

TCU RENTAL PORTFOLIO

STUDENT HOUSING PORTFOLIO

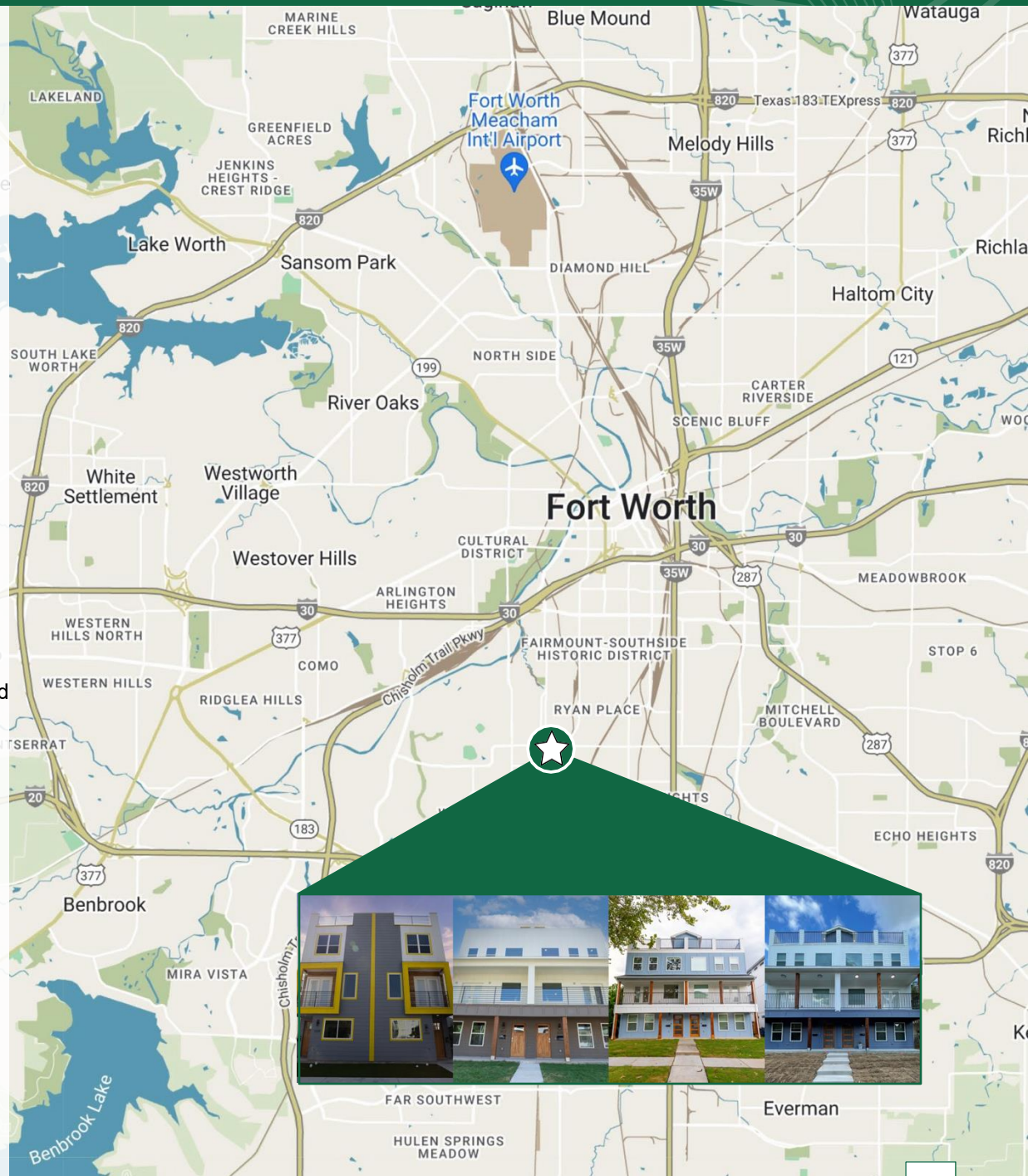
Overview

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- An opportunity to acquire an off-campus TCU student housing portfolio located in Fort Worth, Texas (Dallas-Fort Worth MSA).
- This is an opportunity for investors to acquire a 100% pre-leased 29 bedroom, 29 bathroom portfolio with rent increases in a very desirable submarket.
- Construction of the units completed in Apr of 2025 with the tenant leases beginning on June 2025.
- All of the units include high end designer finishes such as oversized kitchens, quartz counter tops, stainless steel appliances, large balconies and on-site parking.
- These asset types are in high demand among the TCU student body and are currently leased out until May 2027 with few units leased through May 2028.
- Each unit contains their own heating and air conditioning systems, two stackable washer/dryer units and tankless hot water heaters.
- The portfolio is conveniently located 0.4 miles from TCU's campus in the middle of a high growth district surrounded by like-kind properties full of TCU students.
- The favorable demographics of the TCU student population provides a great opportunity to investors looking for long term stability and steady rent increases.





The Dallas-Fort Worth (DFW) metropolis, situated in the heart of North Texas, stands as a dynamic hub of culture, commerce, and innovation. Comprising two major cities, Dallas and Fort Worth, along with numerous surrounding suburbs, DFW is the largest metropolitan area in Texas and one of the fastest-growing regions in the United States.

DFW boasts a diverse and robust economy driven by industries such as technology, finance, healthcare, manufacturing, and logistics. The region is home to numerous Fortune 500 companies, including American Airlines, ExxonMobil, AT&T, and Southwest Airlines, among others. With its central location and business-friendly environment, DFW continues to attract businesses and

entrepreneurs from around the globe.

The cultural landscape of DFW is as diverse as its population, offering a wealth of museums, galleries, theaters, and entertainment venues. In Dallas, the Arts District stands as the largest urban arts district in the United States, housing institutions such as the Dallas Museum of Art, the Nasher Sculpture Center, and the Winspear Opera House. Meanwhile, Fort Worth boasts the renowned Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the historic Stockyards District, where visitors can experience the city's cowboy heritage.

