



Belmont Apartments

AMARILLO, TX



MULTIFAMILY PROPERTY FOR SALE

KW COMMERCIAL
4000 Southwest 34th Avenue
Amarillo, TX 79109

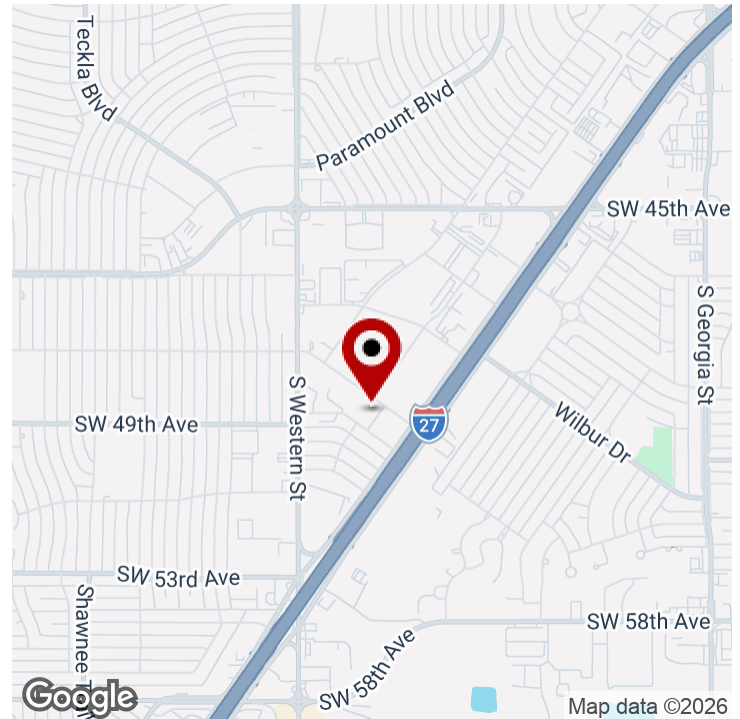
PRESENTED BY:

BOBBY TYLER
Agent
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bobby.tyler14@gmail.com

MULTIFAMILY FOR SALE

BELMONT APARTMENTS

4101 Republic Avenue, Amarillo, TX 79109



OFFERING SUMMARY

Sale Price:	\$2,700,000
Building Size:	22,080 SF
Available SF:	
Lot Size:	59,677 SF
Number of Units:	48
Price / SF:	\$122.28
Cap Rate:	8.82%
NOI:	\$238,264
Year Built:	1977
Zoning:	MF
Market:	Amarillo

PROPERTY OVERVIEW

4101 Republic Avenue offers a compelling Class C multifamily value-add opportunity with a stable in-place income stream and clear upside potential. The property features a functional unit mix and efficient layout that supports consistent occupancy

PROPERTY HIGHLIGHTS

- Multifamily asset located at 4101 Republic Avenue in Amarillo, TX
- Class IV Roof replaced 2023
- Secure access and controlled entry to on-site laundry
- Ample paved parking accommodates residents and guests
- Efficient unit layouts encourage long-term tenancy
- Dedicated on-site management office supports operational oversight
- Value-add opportunity through selective interior upgrades
- Immediate proximity to key arterial routes within Amarillo

