

MULTIFAMILY PROPERTY FOR SALE



PERRY GUEST
COMPANIES

MOSER GARDENS/GREENVILLE WEST

2315 MOSER AVE, DALLAS, TX 75206

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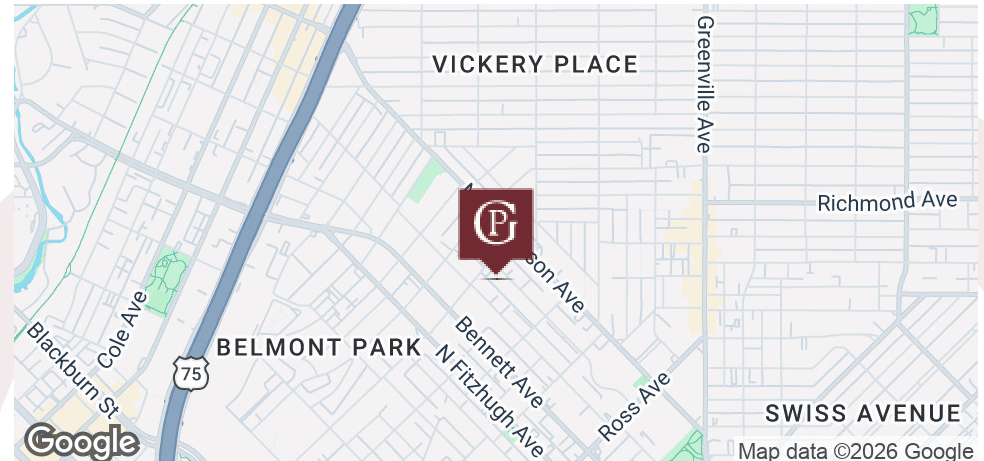
PERRY GUEST COMPANY

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MOSER GARDENS/GREENVILLE WEST

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$10,500,000
Number Of Units:	64
Lot Size:	1.17 Acres
Year Built:	1986
Building Size:	35,111
Renovated:	2024
Zoning:	MF2
Price / Door:	\$164,062.50

PROPERTY OVERVIEW

Moser Gardens / Greenville West is a 64-unit apartment community located in the highly sought-after Knox-Henderson neighborhood of Dallas, TX—one of the city's most active corridors for new multifamily and retail development. As entry-level housing inventory tightens in the area, this property is uniquely positioned to capture strong tenant demand. Situated on over 51,000 square feet, the property consists of three garden-style buildings with pitched roofs, gated assigned parking, and an onsite leasing office. Community amenities include a newly resurfaced pool and controlled access. Units feature in-unit laundry, wood-burning fireplaces, walk-in closets, and private balconies. Select units have been modernized with updated kitchens and bathrooms, new flooring, and recessed lighting, enhancing long-term rental upside.

PROPERTY HIGHLIGHTS

- Prime Location, located in the popular Knox-Henderson submarket of Dallas, TX (Popular submarket amongst young professionals)
- 64 units w/ leasing office and clubhouse
- 1980s Asset with pitched roof, fire sprinklers, individually metered electric, and in-unit laundry
- 51,000+ sqft of land

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PROPERTY DESCRIPTION - MOSER GARDENS/GREENVILLE WEST



UNIT/COMMUNITY FEATURES

- Each unit has in-unit laundry (comes with machines)
- Leasing Office/Clubhouse onsite
- Wood Burning fireplaces
- Private balconies/patios with storage
- Updated open layout kitchens with quartz countertops
- Walk-in Closets
- Separate dining areas
- Gated assigned parking
- Community pool (resurfaced 2024)
- Additional storage units available

CUSTOM TABLE HEADLINE

CONSTRUCTION

Year Built	1986
Number of Units	64
Number of Parking Spots	64
Framing	Wood
Number of Stories	3
Foundation	Slab
Roof	Pitched, composition shingle
Hot Water	Centralized Boiler
HVAC	Individual