Sports enthusiasts will find plenty to cheer about in DFW, home to professional sports teams such as the Dallas Cowboys (NFL),

Dallas Mavericks (NBA), Texas Rangers (MLB), and FC Dallas (MLS). The region also offers ample opportunities for outdoor recreation, with sprawling parks, lakes, and trails for hiking, biking, boating, and fishing. DFW is home to several prestigious universities and research institutions, including Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Texas Christian University (TCU). These institutions contribute to the region's intellectual capital and foster innovation in fields such as technology, healthcare, and engineering.

DFW's transportation infrastructure includes an extensive network of highways, freeways, and toll roads, providing convenient access to and from the region. The Dallas/Fort Worth International Airport (DFW) serves

as a major transportation hub, offering domestic and international flights to destinations worldwide. Additionally, DFW is connected by commuter rail and public transit systems, providing residents and visitors with efficient transportation options within the metropolis.

DFW's culinary scene reflects its diverse population, with a tantalizing array of dining options ranging from Tex-Mex and barbecue to international cuisine and fine dining. Visitors can sample authentic Texas barbecue at renowned establishments like Pecan Lodge and Lockhart Smokehouse or savor upscale dining experiences at top-rated restaurants in both Dallas and Fort Worth.



Enrollment
11,049 Undergraduate
1,889 Graduate



#105 Rank Best National Universities
US News & World Report (2025)



#19 Most Beautiful Campus
The Princeton Review (2024)



#44 Rank Full-Time MBA Program
US News & World Report (2025)



Member of Big 12 Athletic Conference



#6 Happiest Students
The Princeton Review(2024)



1,015,045 Population
(World Population Review)



4.1% Population Growth Since 2020



#11 Largest City in the US
by Population



#1 Zoo in America
(USA Today, 2021)



#3 Best Place to live in the US
US News & World Report (2023)



Over 1,000,000 Project Population by 2030
(US. Census Bureau)



