

TCU Duplex Portfolio

3 Duplexes | 32 Beds | 100% Leased



Ross Utley
League Commercial
Director
(817) 368-7887
ross@leaguere.com
0657253

LEAGUE Commercial



01 Investment Summary

- Investment Highlights
- Portfolio Map

INVESTMENT OVERVIEW

Portfolio Overview

Number of Properties	3
Number of Bedrooms	32
Total Building SF	15,196
Sales Price	Call Broker
Cap Rate	6.41%
Cap Rate - Year 2	6.43%
NOI	\$430,962
NOI - Year 2	\$432,192
Occupancy	100%

PORTFOLIO HIGHLIGHTS

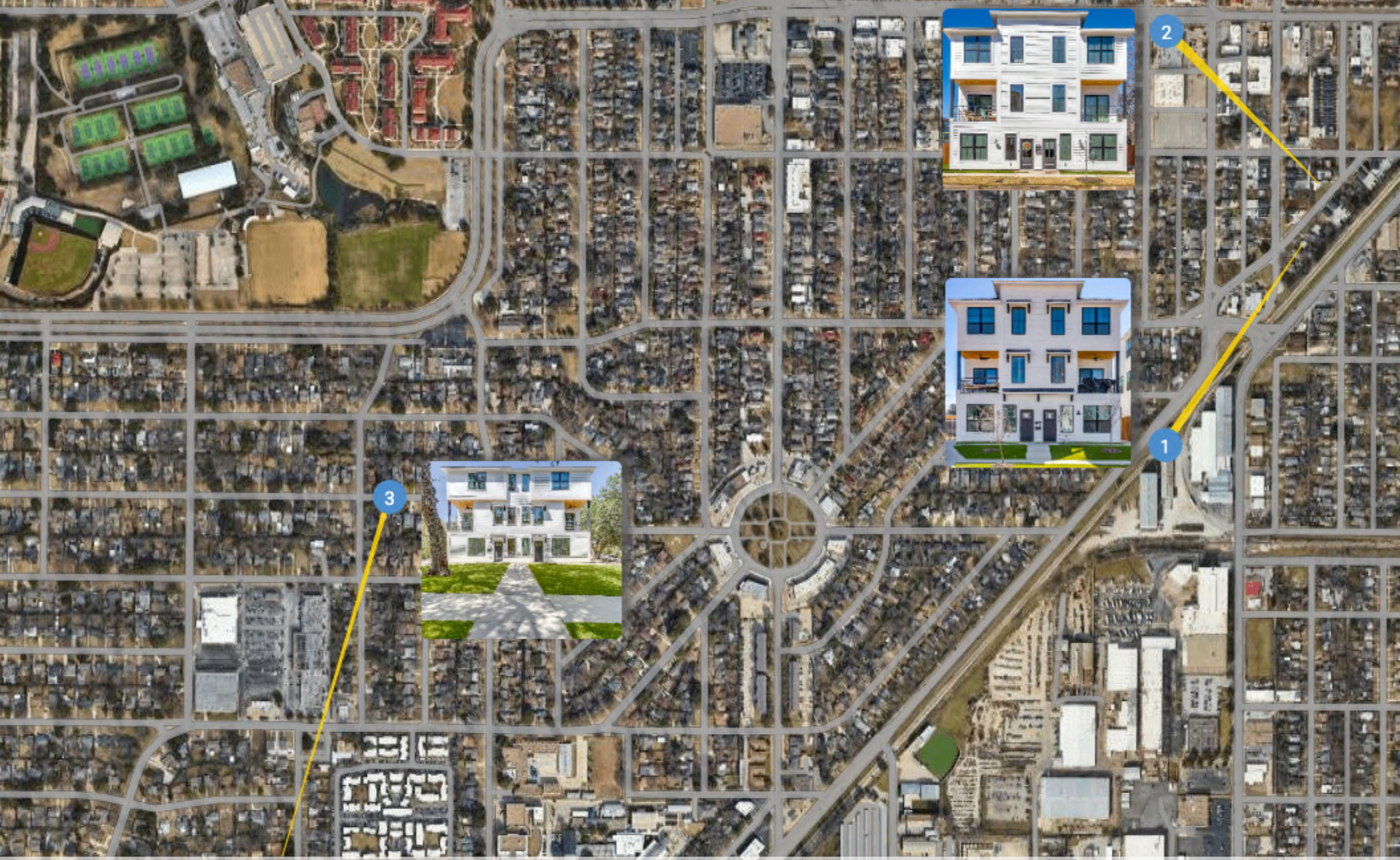
- 3 Newer Construction Student Housing Duplexes. Portfolio Consists Of 32 Bedrooms Total, (2) Ten Bedroom And (1) Rare Twelve Bedroom Duplex.
- 100% Leased Ror 2025-2026. 83% Leased For 2026-2027. Multiple Units Leased Through 2029. Contact Broker For Rent Roll.
- High-End Designer Interior Finishes Including Oversized Kitchens With Large Islands, Quartz Countertops, Stainless-Steel Appliances, Multiple Living Spaces, Large Covered Balconies. Each Unit Equipped with (2) Sets Of Washers/Dryers And (1) Flat Screen Television.
- Tenants Responsible For All Utilities (Electric, Water, Gas, Cable, Internet). Ample Parking For Tenants and Guests Comprised of Rear, Fenced, Front and Side Street Options.

