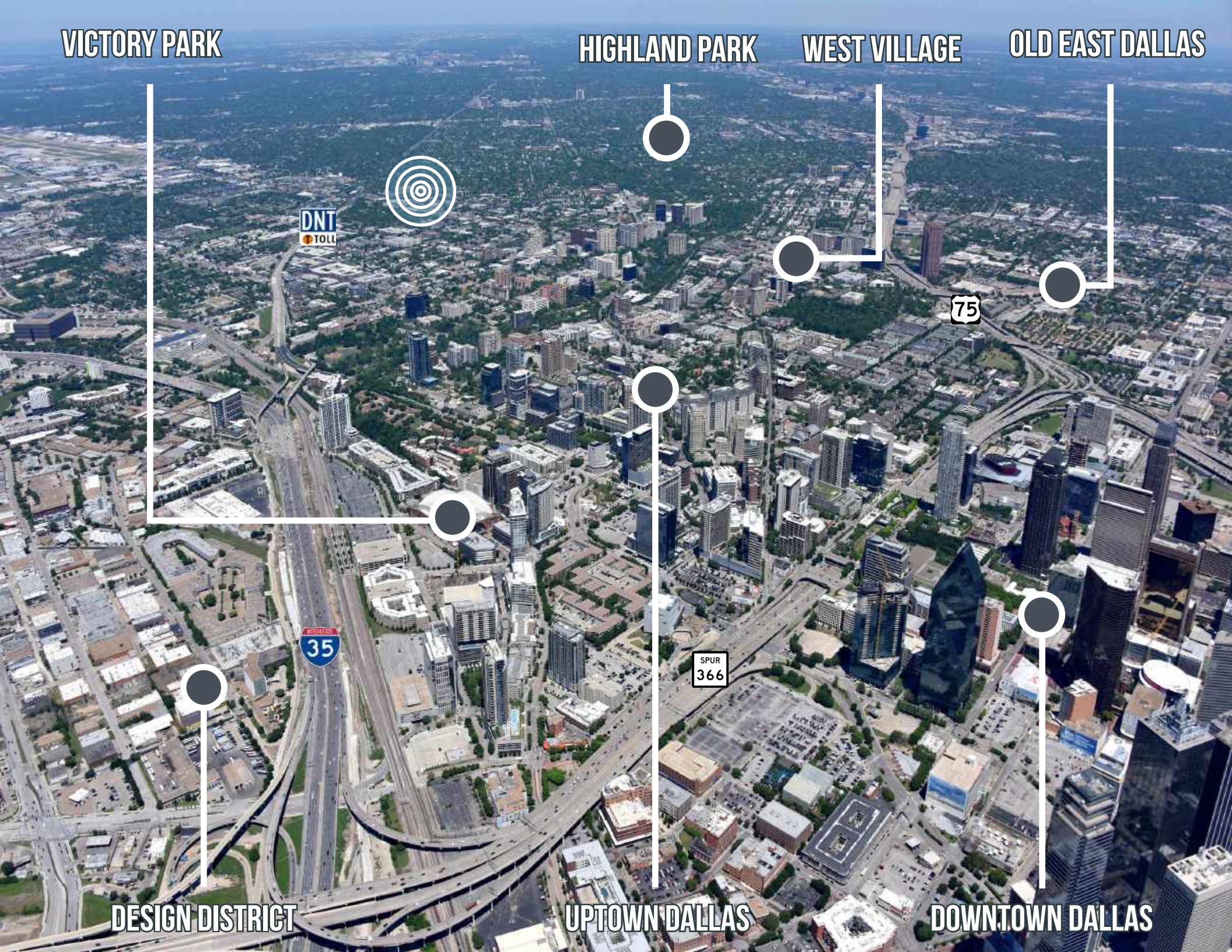
Holland Ave

VICTORY PARK

HIGHLAND PARK

WEST VILLAGE

OLD EAST DALLAS



DNT
TOLL

75

35

SPUR
366

DESIGN DISTRICT

UPTOWN DALLAS

DOWNTOWN DALLAS

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DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

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