

MULTIFAMILY PROPERTY FOR SALE



PERRY GUEST
COMPANIES

THE BONNIE AND THE CLYDE

308 EAST 8TH ST AND 409 EAST 9TH ST, DALLAS, TX 75203

Presented By

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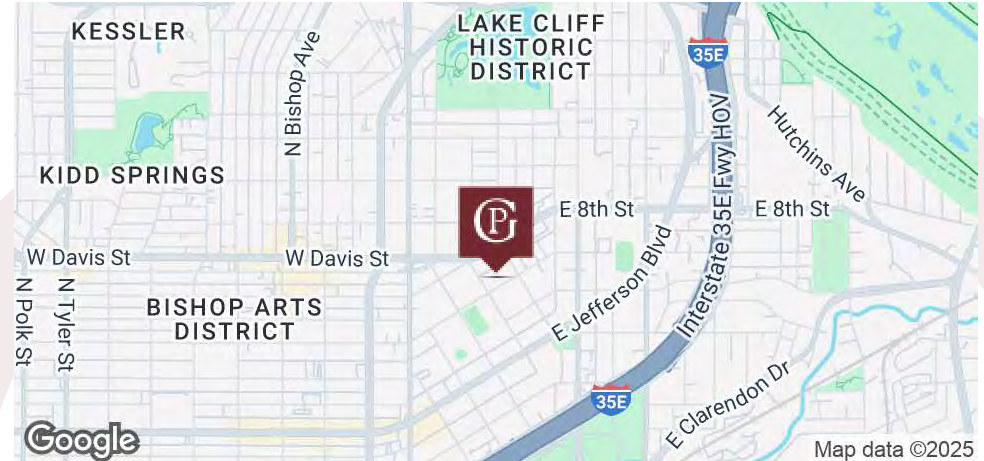
PERRY GUEST COMPANY

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THE BONNIE AND THE CLYDE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$5,000,000

Number Of Units: 44

Lot Size: 0.95 Acres

Price / Door: \$113,636.36

PROPERTY OVERVIEW

Prime Investment Opportunity in Bishop Arts – The Bonnie & Clyde Apartments

Nestled in the heart of the thriving Bishop Arts District in Dallas, TX, The Bonnie & Clyde are two well-maintained apartment buildings offering a rare opportunity for investors. Together, they feature 44 units on over 41,000 sq. ft. of land, with future development upside.

Recent upgrades include major repairs to roof and foundation, exterior paint, flatwork, window replacement, and chiller & boiler replacements, ensuring minimal immediate capital expenses. With the continued growth of Bishop Arts, this property is ideal for a buy-and-hold investor or redevelopment into a modern project.

PROPERTY HIGHLIGHTS

- 2 Buildings, totaling 44 Units
- Over 41,000 sqft of land
- High Rental Demand Neighborhood
- Development Opportunity

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THE BONNIE - 308 E 8TH ST



OVERVIEW/CONSTRUCTION

Number of Units	20
Land	20,750 sqft
Building size	13,608 sqft
Year Built	1963
Foundation	Pier and Beam (2023)
Framing	Wood
Windows	Double-Pane, replaced 2023
Roof	Pitched, major overhaul 2023
HVAC	Chiller Boiler, replaced in 2023

UTILITIES/SERVICES

METERED

Electric	Master
Gas (Hot Water)	Master
Water	Master
Cable and internet	Seperate

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THE CLYDE-409 E 9TH ST



OVERVIEW/CONSTRUCTION

Number of Units	24
Land	20,500 sqft
Building size	10,752 sqft
Year Built	1962
Foundation	Pier and Beam (2023)
Framing	Wood
Windows	Double-Pane, replaced 2023
Roof	Pitched, major overhaul 2023
HVAC	Chiller Boiler, replaced in 2023