LOCATION SUMMARY

- Subject Properties Are Located In The Core Student Rental Market, Within Short Distance Of TCU And The Berry Street Corridor. Nearby Businesses Include Dutch Bros Coffee, Walgreen's and Fuzzy's Taco Shop.
- Conveniently Located Near Credit Tenants Including Kroger, 7-11, Chase Bank, McDonalds And Starbucks.
- Class A Rental Location For Students, Providing New Ownership With A Competitive Edge In Leasing.
- Consistent Rental Demand From Students Due To Proximity To Campus, Resulting In High Occupancy Rates And Reliable Rental Income.

OFFERING PROCESS

- Prospective Buyers Interested In Touring The Properties Or Making An Offer Are Requested To Submit A Letter Of Intent With Corresponding Proof Of Funds.
- Property Tours Will Be Scheduled Upon Receipt And Review Of A Qualified Letter Of Intent, Accompanied By Acceptable Proof Of Funds.
- Please Do Not Contact Ownership Or Tenants Directly. All Correspondence, Questions And Tour Requests Should Be Directed To:
 - Ross Utley
817.368.7887
Ross@LeagueRE.com



Property Name

Benbrook 1
 Benbrook 2
 Dryden

Type

Multi-Family
 Multi-Family
 Multi-Family

Address

2341/2343 Benbrook Dr., Fort Worth, TX 76110
 2320/2322 Benbrook Dr., Fort Worth, TX 76110
 3550/3552 Dryden Rd., Fort Worth, TX 76109



SCHARBAUER HALL

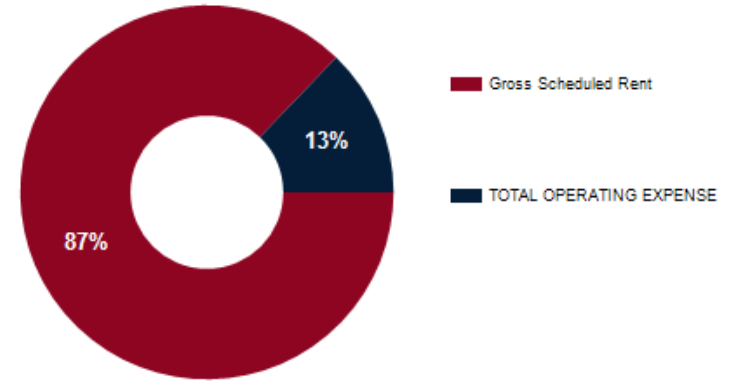
02 Financial Analysis (Global)

