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Travis Park

826 S. Travis St, Sherman, TX 75090

Number of Units: **14** Year Built: **1965**

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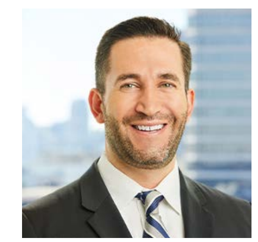

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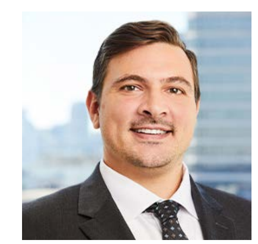

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Investment Strategy

Summary:

The Multifamily Group is pleased to present the exclusive offering of Travis Park, a unique opportunity in Sherman, Texas. Built in 1965, this property features 14 units with an average size of 728 square feet, offering one and two-bedroom floorplans, with eight 800 SF two-bedroom units. Currently, the property has a 93% occupancy rate. The owners have performed extensive renovations at the property, including new windows throughout. Travis Park is available for purchase without any existing debt.

Property Location:

Situated directly across from Washington Elementary School and just a quarter mile from Highway-75, Travis Park offers a prime location. Approximately an hour north of Dallas and just 15 minutes from Denison, the property is near the heart of historic Downtown Sherman. Residents enjoy convenient access to a variety of shopping, dining, and entertainment options, including the Sherman Town Center, Midway Mall, and Pecan Grove Park. With all K-12 schools within an eight-minute drive, and easy connectivity to I-75, Travis Park provides effortless access to daily necessities and popular destinations.

Sherman, Texas:

The Sherman-Denison area has a stable and growing employment base. The largest employers are education and health services. Denison has two regional health centers: The Wilson N. Jones Regional Health System and the Texoma Medical Center. The largest employers in Sherman are Tyson Foods and Texas Instruments (TI). This area has emerged as a hotbed for chip and semiconductor manufacturing. Sherman is building the 3,300 master planned Progress Park that will include sites for manufacturing, data centers, Headquarters, and research and development. TI has broken ground on a $30 billion campus, while GlobiTech has announced plans for a $5 billion facility. These developments will increase the steady demand for housing for current and future residents. Additionally, Lake Texoma is just 30 minutes away and offers 90,000-acres of boating, fishing, and swimming.

Investment Highlights

- Majority 2-Bedroom Units
- Extensive Renovations Including New Windows
- Across the Street from the Washington Elementary School
- Easy Access to Hwy-75
- $69,000+ Median Household Income in a 1-Mile Radius (Yardi*)
- Within 2 Minutes of Historic Downtown Sherman
- Sherman-Denison Area Has Emerged as a Hotbed for Growth
- 150,000+ Estimated Sherman-Denison MSA Population

**Note: The Yardi Matrix data is in reference to a nearby property, Villas of Sherman (0.85-miles west)*

Summary

Travis Park Apartments

826 S. Travis St, Sherman, TX 75090

General

Terms	Free and Clear
Address	826 S Travis St Sherman TX, 75090
Year Built	1965
Units	14
Net Rentable SF	10,198
Average Unit Size	728 SF
Site Size	0.46-Acres
Density	30.4-Units/Acre
Occupancy	93%

Construction

Foundation	Pier and Beam
Exterior	Brick and Stucco
Roof	Pitched Shingles - 2016
Number of Buildings	1

Mechanical

HVAC	Individual HVACs - Most Replaced in 2016
Hot Water	2 Central Boilers - 2021
Wiring	Copper
Plumbing	PVC

Utilities

Electricity	Individually Metered - TXU - Residents Pay
Water/Sewer	City of Sherman - Owner Pays
Gas	Atmos - Owner Pays
Cable/Internet	None

Laundry / Washer and Dryers

Laundry	On-Site Laundry Facility - CSC

School Information

School District	Sherman ISD
Elementary	Washington Elementary School
Middle School	Piner Middle School
High School	Sherman High School

Useful Links

County Appraisal District (CAD)
CoStar

Tax Information

County	Grayson
CAD Account No.	165875
Tax Rate	2.624%

Tax Detail

Assessed Value	$993,618
City	0.000
ISD	0.000
County	2.624
College	0.000
Hospital	0.000
Other	0.000
Other 2	0.000
Total	2.624%