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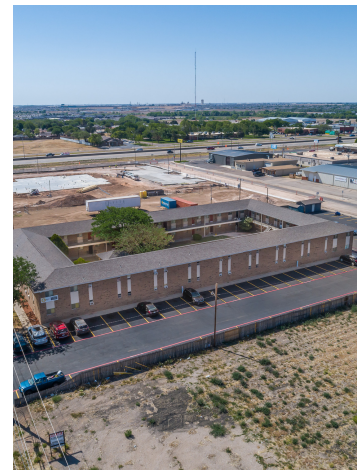
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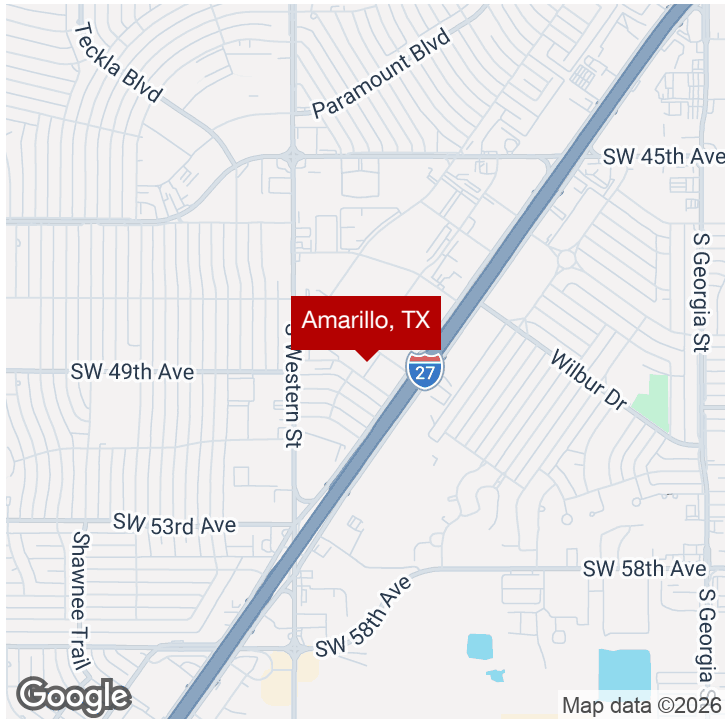
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LOCATION DESCRIPTION

USA Today Reports Amarillo As The Fastest Growing Midsize City In The Country.

Amarillo Is Emerging As One Of The Most Dynamic Growth Markets, Combining Steady Population Expansion With Strong Job Creation And Economic Diversification. With A Population Exceeding 200,000 And Continued Regional Growth, The City Is Attracting New Residents, Businesses, And Investment At An Increasing Pace.

Key Industries Including Aerospace, Manufacturing, Energy, Healthcare, And Logistics Are Driving Job Growth, Highlighted By Major Expansions Such As New Aviation Facilities At Rick Husband Amarillo International Airport, Downtown Office Development From Pantex, And New Industrial Investments Bringing High-Quality Jobs To The Area.

Downtown Amarillo Is Undergoing A Significant Revitalization, With New Residential Units, Hotels, And Mixed-Use Developments Transforming The Urban Core Into A Vibrant Live-Work-Play Environment. This Reinvestment Is Creating Momentum Across Retail, Dining, And Commercial Sectors.

Amarillo's Central Location, Business-Friendly Environment, Lower Cost Of Living, And Access To Major Transportation Corridors Continue To Attract Employers And Developers Alike. With Ongoing Infrastructure Improvements And Expanding Housing Development, The City Is Well-Positioned For Sustained, Long-Term Growth.