UTILITIES/SERVICES

METERED

Electric	Master
Gas (Hot Water)	Master
Water	Master
Cable and Internet	Seperate

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AERIAL MAP



THE BONNIE AND THE CLYDE

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RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
308-101	1	1	600			\$900	\$1.50	\$1,100	\$1.83	
308-102	1	1	600			\$1,100	\$1.83	\$1,100	\$1.83	
308-103	1	1	600			\$1,100	\$1.83	\$1,100	\$1.83	
308-104	1	1	600			\$925	\$1.54	\$1,100	\$1.83	
308-105	1	1	600			\$995	\$1.66	\$1,100	\$1.83	
308-106	1	1	600			\$1,100	\$1.83	\$1,100	\$1.83	
308-107	2	1	800			\$1,308	\$1.64	\$1,400	\$1.75	
308-108	2	1	800			\$1,400	\$1.75	\$1,400	\$1.75	
308-109	2	1	800			\$1,065	\$1.33	\$1,400	\$1.75	
308-110	2	1	800			\$1,400	\$1.75	\$1,400	\$1.75	
308-201	1	1	600			\$900	\$1.50	\$1,100	\$1.83	
308-202	1	1	600			\$995	\$1.66	\$1,100	\$1.83	
308-203	1	1	600			\$940	\$1.57	\$1,100	\$1.83	
308-204	1	1	600			\$835	\$1.39	\$1,100	\$1.83	
308-205	1	1	600			\$1,060	\$1.77	\$1,100	\$1.83	
308-206	1	1	600			\$900	\$1.50	\$1,100	\$1.83	
308-207	2	1	800			\$1,400	\$1.75	\$1,400	\$1.75	
308-208	2	1	800			\$865	\$1.08	\$1,400	\$1.75	

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RENT ROLL

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308-209	2	1	800			\$1,075	\$1.34	\$1,400	\$1.75	
308-210	2	1	800			\$1,100	\$1.38	\$1,400	\$1.75	
409-101	1	1	388			\$740	\$1.91	\$1,100	\$2.84	
409-102	1	1	388			\$1,250	\$3.22	\$1,100	\$2.84	
409-103	1	1	388			\$850	\$2.19	\$1,100	\$2.84	
409-104	1	1	388			\$1,100	\$2.84	\$1,100	\$2.84	
409-105	1	1	388			\$1,100	\$2.84	\$1,100	\$2.84	
409-106	1	1	388			\$850	\$2.19	\$1,100	\$2.84	
409-107	1	1	388			\$1,065	\$2.74	\$1,100	\$2.84	
409-108	1	1	388			\$1,100	\$2.84	\$1,100	\$2.84	
409-109	1	1	388			\$900	\$2.32	\$1,100	\$2.84	
409-110	1	1	388			\$950	\$2.45	\$1,100	\$2.84	
409-111 Office	1	1	388			\$0	\$0.00	\$1,100	\$2.84	
409-112	1	1	388			\$1,100	\$2.84	\$1,100	\$2.84	
409-201	1	1	388			\$1,100	\$2.84	\$1,100	\$2.84	
409-202	1	1	388			\$1,100	\$2.84	\$1,100	\$2.84	
409-203	1	1	388			\$800	\$2.06	\$1,100	\$2.84	
409-204	1	1	388			\$995	\$2.56	\$1,100	\$2.84	
409-205	1	1	388			\$915	\$2.36	\$1,100	\$2.84	

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409-206	1	1	388			\$918	\$2.37	\$1,100	\$2.84	
409-207	1	1	388			\$800	\$2.06	\$1,100	\$2.84	
409-208	1	1	388			\$980	\$2.53	\$1,100	\$2.84	
409-209	1	1	388			\$670	\$1.73	\$1,100	\$2.84	
409-210	1	1	388			\$995	\$2.56	\$1,100	\$2.84	
409-211	1	1	388			\$945	\$2.44	\$1,100	\$2.84	
409-212	1	1	388			\$950	\$2.45	\$1,100	\$2.84	
Totals/Averages			22,912			\$43,536	\$1.90	\$50,800	\$2.37	\$0

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ADDITIONAL PHOTOS



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BISHOP ARTS NEIGHBORHOOD

BISHOP ARTS INFORMATION

Nestled just outside of Downtown Dallas, the Bishop Arts District is one of Dallas' most sought-after neighborhoods, known for its rich history, walkability, and artistic charm. This eclectic community blends historic architecture with modern urban living, offering an unmatched lifestyle for those who crave a unique and dynamic atmosphere.