Income & Expenses
Cashflow Analysis

GLOBAL

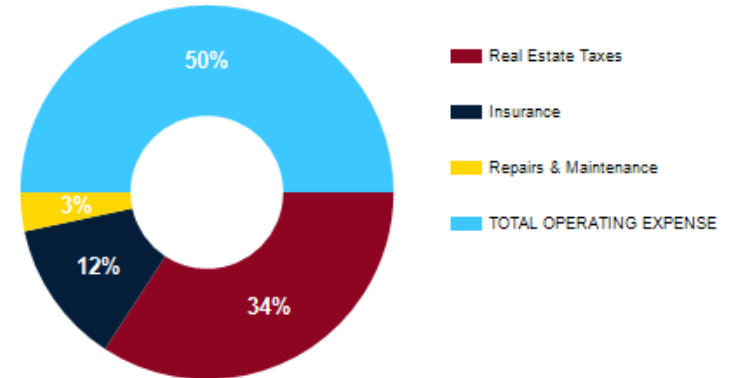
INCOME	2025-2026	2026-2027
Gross Scheduled Rent	\$505,200	\$509,400
GROSS POTENTIAL INCOME	\$505,200	\$509,400
EFFECTIVE GROSS INCOME	\$505,200	\$509,400
NET OPERATING INCOME	\$430,962	\$432,192

REVENUE ALLOCATION



EXPENSES	2025-2026	2026-2027
Real Estate Taxes	\$50,773	\$52,804
Insurance	\$18,465	\$19,204
Repairs & Maintenance	\$5,000	\$5,200
TOTAL OPERATING EXPENSE	\$74,238	\$77,208

DISTRIBUTION OF EXPENSES



CASHFLOW ANALYSIS

Year #	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
INCOME										
RENTAL INCOME	\$505,200	\$509,400	\$543,600	\$562,800	\$582,000	\$599,460	\$617,444	\$635,967	\$655,046	\$674,698
TOTAL GROSS POTENTIAL RENTAL INCOME	\$505,200	\$509,400	\$543,600	\$562,800	\$582,000	\$599,460	\$617,444	\$635,967	\$655,046	\$674,698
VACANCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BAD DEBT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS INCOME (EGI)	\$505,200	\$509,400	\$543,600	\$562,800	\$582,000	\$599,460	\$617,444	\$635,967	\$655,046	\$674,698
EXPENSES										
PROPERTY MANAGEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$5,000	\$5,200	\$5,408	\$5,624	\$5,849	\$6,083	\$6,327	\$6,580	\$6,843	\$7,117
CAPITAL RESERVES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL & ADMINISTRATIVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$50,773	\$52,804	\$54,916	\$57,113	\$59,397	\$61,773	\$64,244	\$66,814	\$69,486	\$72,266
INSURANCE	\$18,465	\$19,204	\$19,972	\$20,771	\$21,601	\$22,465	\$23,364	\$24,299	\$25,271	\$26,281
UTILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEASING COSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TURNOVER REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LEGAL EVICTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$74,238	\$77,208	\$80,296	\$83,508	\$86,848	\$90,322	\$93,935	\$97,692	\$101,600	\$105,664
NET OPERATING INCOME	\$430,962	\$432,192	\$463,304	\$479,292	\$495,152	\$509,138	\$523,509	\$538,275	\$553,446	\$569,034



03

Additional Information

TCU Aerial Map



E ROSEDALE ST

FORT WORTH



THE UNIVERSITY PARK VILLAGE

ascension COFFEE ROASTERS
TYLER'S WARBY PARKER
INDOCHINO MADE TO MEASURE
drybar SILVER FOX

HURTADO
Fairfield
CHASE

CookChildren's
Heim
Baylor Scott & White

Colonial Country Club

Tillory Park
fw fort worth zoo
USPS.COM

CHASE JIMMY JOHN'S
McALISTER'S STARBUCKS
7-ELEVEN SHOOTIE KING POTBELLY MCDONALD'S

HYATT PLACE
CIDERCADE

CHISHOLM TRAIL PKWY
The Shops at Clearfork

TRADER JOE'S
Tom Thumb STARBUCKS
PANDA EXPRESS
Le Margot FORT WORTH

Amon G. Carter Stadium

TCU

LOT 12

E BERRY ST

PNC
W BERRY ST
WELLS FARGO

Kroger
JON'S GRILLE

7-ELEVEN

THE SHOPS AT CLEARFORK
AMC ARHAUS
Neiman Marcus
Q CLOTHIER BURBERRY
TORY BURCH
GUCCI

Blue Bonnet Circle Park

Mellon
COWTOWN

Walgreens
HYATT PLACE
DUTCH BROS
CVS

Walmart

SHULEN ST

OVERTON PARK PLAZA
Burlington
SPROUTS FARMERS MARKET
PANCAKE HOUSE
Party City
HomeGoods
CHUCK E. CHEESE'S