CUSTOM TABLE HEADLINE

UTILITY SERVICES	METERED	PAID BY
Electric (copper)	Individual	Tenant
Gas (hot water, 1 boiler)	Master (RUBS)	Tenant
Water	Master (RUBS)	Tenant
Cable and Internet	Individual	Tenant

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ADDITIONAL PHOTOS



MOSER GARDENS/GREENVILLE WEST

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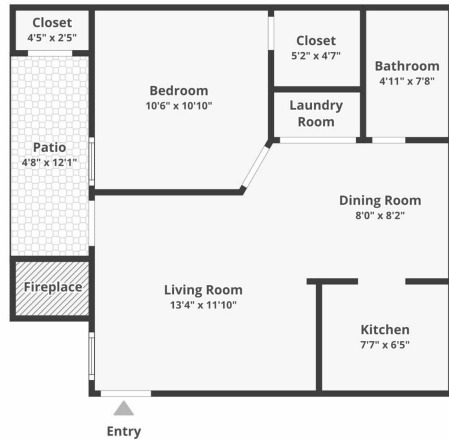
AERIAL MAP



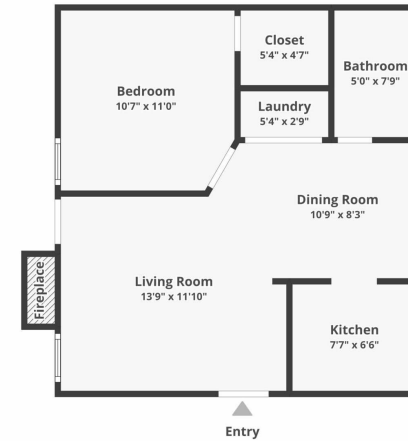
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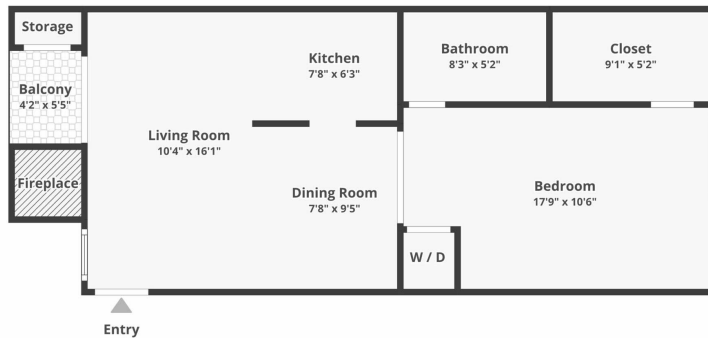
FLOOR PLANS



Floor 1
Floor plan/area cannot be used for building or design purposes. Size and dimensions are approximate.



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Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

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RETAILER MAP



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HENDERSON DEVELOPMENT (1 BLOCK FROM 2315 MOSER)



HENDERSON DEVELOPMENT

The Henderson Avenue Development is a transformative, mixed-use project located just one block from Moser Gardens/Greenville West, further elevating the value of this prime location. Spearheaded by Ignite/REBEES with financial backing from Acadia Realty Trust, this walkable quarter-mile development will deliver 10 boutique-style buildings totaling 75,000 SF of retail, 74,000 SD of Office, and three chef-driven restaurants, all supported by under ground parking. Scheduled for completion in October 2026, the project is poised to elevate the neighborhood even more, cementing Knox-Henderson as one of the city's most vibrant and desirable urban neighborhoods. For multifamily owners and tenants alike, this development will bring premium walkability, upscale amenities, and long-term value growth.