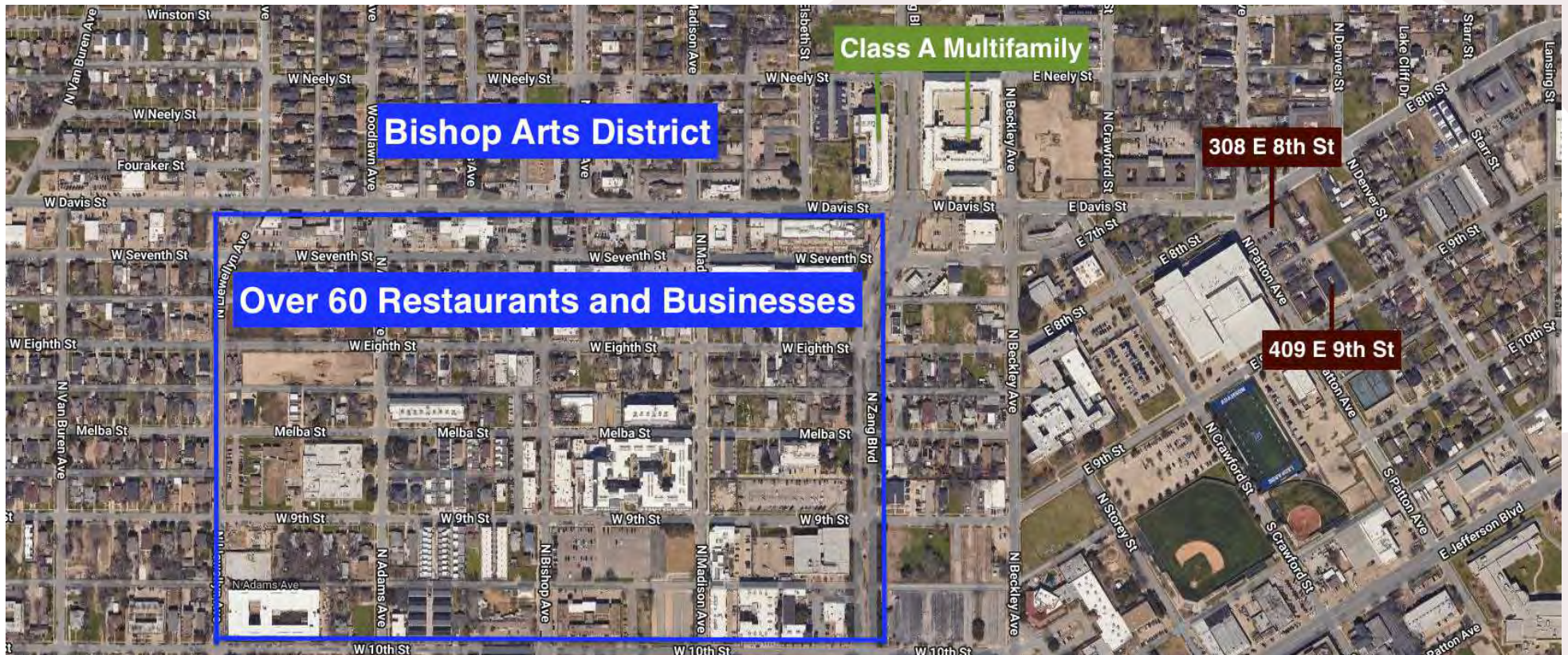
From beautifully restored early 20th-century homes to sleek, contemporary townhouses and luxury lofts, Bishop Arts has something for everyone. Residents enjoy tree-lined streets, stunning murals, and an array of independent boutiques, art galleries, and some of the best restaurants and cafés in Dallas—all just steps from their front doors.