WESTCLIFF SHOPPING CENTER
Albertsons
CAFE BELLA ACE
DOLLAR GENERAL Hardware

The Purple Frog

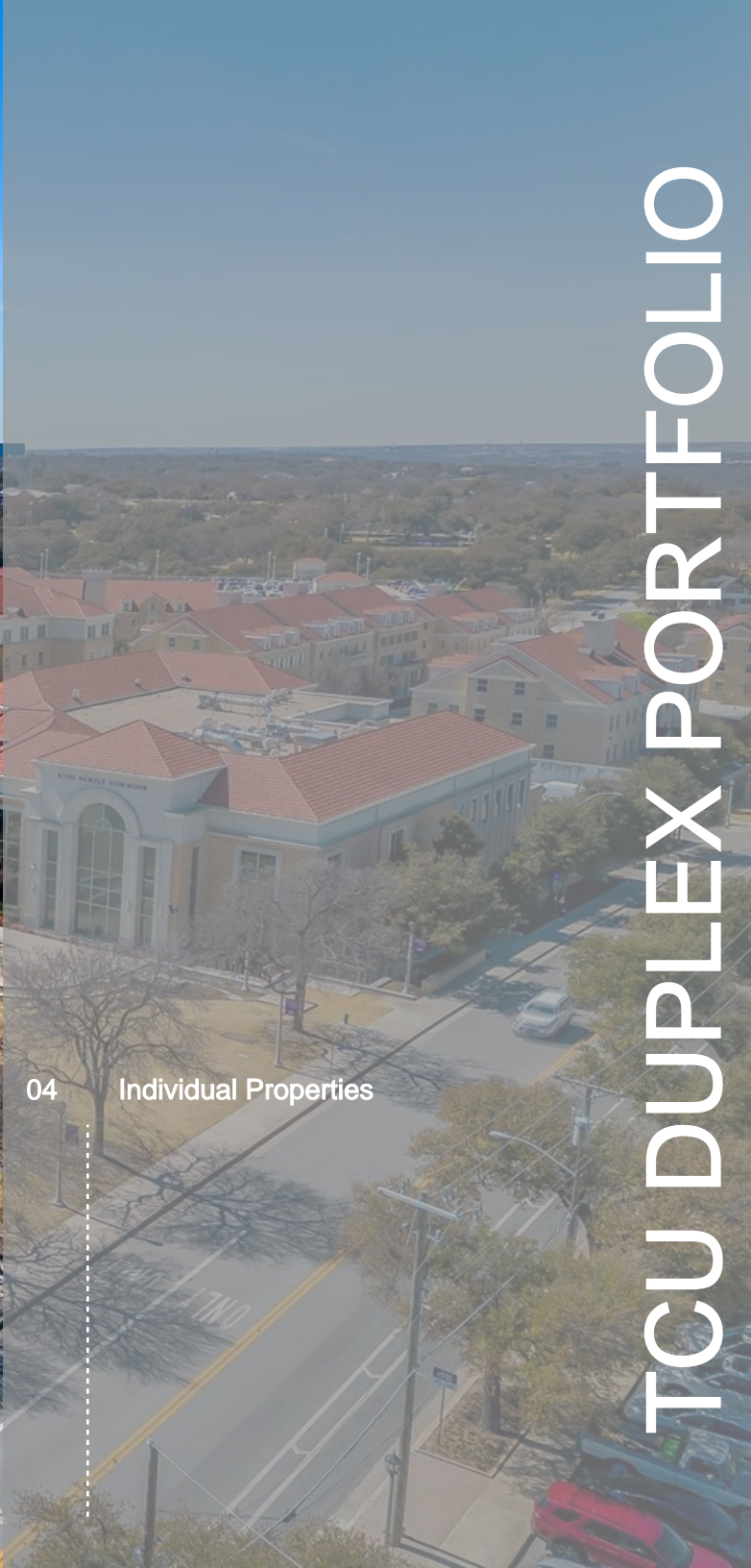
LA GRAN PLAZA
SKECHERS
Burlington
GameStop
five BELOW
Foot Locker