Parking

Paving	Asphalt
Number of Spaces	Buyer Verify On-Site

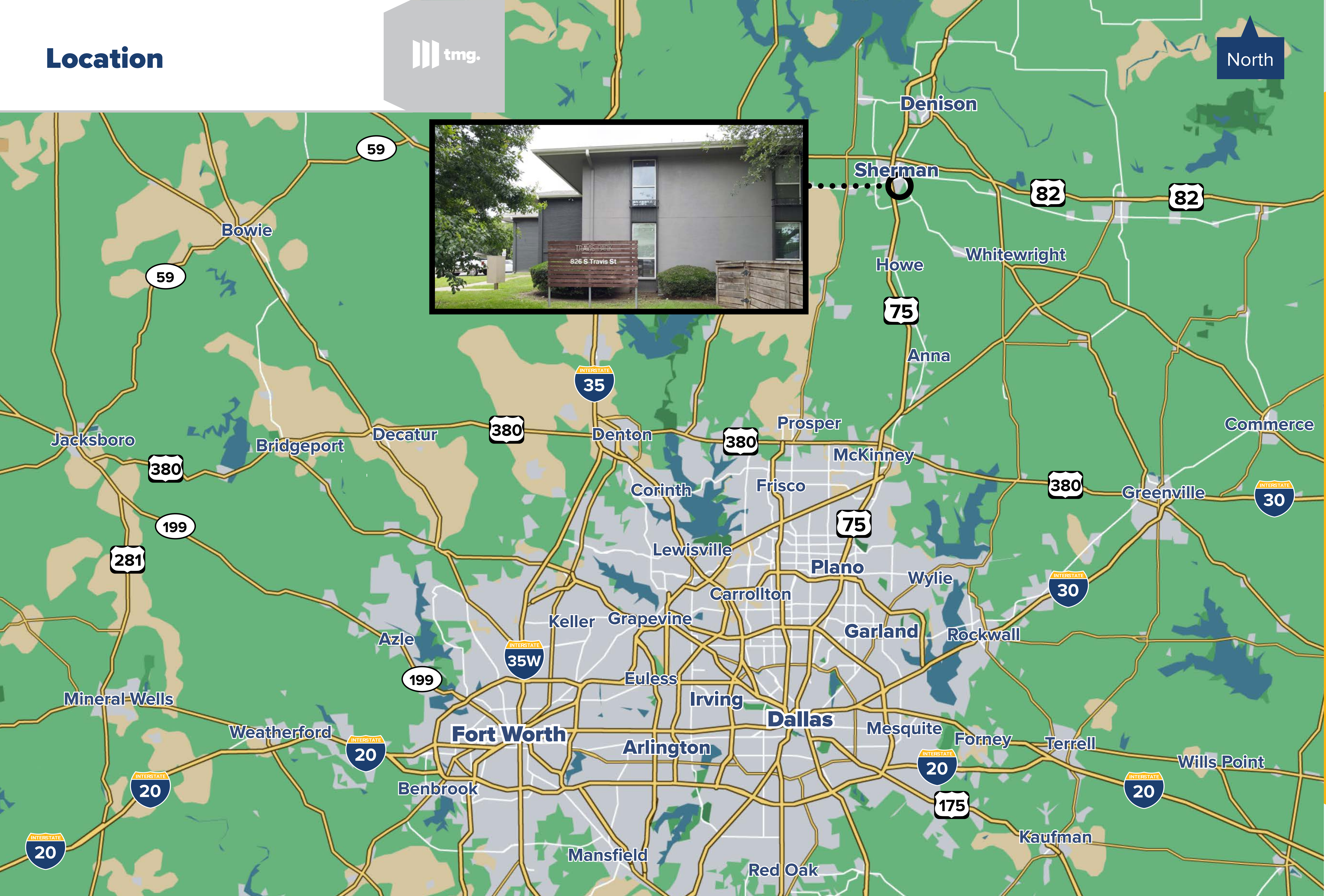
Leasing Fees

Application Fee	None
Administration Fee	$300
Security Deposit	None
Pet Deposit	$200
Pet Rent	$20/Month/Pet - Max of 2 Pets
Reserved Parking	None
Trash Fee	City of Sherman - Owner Pays
Pest Control Fee	Results Pest Control - Owner Pays
Month-to-Month Fee	$150