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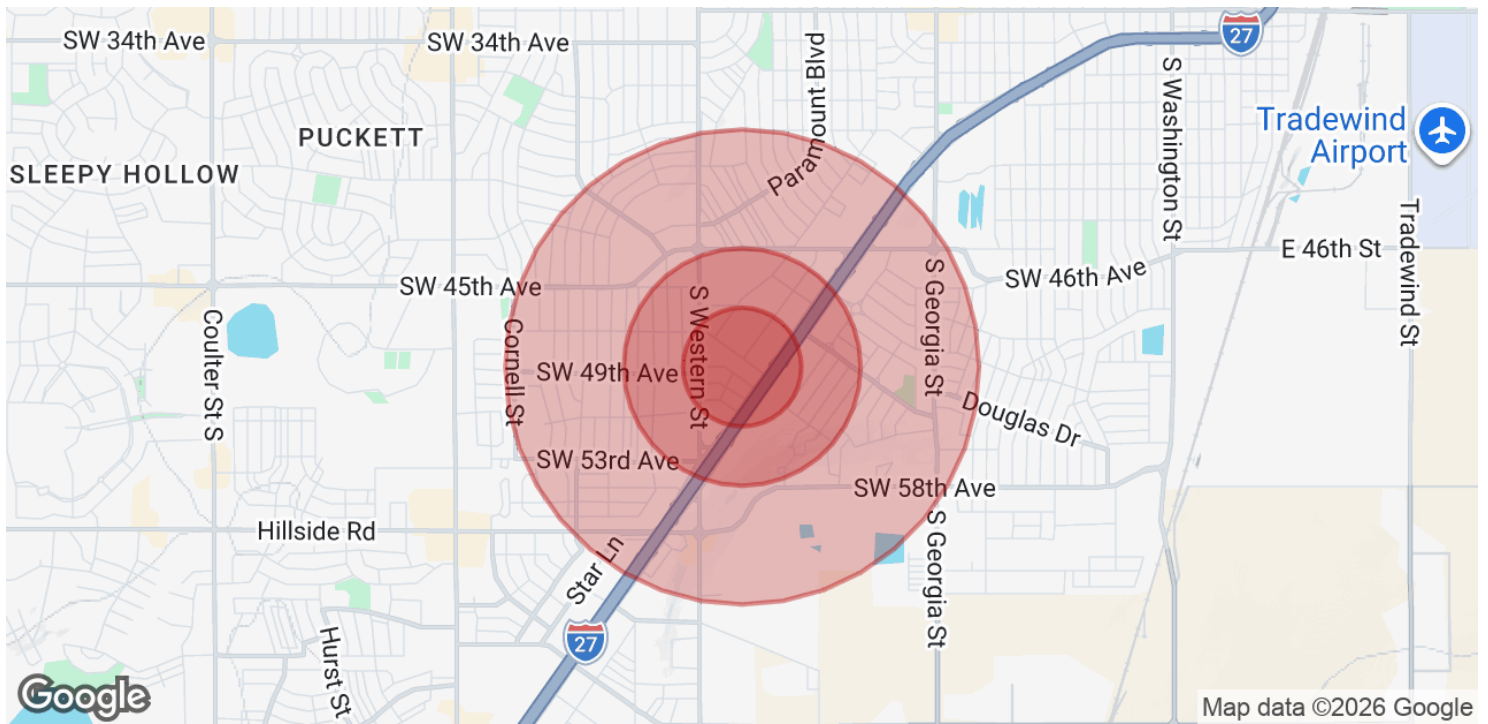
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	981	3,969	13,310
Average Age	41.5	38.1	38.6
Average Age (Male)	43.5	39.3	37.6
Average Age (Female)	41.6	37.6	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	568	2,051	5,850
# of Persons per HH	1.7	1.9	2.3
Average HH Income	\$48,206	\$58,133	\$71,131
Average House Value	\$173,418	\$176,464	\$192,635

