

# STEVE BONES CO, REALTY

## PROFORMA - (Actual, 2025)

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PROPERTY: 700 W Ave G, Garland TX 75040

PRICE \$ 1,650,000

UNITS: 18      APPROX AGE: 1963      CONDITION: Good

LOT SIZE: 32,156 Sq.Ft.

LEGAL: Lots 1&2 and ABDN ROW, Blk 33, Embree Add

COMPLEX CONSISTS OF: 9,060 Sq.Ft., 16-1B1B(approx 600sf) and 2-2B2B(approx 1,200sf) Apt Units within 2 buildings

HEAT: Wall Units    AIR: Wall Units    FND: Slab    EXT: Brick    ROOF: Pitched Comp    FENCE:

### FINANCIAL DATA:

RENTAL DATA:	Mo. \$ 16,279	Annual \$ 195,344
16-1B1B @ \$ 900 - 995 ea		
2-2B2B @ \$1,100 & 1,275		

Other Misc Income	83	1,000
TOTAL GROSS RENTALS	Mo. \$ 16,362	Annual \$ 196,344

### EXPENSES

	Mo. \$	Annual \$
DEBT SERVICE		
UTILITIES ( Gas & Water )	2,003	24,030
TAXES	1,731	20,774
INSURANCE	1,075	12,897
MANAGEMENT		
MAINT & REPAIR + misc	961	11,533
TOTAL ESTIMATED EXPENSES	Mo. \$ 5,770	Annual \$ 69,234
ESTIMATED CASH FLOW; NOI	Mo. \$ 10,593	Annual \$ 127,110

REMARKS Excellent cash flowing investment opportunity in the Dallas suburb of Garland. Mature, safe and quiet location just blocks from Downtown Garland. In between White Rock Lake and Lake Ray Hubbard. Separate electric meters, tenants pay. Owner pays gas & water. Plenty of paved parking. Newer roof ( 7 yrs ), PVC sewer line, and hot water heater ( 3 mos ). \$182.12/Sq.Ft. 8.45 GRM 7.7% Cap Rate

Data furnished from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omission, change of price, or other conditions such as prior sale or withdrawal from market