Personnel

Property Manager	Royalty Management
Manager	1 Part-Time
Leasing	1 Part-Time
Maintenance	As Needed
Porter	As Needed

Location

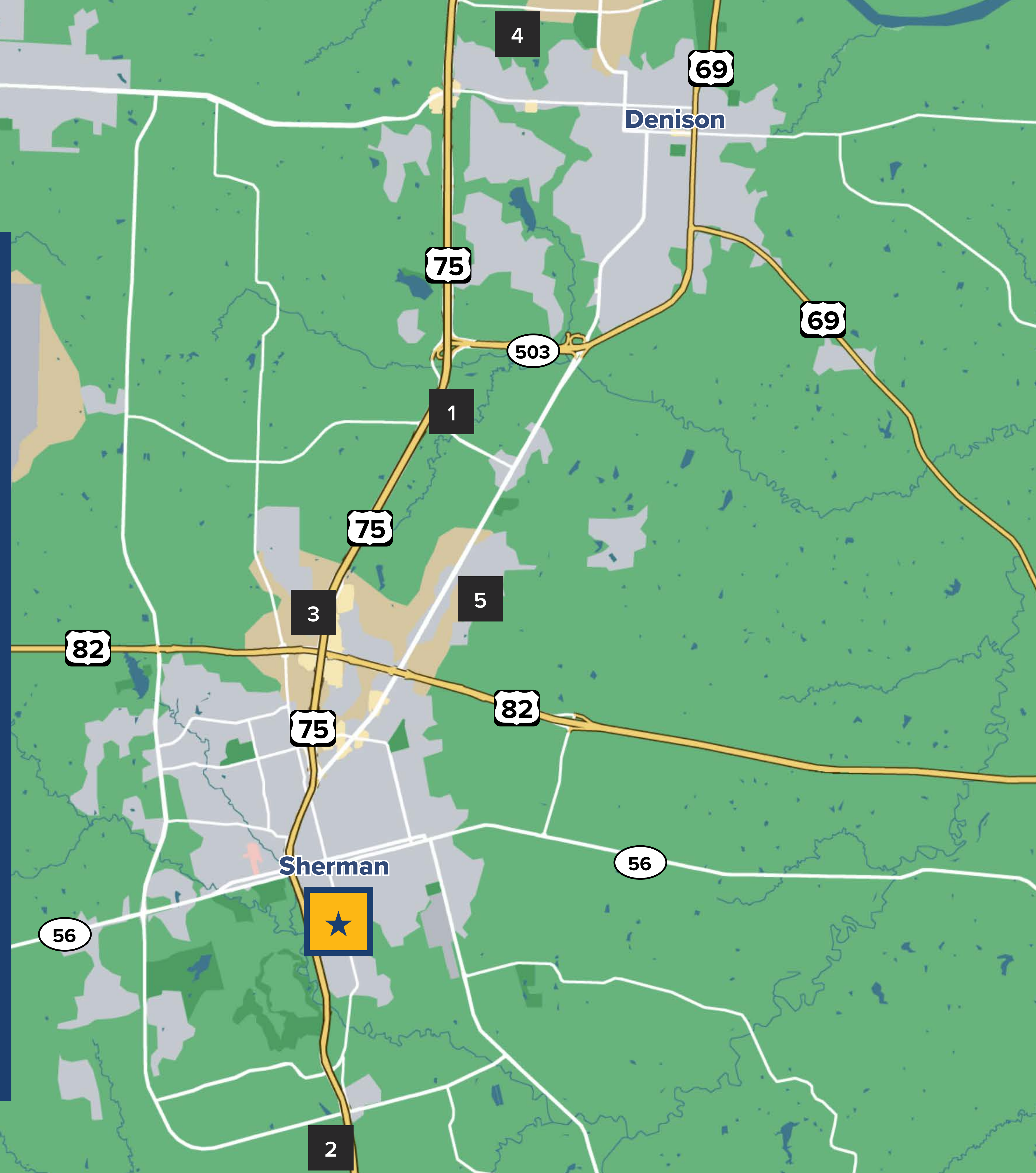


North
Denison
Sherman
82
82
59
59
Bowie
Whitewright
Howe
75
Anna
35
Jacksboro
380
Bridgeport
Decatur
380
Denton
380
Prosper
McKinney
Commerce
Corinth
Frisco
380
Greenville
30
199
75
281
Lewisville
Plano
Wylie
Carrollton
30
Keller
Grapevine
Garland
Rockwall
Azle
35W
199
Euless
Mineral Wells
Irving
Dallas
Weatherford
Fort Worth
Mesquite
Forney
Terrell
20
Arlington
20
Wills Point
20
20
Benbrook
175
Kaufman
20
Mansfield
Red Oak
TRAVIS PARK
826 S Travis St