2023 American Community Survey (ACS)

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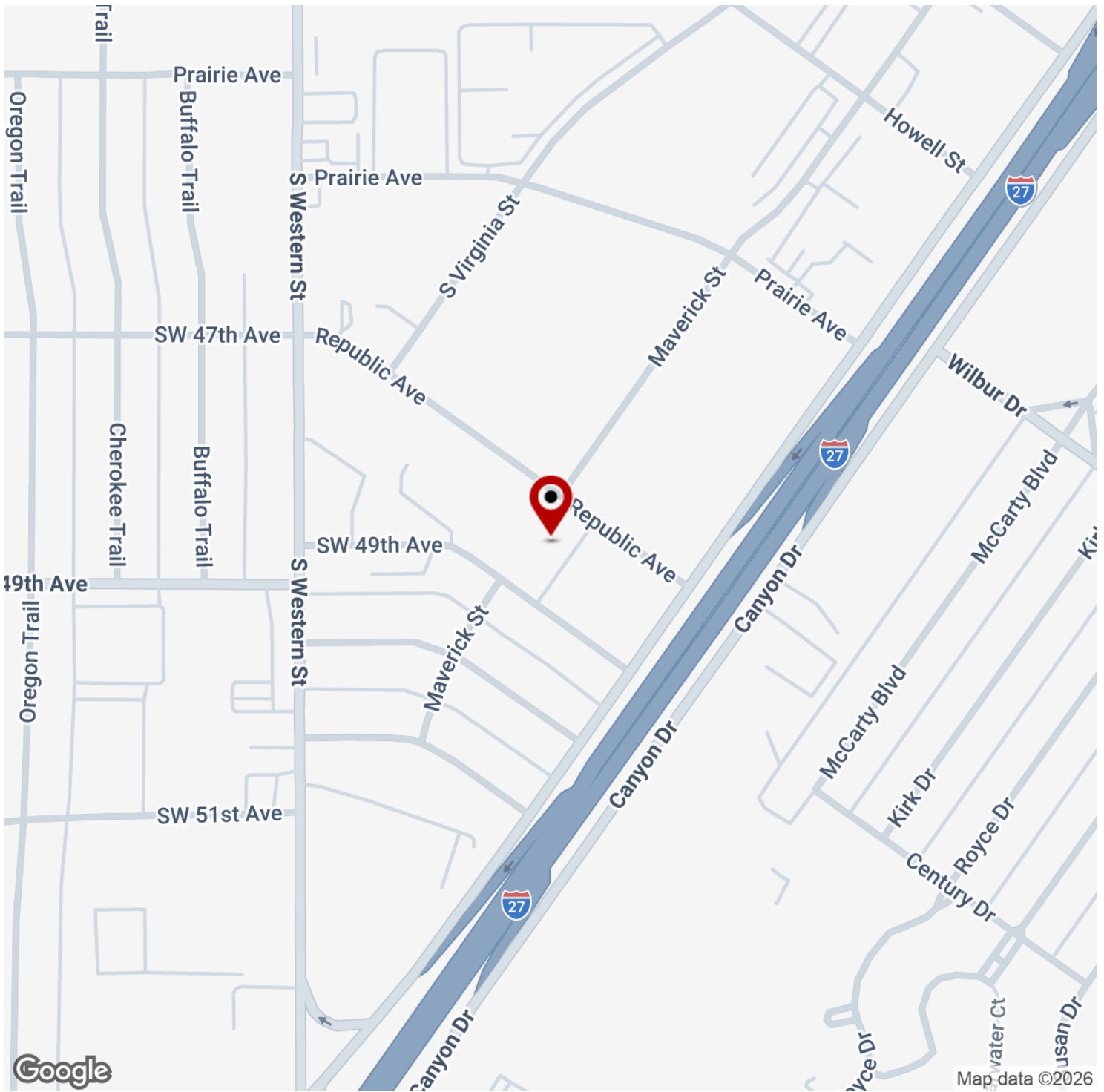
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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
101	1	1	400 SF	\$700	\$1.75	\$750	\$1.88	\$150	07/01/25	5/31/26
102	2	1	600 SF	\$875	\$1.46	\$875	\$1.46	\$500	02/6/26	01/31/27
103	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$300	10/01/25	10/31/26
104	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$500	10/01/25	08/31/26
105	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$175	09/01/25	08/31/26
106	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$350	06/01/25	05/31/26
107	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	09/12/24	10/31/26
108	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$175	09/01/24	08/31/26
109	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	02/04/25	01/31/26
110	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	03/07/25	02/28/27
111	2	1	600 SF	\$850	\$1.42	\$850	\$1.42	\$500	07/25/25	07/31/26
112	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	12/20/25	12/31/26
113	1	1	400 SF	\$750	\$1.88	\$775	\$1.94	\$400	03/06/26	02/28/27
114	2	1	600 SF	\$850	\$1.42	\$850	\$1.42	\$500	07/01/23	08/31/26
115	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$150	09/01/25	08/31/26
116	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$450	09/01/24	08/31/26
117	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	10/12/24	09/30/26
118	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	-	12/01/2025	11/30/26
119	1	1	400 SF	\$750	\$1.88	\$775	\$1.94	\$400	03/23/26	03/31/27
120	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$175	09/01/24	08/31/26
121	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	-	10/01/22	10/31/26
122	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	09/01/24	08/31/26
123	2	1	600 SF	\$850	\$1.42	\$850	\$1.42	-	09/01/24	08/31/26
124	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	01/13/25	01/31/26
201	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	06/01/25	01/31/26
202	2	1	600 SF	\$850	\$1.42	\$875	\$1.46	\$500	06/01/25	05/31/26
203	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$175	07/01/25	06/30/26
204	1	1	400 SF	\$750	\$1.88	\$775	\$1.94	\$400	03/23/26	03/31/2027
205	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	01/20/26	01/31/27
206	1	1	400 SF	-	-	\$750	\$1.88	-	-	-
207	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	05/03/25	04/30/27