ASHLEY
COSTCO WHOLESALE

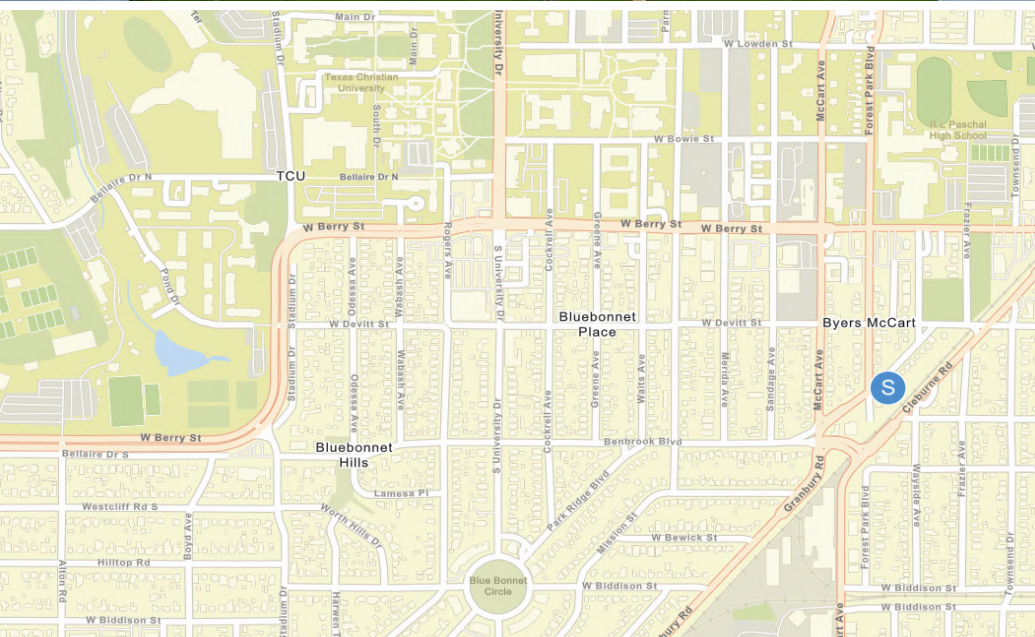


HULEN MALL
macy's Dillard's
EXPRESS CHAMPS
Kiddleton VANS
zumiez charlotte russe

LEAGUE Commercial



04 Individual Properties



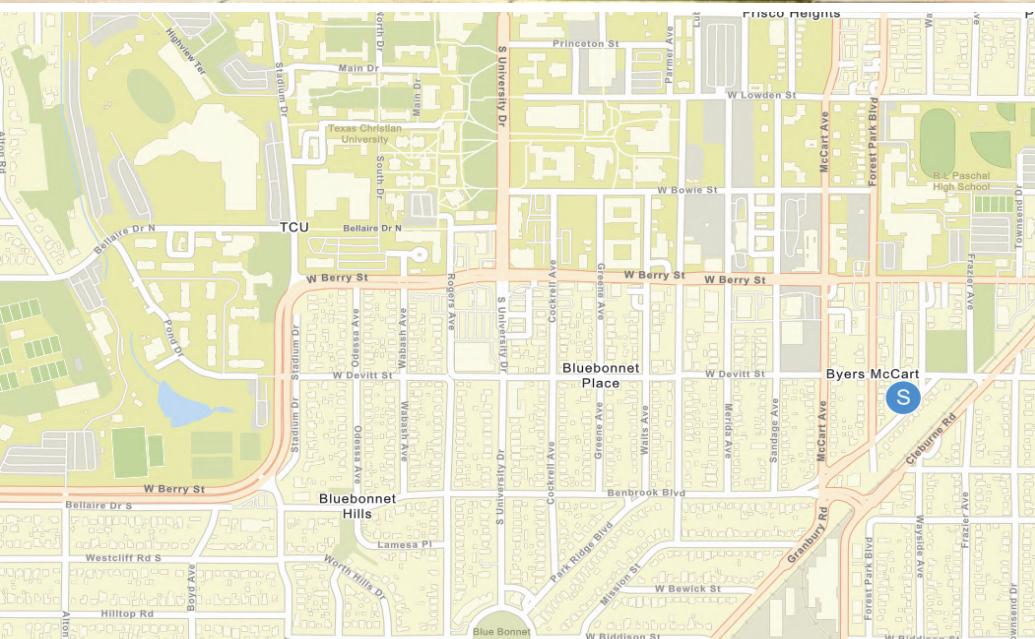
Benbrook 1

ADDRESS	2341/2343 Benbrook Dr. Fort Worth TX 76110
NUMBER OF BEDROOMS	10
BUILDING SF	4,724 SF
LAND SF	6,250 SF
LAND ACRES	.14
NUMBER OF BATHROOMS	10
YEAR BUILT	2025