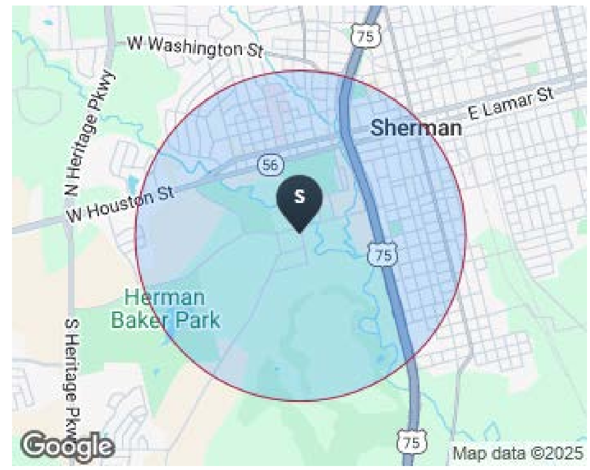
Economic Drivers

	Company	Local Employment
1	**Texoma Medical Center** 414-bed acute care hospital in Denison, TX, providing quality healthcare and services to the North Texas and Southern Oklahoma areas.	4,000
2	**Progress Business Park** 3,300-acre master planned industrial park home to Tyson Foods, Sunny Delight, Texas Instruments, Emerson, II-VI, GlobiTech, and many more. Texas Instruments is set to invest $30B in the area, and GlobiTech $5B.	3,870+
3	**Sherman Town Center** Serving as the largest regional shopping center between Dallas and Oklahoma City, this project draws in over 7 million visits per year. Anchor tenants include Belk Outlet, Best Buy, Hobby Lobby, JCPenney, Ross, Target, and The Home Depot.	1,800+
4	**Ruiz Foods** The largest frozen Mexican food manufacturer in the United States. Plans to invest $30 million towards the plant were announced in 2022.	1,100
5	**Midway Industrial Park** 300-acre industrial complex, currently home to the United Parcel Service (UPS), Federal Express (FedEx), PepsiCo, Frito Lay, Eaton, and many other corporations.	250+

** Omitting School Districts and Local Government*



AREA INFORMATION - 1 MILES



Area Characteristics

Properties in the Area	2
Total Units in the Area	329
Total Unit SqFt in the Area	262,712

Asset Benchmark Rates

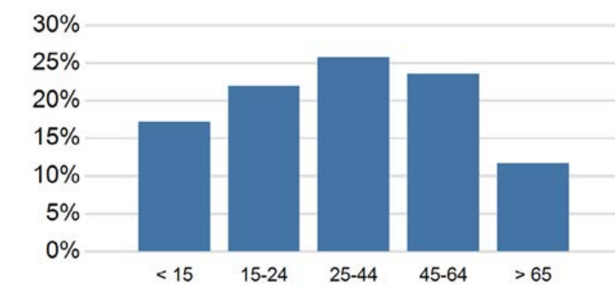
Average Rent One Bedroom	$942
Average Rent/SqFt One Bedroom	$1.42
Occupancy Rate	88.3%

Average Improvements Rating	B-
Average Location Rating	C+

Demographics

Total Population	5,561
Population Density per Sq Mile	2,898
Population Projection in 5 years	6,071
Population Median Age In Years	33
Total Housing	2,538
Average People per Household	2.38
Median Household Income	$69,148
Employed Population	2,992

Demographic Cohorts



Population by Age Group

Age		
Under 15	954	17.2%
15 to 24	1,221	22.0%
25 to 44	1,432	25.8%
45 to 64	1,309	23.5%
Over 65	645	11.6%

Gender		
Male	2,515	45.2%
Female	3,046	54.8%

Comparable Rental Properties

*Note: The square footages of the units are estimates. Potential buyers should verify.

Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Unit	Avg. $/SF
Turtle Creek Apartments Sherman	3114 Rex Cruse Drive	Sherman	TX	75092	1982	78	86%	846	$1,030	$1.22
Archer Village Apartments	415 Archer Drive	Sherman	TX	75092	1968	410	98%	666	$932	$1.40
Creekview	700 South Fm 1417	Sherman	TX	75092	1985	144	93%	824	$1,077	$1.31
Parks on Taylor Apartment Homes	1200 West Taylor Street	Sherman	TX	75092	1979	201	92%	818	$1,154	$1.41
Averages					**1979**	**208**	**92%**	**788**	**$1,048**	**$1.33**
Travis Park Apartments	**826 S Travis St**	**Sherman**	**TX**	**75090**	**1965**	**14**	**93%**	**728**	**$962**	**$1.32**
Variance								**(60)**	**($87)**	**($0.01)**

Rent Comparison

One Bedroom

PROPERTY	SIZE	RENT	$/SF
Turtle Creek Apartments Sherman	707	$879	$1.24
Archer Village Apartments	720	$950	$1.32
Creekview	735	$995	$1.35
Parks on Taylor Apartment Homes	698	$997	$1.43
AVERAGE	**715**	**$955**	**$1.34**
Travis Park Apartments*	**633**	**$865**	**$1.37**
Variance		($90)	$0.03

Two Bedroom

PROPERTY	SIZE	RENT	$/SF
Turtle Creek Apartments Sherman	930	$1,118	$1.20
Archer Village Apartments	1,070	$1,150	$1.07
Creekview	885	$1,110	$1.25
Parks on Taylor Apartment Homes	912	$1,246	$1.37
AVERAGE	**949**	**$1,156**	**$1.22**
Travis Park Apartments*	**800**	**$1,034**	**$1.29**
Variance		($122)	$0.07

*Note: The square footages of the units are estimates. Potential buyers should verify.