RETAIL/OFFICE

- Prince Street Pizza (New York, New York Restaurant)
- Tecovas (Western Wear)
- Local Public Eatery (Canadian Based)
- Warby Parker (Eyewear)
- CorePower Yoga (Yoga Studio)
- Sprouts Grocery Store (Grocer)
- Tremble (Pilates Studio)
- Multiple Restaurants and Nightlife
- 74,000 sqft of Class A office

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UNIT MIX SUMMARY

UNIT TYPE	COUNT	SIZE (SF)	CURRENT AVG RENT	CURRENT RENT/SF	MONTHLY TOTAL	ANNUAL TOTAL
1B1B	50	517	\$1,235	\$2.39	\$61,750	\$741,000
1B1B	4	532	\$1,266	\$2.38	\$5,064	\$60,768
1B1B	8	598	\$1,260	\$2.11	\$10,080	\$120,960
2B1B	1	798	\$1,566	\$1.96	\$1,566	\$18,792
2B2B	1	798	\$1,666	\$2.09	\$1,666	\$19,992
Totals/Averages	64	35,111	\$80,126	\$2.33	\$80,126	\$961,512

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KNOX DEVELOPMENT (LESS THAN A MILE FROM 2315 MOSER)



KNOX DEVELOPMENT

Nestled between Highland Park and Uptown, Knox Street is undergoing a landmark, 14-acre transformation led by BDT & MSD Partners alongside Trammell Crow Co., The Retail Connection and Highland Park Village Associates. Anchored by a \$619 million three-tower project at Knox & Travis, the district will debut boutique-style hotel rooms, luxury residences, 1 million SF of high-end retail and dining, and premium office space —while preserving the street's intimate, walkable character. Completion is slated for 2027.



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CURRENT

95% Occupancy

Income

Gross Potential Rent	961,512	15,024	16.32
Vacancy	-49,460	-773	-0.84
Concessions	0	0	0.00
Loss to Lease	0	0	0.00
Bad Debt	-752	-12	-0.01
Budgeted Income	911,301	14,239	15.47
Rental Income	911,301	14,239	15.47
Reimbursement Income	14,141	221	0.24
Other Income	31,113	486	0.53
Total Income	956,554	14,946	16.24

Expenses

Operating

Management / Payroll	34,174	534	0.58
Administrative / Marketing	22,994	359	0.39
Repair and Maintenance	101,277	1,582	1.72
Utilities	45,707	714	0.78
Insurance	63,830	997	1.08
Taxes	183,919	2,874	3.12
Lease Fees and Make Readies	35,660	557	0.61
Total Operating Expenses	487,560	7,618	8.28
Net Operating Income	468,995	7,328	7.96

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PROFORMA

Income	Total	Per Unit	PSF
Gross Potential Rent	1,012,800	15,825	17.20
Vacancy	-52,236	-816	-0.89
Concessions	0	0	0.00
Loss to Lease	0	0	0.00
Bad Debt	-792	-12	-0.01
Rental Income	959,772	14,996	16.30
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Reimbursement Income	14,141	221	0.24
Other Income	31,113	486	0.53
Total Income	1,005,026	15,704	17.06

Expenses

Operating

Management / Payroll	35,991	562	0.61
Administrative / Marketing	22,994	359	0.39
Repair and Maintenance	101,277	1,582	1.72
Utilities	45,707	714	0.78
Insurance	63,830	997	1.08
Taxes	183,919	2,874	3.12
Lease Fees and Make Readies	35,970	562	0.61
Total Operating Expenses	489,687	7,651	8.31
Net Operating Income	515,339	8,052	8.75

PROFORMA

UNIT TYPE	BED/BATH	# OF UNITS	TARGET RENT	PER SQFT	ANNUAL TOTAL
A1 (517 sqft)	1-1	50	\$1,300	\$2.51	\$780,000
A2 (532 sqft)	1-1	4	\$1,325	\$2.49	\$63,600
A3 (598 sqft)	1-1	8	\$1,350	\$2.26	\$129,600
B1 (798 sqft)	2-1	1	\$1,650	\$2.07	\$19,800
B2 (798 sqft)	2-2	1	\$1,650	\$2.07	\$19,800
		64	\$1,319	\$2.46	\$1,012,800

