

DENTON

CAMPUS WALK
APARTMENTS

OFFERING MEMORANDUM



Ahmeti Realty Group

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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.

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05 Executive Summary

Investment Summary

Campus Walk Apartments is a 34-unit multifamily community located at 2425 Louise Street in Denton, Texas, just minutes from the University of North Texas.

The property primarily features efficient one-bedroom, one-bathroom units averaging approximately 410 square feet, offering affordable housing options for students and young professionals.

The property benefits from its close proximity to UNT, one of the largest universities in North Texas, which continues to drive strong rental demand in the Denton market. Residents also enjoy convenient access to nearby retail, dining, and major thoroughfares throughout the city.

With its desirable location and consistent demand from the student population, Campus Walk Apartments provides investors the opportunity to acquire a well-located asset in one of the most active rental submarkets within the Dallas-Fort Worth metroplex.



Campus Walk Apartments

Address	2425 Louise Street
County	Denton County
City, State	Denton, TX 76201

Investment Summary

Property Type	Multifamily
# of Buildings	1
# of Units	34
Year Built	1965
NRA (SF)	13,940
Lot (AC)	0.72
Sale Price	Market Determined
Offering Terms	Cash

Buildings | 1

Net Rentable Area (SF) | 13,940

Units | 34

Lot (AC) | 0.72

Property 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

1 ONE OF NORTH TEXAS' FASTEST GROWING CITIES

Located approximately 40 miles north of Dallas–Fort Worth, Denton is one of the fastest-growing cities in North Texas. The city benefits from strong population growth, a thriving local economy, and its strategic location within the expanding DFW metroplex.

Denton continues to attract residents due to its affordability, vibrant culture, and expanding employment base, supporting long-term demand for rental housing.

2 HOME TO MAJOR TEXAS UNIVERSITIES

Denton hosts two prominent institutions of higher education: The University of North Texas (UNT), one of the largest universities in the state, offering 244 degree programs and generating a substantial annual economic impact of \$1.65 billion in North Texas.

Nearby, Texas Woman's University (TWU) serves a student body exceeding 16,400 and was recently recognized as North Texas' top institution for graduate earnings relative to tuition costs.

3 JUST MINUTES FROM THE UNIVERSITY OF NORTH TEXAS

Campus Walk Apartments is located just minutes from the University of North Texas, one of the largest public universities in Texas. The property's proximity to campus makes it an attractive housing option for students, faculty, and university staff.

This prime location supports strong rental demand and historically high occupancy levels for nearby multifamily properties.

4 CONVENIENT ACCESS TO MAJOR TRANSPORTATION CORRIDORS

The property offers convenient access to Interstate 35E and U.S. Highway 380, two of the region's primary transportation corridors.

This connectivity allows residents easy travel throughout Denton as well as direct access to the broader Dallas-Fort Worth metro area, major employment centers, and regional amenities.

5 PROXIMITY TO DOWNTOWN DENTON

Campus Walk Apartments is located only a short drive from Downtown Denton, known for its historic courthouse square, restaurants, entertainment venues, and local retail.

Downtown Denton serves as a cultural hub for the city and continues to attract residents seeking a vibrant and walkable urban environment.