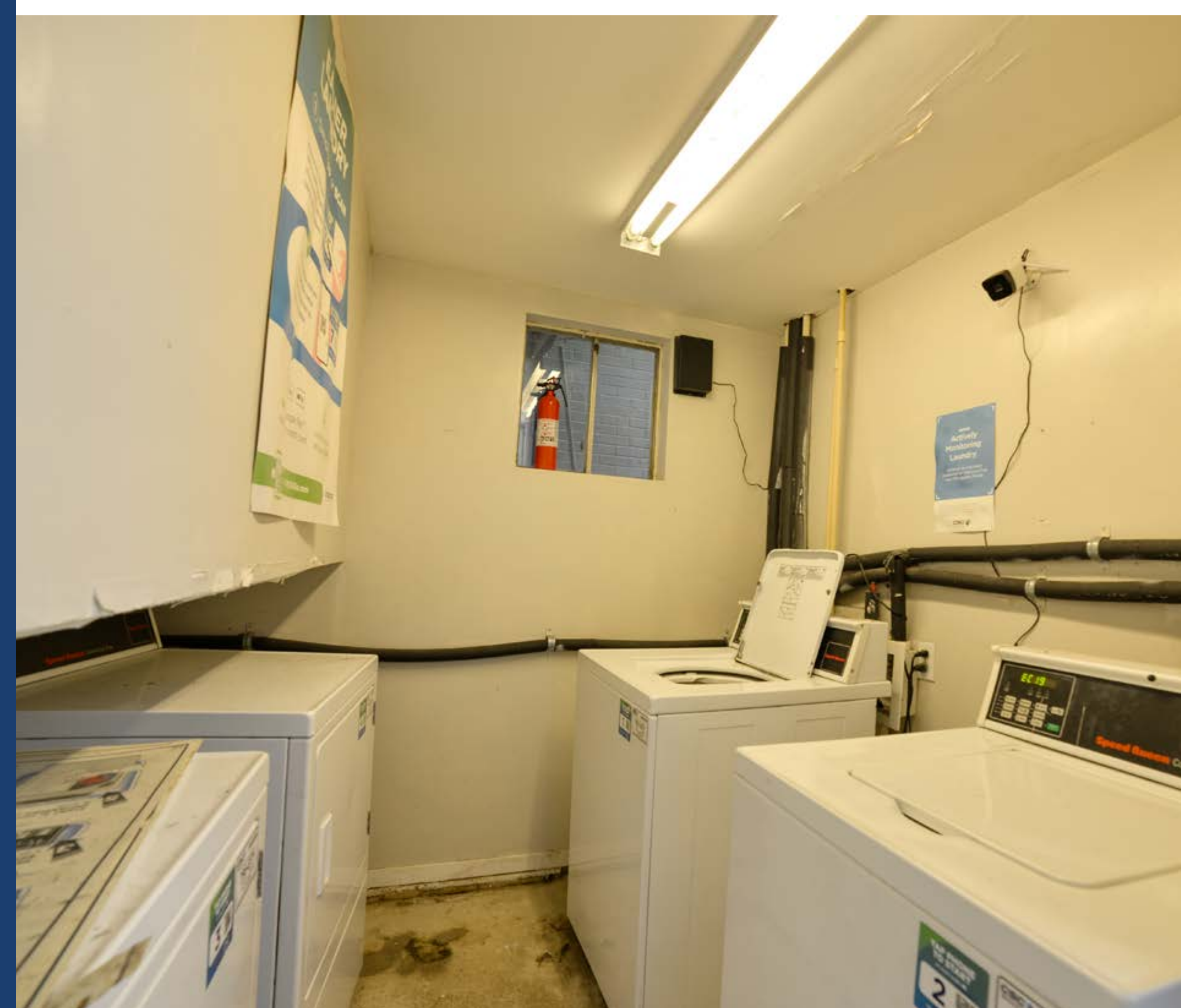
Amenities

Units

- Granite Countertops
- Two-Tone Paint
- Faux Wood Flooring
- Ceiling Fans
- Black Appliances
- Double Pane Windows
- Gooseneck Faucets with Pull Down Sprayer
- Two-Inch Blinds
- Carpet in Bedrooms
- Spacious Closets
- Brushed Nickel Hardware
- Fully Equipped Kitchen with Dishwasher and Disposal
- Low Flow Water Fixtures

Community

- On-Site Laundry Facility
- Courtyard
- Dog Park
- Across the Street from Washington Elementary School
- Easy Access to Hwy-75 (Sam Rayburn Fwy)
- Within Two Minutes of Historic Downtown Sherman



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Financial Analysis

Financial Analysis
Unit Mix

Type	Bed	Bath	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective $/SF
1 bd 1 ba	1	1	6	43%	633	$865	$1,050	$1,050	$1.37
2 bd 2 ba	2	2	8	57%	800	$1,034	$1,200	$1,200	$1.29
Average:					**728**	**$962**	**$1,136**	**$1,136**	**$1.32**
Total:			**14**	**100%**	**10,198**	**$13,465**	**$15,900**	**$15,900**	
Annual:						**$161,580**	**$190,800**	**$190,800**	

*Note: The square footages of the units are estimates. Potential buyers should verify.