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DEMOGRAPHICS REPORT

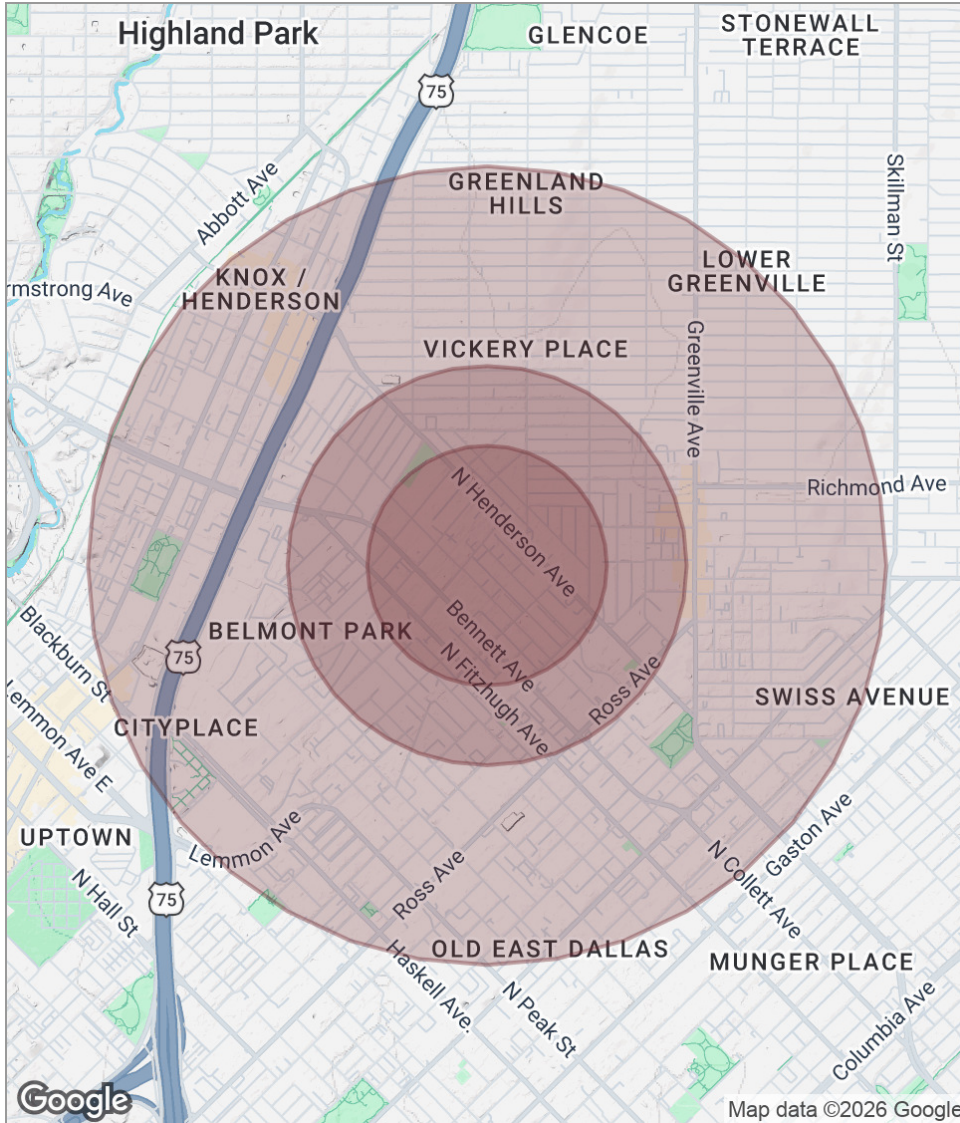
	0.3 MILES	0.5 MILES	1 MILE
Total population	4,949	10,875	32,762
Median age	34	34	36
Median age (male)	34	35	37
Median age (female)	33	34	35
Total households	3,118	6,262	19,252
Total persons per HH	1.6	1.7	1.7
Average HH income	\$134,363	\$126,022	\$137,118
Average house value	\$608,561	\$633,894	\$657,373

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP



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