

10 Duplexes or 20 Townhomes within weeks of completion in a suburb of Dallas, Ft. Worth with a 7.48 CAP Rate and great potential for Appreciation!

~ EXCHANGE WANTED ~



Each Duplex offered at \$234,500!

- Each Duplex includes 2 Townhomes each with:
- 3 Bedrooms
- 2 Bathrooms
- 2-Car Garage
- 1,200 SF per TH; 2,400 SF per Duplex
- Comparable units rent for \$1200/month
- Duplexes rent for \$2400/month

An attractive project that is part of a Master Planned Community - with 359 homes planned at build out - located in Mansfield, TX. With its lush parks, open spaces, award-winning schools and low crime rate Mansfield has been named by Money Magazine and CNN/Money in its annual list of best places to live in America.

LOCATION: Woodland Estates is a well-located suburb of the Dallas, Ft. Worth Metro area, close to major freeways and only 12 miles from DFW airport.

BENEFITS: Project shows positive cash flow after debt service with as little as 20% cash down. Duplexes may be purchased individually for \$234,500 (they appraise at \$247,000 each) or collectively for \$2,345,000, depending on your client's needs. GRM is 8.14

SELLER IS MOTIVATED!

WANT: Builder/Developer-Owner wants land on which to build more residential income units or will look at other "really good deals"

Can Add: Cash and more residential income property

Remarks: Seller regionally limited. Prefers Texas but will go to nearby states.

CALL OR EMAIL TO REQUEST APOD FOR PROPERTY

Premiere Real Estate
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