Financial Analysis

T-12 Income

T-12 INCOME & EXPENSE	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	T-12 TOTAL
Market Rent	6,559	15,900	7,000	15,900	15,900	15,900	15,900	15,900	15,900	15,982	15,900	15,900	**$172,641**
Less: Loss to Lease	0	(3,282)	0	(141)	2,509	(1,580)	(2,571)	(2,050)	(1,741)	(3,566)	(2,951)	(1,895)	**($17,268)**
Gross Potential Rent	6,559	12,618	7,000	15,759	18,409	14,320	13,329	13,850	14,159	12,416	12,949	14,005	**$155,373**
Less: Vacancy	0	(5,618)	0	(6,621)	(4,703)	(3,860)	(1,742)	(1,200)	(2,603)	(1,287)	(1,455)	(1,455)	**($30,545)**
Less: Non-Revenue/ Concessions	(100)	0	0	(300)	0	0	0	(300)	0	0	0	(300)	**($1,000)**
Less: Bad Debt	0	0	(999)	0	0	0	0	0	(10,618)	0	(2,577)	0	**($14,194)**
NET RENTAL INCOME	**6,459**	**7,000**	**6,001**	**8,838**	**13,706**	**10,460**	**11,587**	**12,350**	**938**	**11,129**	**8,917**	**12,250**	**$109,635**
Plus: RUBS Income	(171)	0	0	2	84	42	(15)	0	0	0	0	0	**($58)**
Electric/Gas	0	0	0	1	24	12	0	0	0	0	0	0	**$37**
Water/Sewer	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Trash	(171)	0	0	2	60	30	(15)	0	0	0	0	0	**($94)**
Plus: Other Income	440	380	223	480	380	280	280	3,500	(3,186)	618	(37)	783	**$4,140**
TOTAL INCOME	**6,728**	**7,380**	**6,224**	**9,319**	**14,170**	**10,782**	**11,852**	**15,850**	**(2,248)**	**11,747**	**8,880**	**13,033**	**$113,716**
T-12 EXPENSES													
Contract Services	0	480	2,922	(1,230)	288	175	575	846	(834)	292	150	0	**$3,663**
Repairs & Maintenance	1,409	584	436	(273)	0	0	0	0	(140)	0	0	0	**$2,016**
Administrative	49	49	120	100	120	200	120	477	399	136	1,419	40	**$3,229**
Marketing	589	135	779	139	162	259	259	139	139	139	139	139	**$3,017**
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Utilities													
Water/Sewer	534	545	1,020	0	654	584	778	662	665	1,138	1,555	967	**$9,102**
Trash	0	171	0	0	0	0	0	262	319	0	0	0	**$752**
Electric	76	71	64	84	1,241	93	(354)	(404)	189	0	286	718	**$2,063**
Gas/Other	192	210	226	251	211	256	221	269	168	229	174	189	**$2,593**
Utilities Subtotal	802	997	1,310	334	2,105	932	645	789	1,341	1,367	2,015	1,874	**$14,511**
Management Fee	1,878	2,015	3,409	2,470	2,277	3,501	1,891	2,027	2,016	2,051	2,732	1,785	**$28,052**
Insurance	1,165	1,165	11,124	(2,649)	0	0	0	0	0	0	2,564	(2,564)	**$10,805**
Real Estate Taxes	0	0	21,793	0	0	0	(1,461)	0	0	0	0	0	**$20,332**
TOTAL EXPENSES	**5,891**	**5,424**	**41,894**	**(1,109)**	**4,953**	**5,067**	**2,029**	**4,278**	**2,920**	**3,984**	**9,018**	**1,275**	**$85,624**
NET OPERATING INCOME	**837**	**1,956**	**(35,670)**	**10,428**	**9,217**	**5,715**	**9,823**	**11,572**	**(5,168)**	**7,762**	**(138)**	**11,758**	**$28,092**

Financial Analysis
Trending Income

TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED		T-1 ANNUALIZED		YEAR 1 UNDERWRITING		NOTES
Market Rent	172,641	12,332	191,129	13,652	190,800	13,629	190,800	13,629	Rents have been grown based on organic market rent growth plus additional increases from renovations.
Less: Loss to Lease	(17,268)	10.0%	(33,647)	17.6%	(22,740)	11.9%	(9,540)	5.0%	Loss to Lease has been estimated at 5.0% of Total Market Rent
Gross Potential Rent	155,373	11,098	157,482	11,249	168,060	12,004	181,260	12,947	
Less: Vacancy	(30,545)	19.7%	(16,788)	10.7%	(17,460)	10.4%	(18,126)	10.0%	Vacancy has been normalized at 10.0% based on historical operations
Less: Non-Revenue/ Concessions	(1,000)	0.6%	(1,200)	0.8%	(3,600)	2.1%	(3,883)	2.1%	Non-Revenue Units/Concessions are projected at 2.1% of Gross Potential Rent based on historical operations
Less: Bad Debt	(14,194)	9.1%	(10,309)	6.5%	0	0.0%	(9,063)	5.0%	Bad Debt is projected at 5.0% of Gross Potential Rent based on historical operations
NET RENTAL INCOME	109,635	7,831	129,184	9,227	147,000	10,500	150,188	10,728	
Plus: RUBS Income	(58)	(4)	-	-	-	-	(58)	(4)	RUBS Income is projected at -$58 based on historical operations plus optimization adjustments
Electric/Gas	37	3	-	-	-	-	-	-	0
Water/Sewer	-	-	-	-	-	-	-	-	
Trash	(94)	-	-	-	-	-	-	-	0
Plus: Other Income	4,140	296	5,454	390	9,390	671	7,000	500	Other income adjusted u pt omatch comparable operations
TOTAL INCOME	**113,716**	**8,123**	**134,638**	**9,617**	**156,390**	**11,171**	**157,130**	**11,224**	
EXPENSES									
Contract Services	3,663	262	3,663	262	3,663	262	2,800	200	Contract Services have been normalized at $200 per unit based on comparable properties
Repairs & Maintenance	2,016	144	2,016	144	2,016	144	7,000	500	Repairs and Maintenance have been normalized at $500 per unit based on comparable properties
Administrative	3,229	231	3,229	231	3,229	231	2,100	150	Administration Costs have been normalized at $150 per unit based on comparable properties
Marketing	3,017	215	3,017	215	3,017	215	700	50	Marketing has been normalized at $50 per unit based on comparable properties
Payroll	-	-	-	-	-	-	-	-	Payroll included in management fee.
Utilities									
Water/Sewer	9,102	650	9,102	650	9,102	650	9,102	650	
Trash	752	54	752	54	752	54	752	54	
Electric	2,063	147	2,063	147	2,063	147	2,063	147	
Gas/Other	2,593	185	2,593	185	2,593	185	2,593	185	
Utilities Subtotal	14,511	1,037	14,511	1,037	14,511	1,037	14,511	1,037	Utilities are projected at $1,037 per unit
Management Fee	28,052	2,004	28,052	2,004	28,052	2,004	15,713	1,122	Management fee reduced based on comparable operations.
Insurance	10,805	772	10,805	772	10,805	772	10,805	772	Insurance is projected at $772 per unit based on current policy
Taxes	20,332	1,452	20,332	1,452	20,332	1,452	25,589	1,828	Taxes are $25,589 based on a partial reassessment at the 2025 rate of 2.624%
TOTAL EXPENSES	**85,624**	**6,116**	**85,624**	**6,116**	**85,624**	**6,116**	**79,218**	**5,658**	
NET OPERATING INCOME	**28,092**	**2,007**	**49,014**	**3,501**	**70,766**	**5,055**	**77,913**	**5,565**	