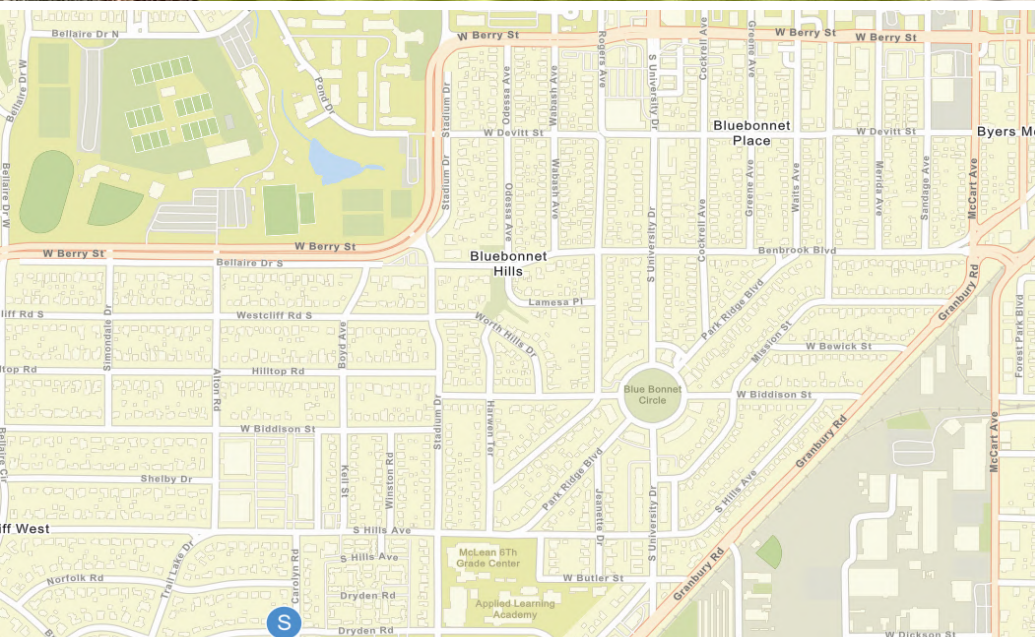
Benbrook 2

ADDRESS	2320/2322 Benbrook Dr. Fort Worth TX 76110
NUMBER OF BEDROOMS	10
BUILDING SF	4,862 SF
LAND SF	5,740 SF
LAND ACRES	.13
NUMER OF BATHROOMS	10
YEAR BUILT	2024