09 Property Overview

Property Overview

Property

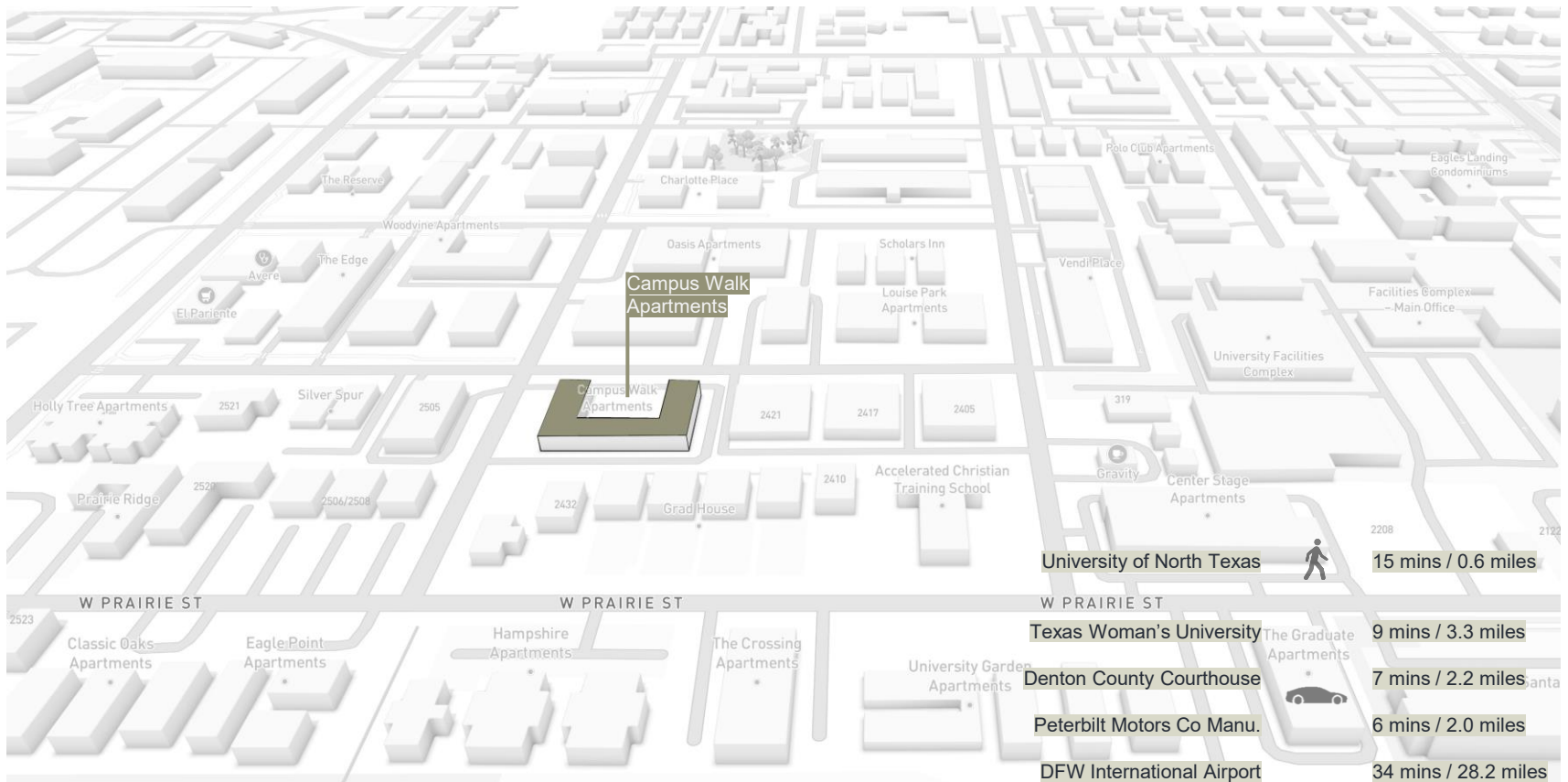
Building	Address	Land (AC)	NRA (SF)	# of Building	# of Stories	# of Units	Year Built
Campus Walk Apartments	2425 Louise Street, Denton, TX	0.72	13,940	1	2	34	1965

Unit Mix

Units	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)
1-Bedroom	34	100%	410 avg	13,940

Unit Amenities

Appliance Package	Updated Bathrooms
Fluorescent Lighting	Vinyl Flooring
Painted Cabinet Fronts	Laundry Facility



Campus Walk Apartments | Unit Photographs



12 Financial Analysis

Financial Overview

Campus Walk Apartments

Address	2425 Louise Street
County	Denton County
City, State	Denton, Tx
# of Buildings	1
# of Stories	2
# of Units	34
Land (AC)	0.72
NRA (SF)	13,940

Tax Rates

Tax Rates & Authorities

City of Denton	0.59542
Denton County	0.185938
Denton ISD	1.2069
Total Tax Rate:	1.988258%

Unit Mix

Unit Mix

Units	# of Units	% of Total	Unit Size (SF)	Total NRA (SF)
1-Bedroom	34	100%	410 avg	13,940

Security Deposit

1-Bedroom	\$400.00
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Utility Bills