Financial Analysis

5 Year Cash Flow

5 YEAR CASHFLOW ASSUMPTIONS	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Total Economic Loss	33.75%	21.28%	10.00%	7.00%	5.00%	5.00%
Other/RUBS Income Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Real Estate Taxes Growth		0.00%	2.00%	2.00%	5.00%	2.00%
INCOME	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Gross Potential Rent	155,373	190,800	194,616	198,508	202,478	206,528
Less: Total Economic Loss	(45,738)	(40,612)	(19,462)	(13,896)	(10,124)	(10,326)
Economic Occupancy		79%	90%	93%	95%	95%
Net Rent Per Unit	653	894	1,043	1,099	1,145	1,168
Net Rental Income	109,635	150,188	175,154	184,613	192,355	196,202
Plus: RUBS Income	(58)	(58)	(59)	(60)	(61)	(63)
Plus: Other Income	4,140	7,000	7,140	7,283	7,428	7,577
Total Income	113,716	157,130	182,235	191,835	199,722	203,716
Monthly Revenue	9,476	13,094	15,186	15,986	16,643	16,976
% Increase Over Previous Year		38.18%	15.98%	5.27%	4.11%	2.00%
EXPENSES	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Contract Services	3,663	2,800	2,856	2,913	2,971	3,031
Repairs & Maintenance	2,016	7,000	7,140	7,283	7,428	7,577
Administrative	3,229	2,100	2,142	2,185	2,229	2,273
Marketing	3,017	700	714	728	743	758
Payroll	0	0	0	0	0	0
Utilities	14,511	14,511	14,801	15,097	15,399	15,707
Management Fee	28,052	15,713	16,027	16,348	16,675	17,008
Insurance	10,805	10,805	11,021	11,241	11,466	11,695
Taxes	20,332	25,589	26,100	26,622	27,954	28,513
Recurring Capital Expenditures	3,500	3,500	3,500	3,500	3,500	3,500
Total Expenses with Reserves	(89,124)	(82,718)	(84,302)	(85,918)	(88,365)	(90,062)
NET OPERATING INCOME	**24,592**	**74,413**	**97,934**	**105,918**	**111,357**	**113,654**

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Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstance, be photocopied or disclosed to any third party without the written consent of The Multifamily Group or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

Neither The Multifamily Group Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future condition, operations or financial performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property based on certain assumptions. These assumptions may or may not be proven to be correct, and there can be no assurance that such results will be achieved. Further, The Multifamily Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Multifamily Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

the multifamily group.

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