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208	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	08/26/25	08/31/26
209	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	10/14/25	09/30/26
210	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	05/08/25	04/30/26
211	2	1	600 SF	\$850	\$1.42	\$850	\$1.42	\$500	09/06/24	09/30/26
212	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$175	09/01/25	08/31/26
213	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$175	09/01/24	08/31/26
214	2	1	600 SF	\$850	\$1.42	\$850	\$1.42	\$175	09/01/24	08/31/26
215	1	1	400 SF	-	-	\$750	\$1.88	-	-	-
216	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$350	10/01/23	09/30/26
217	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	04/26/26	04/30/27
218	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	08/06/25	07/31/26
219	1	1	400 SF	-	-	\$750	\$1.88	-	-	-
220	1	1	400 SF	-	-	\$750	\$1.88	-	-	-
221	1	1	400 SF	\$700	\$1.75	\$750	\$1.88	\$350	06/02/25	05/31/26
222	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$400	06/09/25	05/31/26
223	2	1	600 SF	\$850	\$1.42	\$850	\$1.42	\$500	08/18/25	08/31/26
224	1	1	400 SF	\$750	\$1.88	\$750	\$1.88	\$750	07/22/25	07/31/26
TOTALS			20,800 SF	\$33,725	\$78.82	\$36,925	\$86.82	\$15,175		
AVERAGES			433 SF	\$766	\$1.79	\$769	\$1.81	\$370		

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INCOME SUMMARY

T-12 APRIL 2025 - MARCH 2026

Vacancy Cost

(\$16,448)

GROSS INCOME

\$375,162

EXPENSES SUMMARY

T-12 APRIL 2025 - MARCH 2026

OPERATING EXPENSES

\$136,898

NET OPERATING INCOME

\$238,264

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INVESTMENT OVERVIEW

T-12 APRIL 2025 - MARCH 2026

Price	\$2,700,000
Price per SF	\$122
Price per Unit	\$56,250
GRM	6.89
CAP Rate	8.82%
Cash-on-Cash Return (yr 1)	44.12%
Total Return (yr 1)	\$238,264

OPERATING DATA

T-12 APRIL 2025 - MARCH 2026

Gross Scheduled Income	\$391,610
Total Scheduled Income	\$391,610
Vacancy Cost	\$16,448
Gross Income	\$375,162
Operating Expenses	\$136,898
Net Operating Income	\$238,264
Pre-Tax Cash Flow	\$238,264

FINANCING DATA

T-12 APRIL 2025 - MARCH 2026

Down Payment	\$540,000
Loan Amount	\$2,160,000

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams	474896	adriankwrec@gmail.com	(806)359-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Adrian Farris	467078	adriankwrec@gmail.com	(806)359-4000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Adrian Farris	467078	adriankwrec@gmail.com	(806)359-4000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bobby Tyler	690582	bobby.tyler14@gmail.com	(806)676-7709
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date