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MAP



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DEVELOPMENT

BISHOP ARTS DEVELOPMENT

- Bishop Arts is one of the most popular areas in Dallas, TX for development
- Very developer friendly neighborhood with MF2 zoning
- Multiple options for developers: Townhomes, new apartments, and Value Add opportunities
- One of the highest demand for renters in Dallas



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DEMOGRAPHICS REPORT

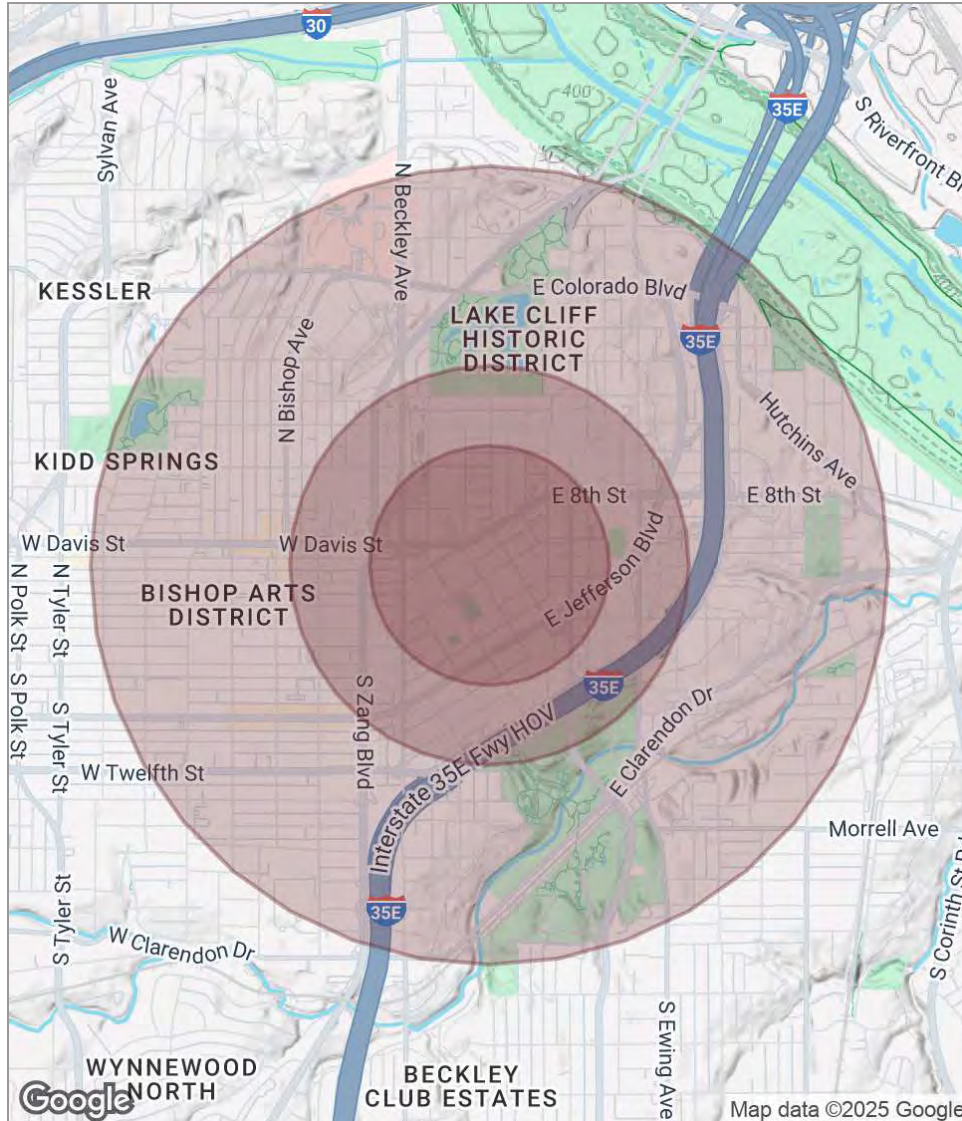
	0.3 MILES	0.5 MILES	1 MILE
Total population	2,087	4,667	16,920
Median age	35	36	36
Median age (male)	36	36	36
Median age (female)	34	35	36
Total households	791	1,880	6,960
Total persons per HH	2.6	2.5	2.4
Average HH income	\$65,948	\$67,339	\$78,437
Average house value	\$490,941	\$501,700	\$477,350

* Demographic data derived from 2020 ACS - US Census

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