Dryden

ADDRESS

3550/3552 Dryden Rd.
Fort Worth TX 76109

NUMBER OF BEDROOMS

12

BUILDING SF

5,610 SF

LAND SF

6,750 SF

LAND ACRES

.15

NUMBER OF BATHROOMS

12

YEAR BUILT

2023









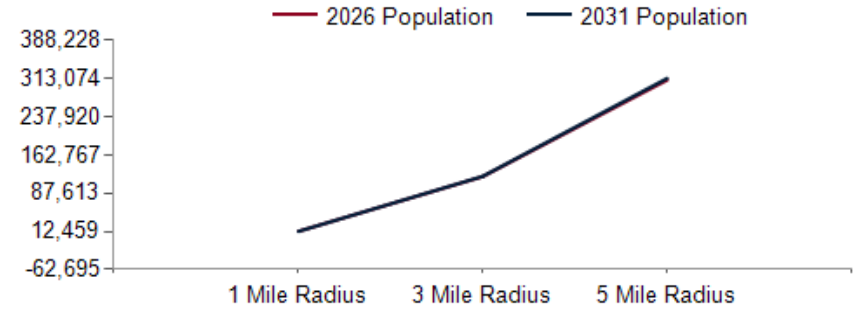
05

General

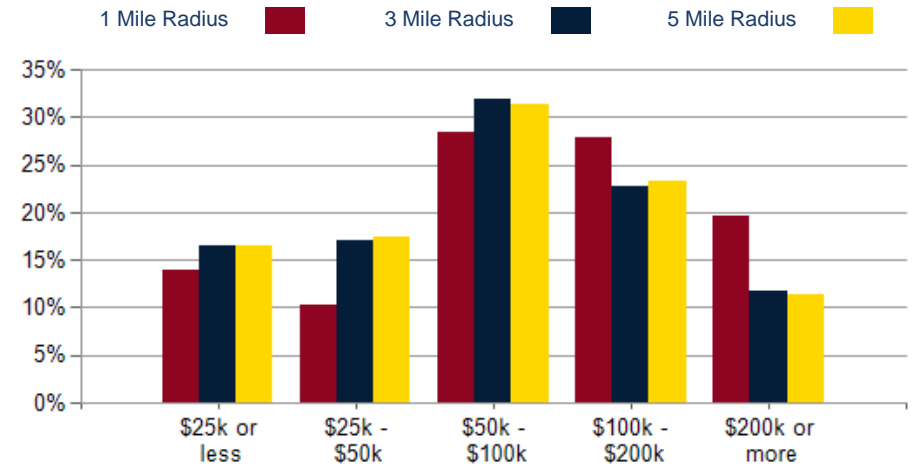
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,341	114,535	255,234
2010 Population	11,984	113,506	272,421
2026 Population	12,537	120,168	309,769
2031 Population	12,459	120,661	313,074
2026 African American	1,050	13,291	63,440
2026 American Indian	102	1,176	2,627
2026 Asian	838	4,822	12,194
2026 Hispanic	3,786	52,747	113,378
2026 Other Race	1,574	21,292	45,705
2026 White	7,364	58,006	137,300
2026 Multiracial	1,607	21,504	48,269
2026-2031: Population: Growth Rate	-0.60%	0.40%	1.05%

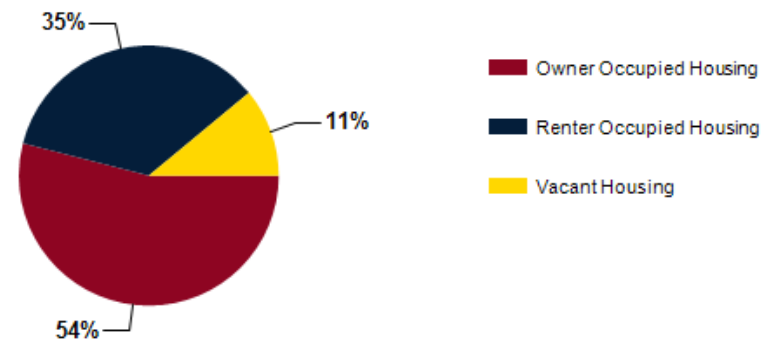
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	435	4,775	12,473
\$15,000-\$24,999	111	2,830	7,795
\$25,000-\$34,999	173	3,040	8,023
\$35,000-\$49,999	227	4,875	13,283
\$50,000-\$74,999	693	8,606	23,190
\$75,000-\$99,999	423	6,174	15,173
\$100,000-\$149,999	772	7,332	19,818
\$150,000-\$199,999	325	3,231	8,713
\$200,000 or greater	774	5,437	13,975
Median HH Income	\$93,282	\$71,531	\$70,635
Average HH Income	\$138,864	\$107,170	\$105,305