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



Consolidated Data | Income & Expenses 2025

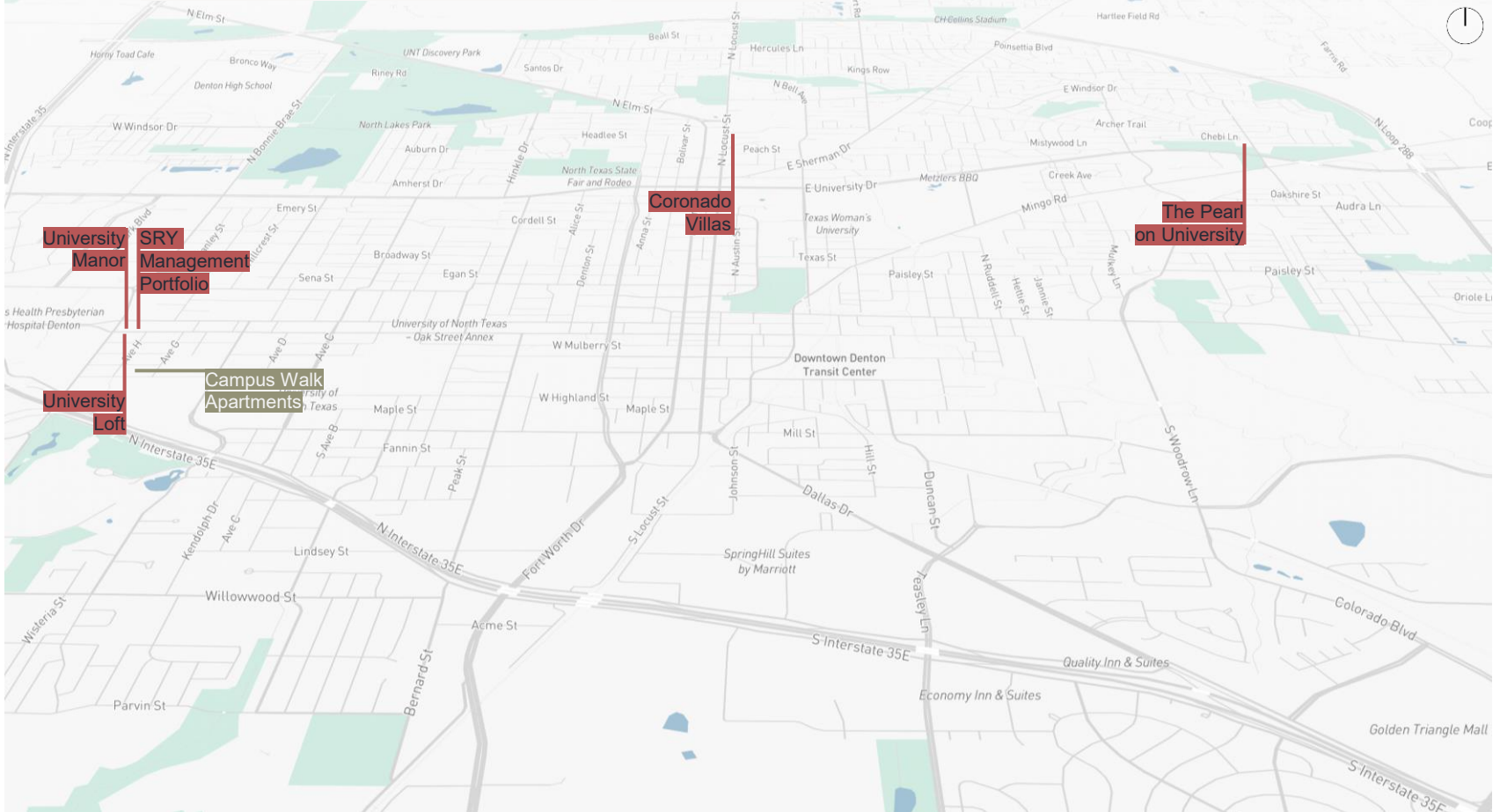
Income	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Revenue													
Rental Income	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$30,875.00	\$370,500.00
Vacancy	\$(2,085.00)	\$(3,720.00)	\$(3,870.00)	\$(3,025.00)	\$3,025.00	\$(2,965.00)	\$(7,360.00)	\$(10,750.00)	\$(3,500.00)	\$(1,605.00)	\$(1,705.00)	\$(2,700.00)	\$(40,260.00)
Total Income	\$28,790.00	\$27,155.00	\$27,005.00	\$27,850.00	\$33,900.00	\$27,910.00	\$23,515.00	\$20,125.00	\$27,375.00	\$29,270.00	\$29,170.00	\$28,175.00	\$330,240.00
Operating Expenses													
Principal	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Interest	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Property Taxes	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$2,645.00	\$31,740.00
Insurance	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$871.50	\$10,458.00
Rep. Reserve	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Legal fees	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Management fee	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Payroll	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Utilities	\$2,855.00	\$2,850.00	\$3,272.00	\$3,125.00	\$3,125.00	\$3,474.00	\$4,508.00	\$4,597.00	\$4,203.00	\$3,759.00	\$3,642.00	\$3,105.00	\$42,515.00
Gas	\$700.00	\$1,032.00	\$1,050.00	\$859.00	\$437.00	\$397.00	\$371.00	\$372.00	\$341.00	\$369.00	\$391.00	\$493.00	\$6,812.00
Cable	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Internet	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Credit card fees	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Credit reports	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Carpets	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Contractors	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Appliances	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Telephone	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Pest Control	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$153.00	\$1,836.00
Advertising	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Make Ready	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Paint Supplies	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Office Supplies	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Cleaning Supplies	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Hardware/Supplies	\$3,112.00	\$6,521.00	\$1,099.00	\$375.00	\$740.00	\$3,614.00	\$1,644.00	\$1,073.00	\$394.00	\$663.00	\$6,459.00	\$963.00	\$26,657.00
Landscaping	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Tile + Flooring	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Electric Supplies	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Heating & Cooling	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$970.00	\$-	\$-	\$-	\$970.00
Plumbing	\$-	\$-	\$-	\$700.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$700.00
Pool supplies	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Work truck	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Roof	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Miscellaneous	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Total Expenses	\$10,336.50	\$14,072.50	\$9,090.50	\$8,728.50	\$7,971.50	\$11,154.50	\$10,192.50	\$9,711.50	\$9,577.50	\$8,460.50	\$14,161.50	\$8,230.50	\$121,688.00
Net Operating Income	\$18,453.50	\$13,082.50	\$17,914.50	\$19,121.50	\$25,928.50	\$16,755.50	\$13,322.50	\$10,413.50	\$17,797.50	\$20,809.50	\$15,008.50	\$19,944.50	\$208,552.00

15 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	\$152,734	\$148,571
Sale Price		\$16,000,000		\$2,450,000	\$2,750,000	\$19,550,000	\$5,200,000
Close Date		June 2021		January 2024	December 2023	April 2023	March 2023



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