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

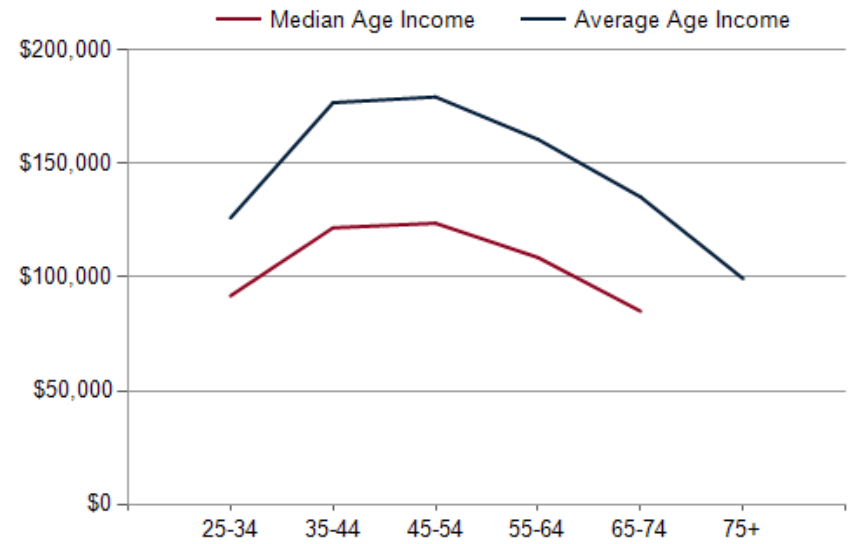
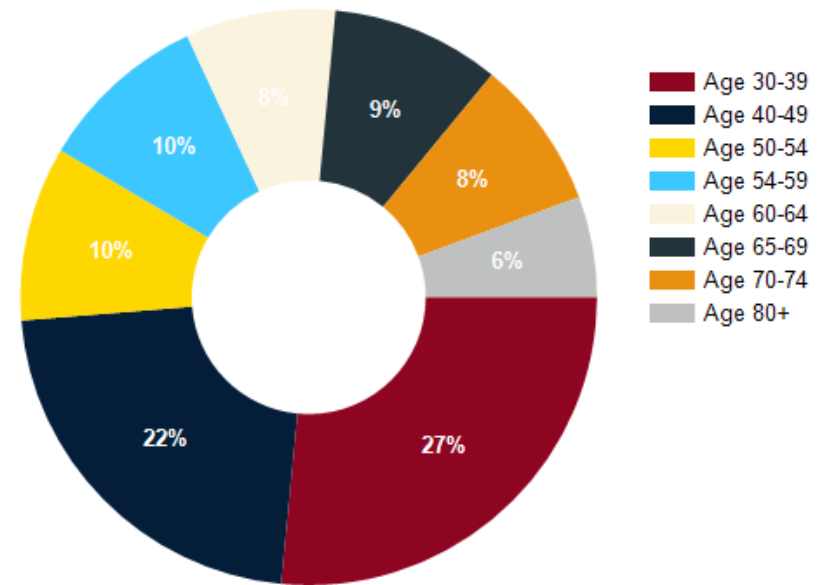


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	681	9,567	25,298
2026 Population Age 35-39	685	8,347	22,388
2026 Population Age 40-44	600	7,593	20,130
2026 Population Age 45-49	542	6,444	16,797
2026 Population Age 50-54	505	6,116	16,302
2026 Population Age 55-59	492	5,714	15,646
2026 Population Age 60-64	433	5,676	16,037
2026 Population Age 65-69	488	5,339	14,526
2026 Population Age 70-74	432	4,384	12,100
2026 Population Age 75-79	291	3,114	9,044
2026 Population Age 80-84	180	1,892	5,820
2026 Population Age 85+	158	1,756	5,562
2026 Population Age 18+	10,407	93,322	242,144
2026 Median Age	27	33	35
2031 Median Age	28	34	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,794	\$75,574	\$75,275
Average Household Income 25-34	\$126,113	\$100,487	\$100,682
Median Household Income 35-44	\$121,735	\$84,745	\$82,185
Average Household Income 35-44	\$176,856	\$126,553	\$122,092
Median Household Income 45-54	\$123,759	\$85,171	\$83,390
Average Household Income 45-54	\$179,382	\$129,033	\$123,107
Median Household Income 55-64	\$108,642	\$71,435	\$74,838
Average Household Income 55-64	\$160,667	\$114,255	\$116,544
Median Household Income 65-74	\$84,982	\$61,285	\$59,185
Average Household Income 65-74	\$135,325	\$100,878	\$97,368
Average Household Income 75+	\$99,383	\$84,673	\$81,867

Population By Age



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from League Commercial and it should not be made available to any other person or entity without the written consent of League Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to League Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. League Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, League Commercial has not verified, and will not verify, any of the information contained herein, nor has League Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Ross Utley
League Commercial
Director
(817) 368-7887
ross@leaguere.com
0657253