Chisholm Trail Pkwy

Fort Worth Zoo

Colonial Country Club

TRADER JOE'S



CHARLESTON'S RESTAURANT
Tom Thumb
DSW DESIGNER SHOE WAREHOUSE

ACE Hardware
Albertsons

Kroger

CARSHON'S

Walmart

SUPERMERCADOS
TELOLOAPAN

THE HOME DEPOT
TEXAS BURLINGTON
CHUCK E. CHEESE Party City
HomeGoods
SPROUTS FARMERS MARKET
HONEY BAKED Ham
Olive Garden ITALIAN KITCHEN

La Gran Plaza de Fort Worth
IHOP RESTAURANT
Burlington DOLLAR TREE GameStop
Spectrum CITITRENDS THE CHILDREN'S PLACE
ROSS DRESS FOR LESS
Conn's HomePlus Fiesta T-Mobile REGIO
kids for less CHUCK E. CHEESE boost mobile PIZZA PATRON

Hulen Mall

TEXAS THEATRE WORKS



PROPERTY SUMMARY

Sales Price	\$5771,000
Number of Units	6
Number of Bedrooms	29
Number of Buildings	4
Number of Floors	4
Rentable sqft	13,655

TAX INFORMATION

Parcel Number	00392847, 00392928,03569039
Parcel Sizes	6,250 sqft, 9,983 sqft, 8,100 sqft
Tax Rate	2.26%

CONSTRUCTION

Foundation	Concrete Slab
Construction Materials	Brick, Hardie Siding
Roof	Comp Shingle
Terrace	Roof top Terrace*

MECHANICAL

HVAC	2 per unit*
Electricity	Individually metered by unit
Hot Water	Tanked/Tankless Water heater
Electrical Wiring	Copper



PARKING

Parking	Concrete
Parking Spots	1 per bedroom
Garage	N/A*

UTILITIES

Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Cable/Internet	Tenant

DEPOSITS & FEES

Security Deposit	One Month's Rent
Guarantor Forms	On File
Pets	Not allowed

LAUNDRY

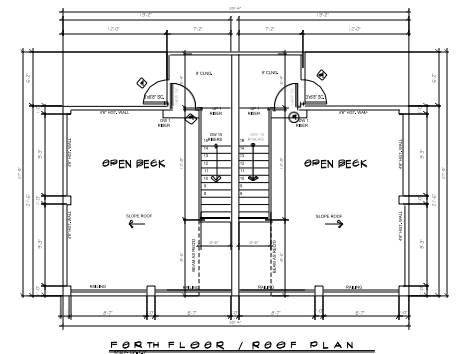
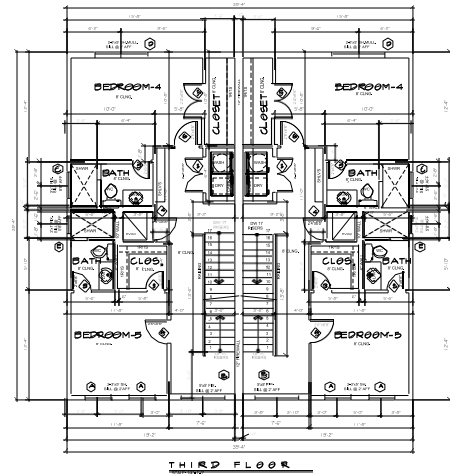
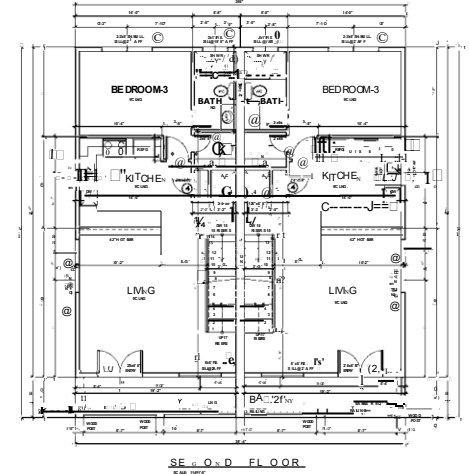
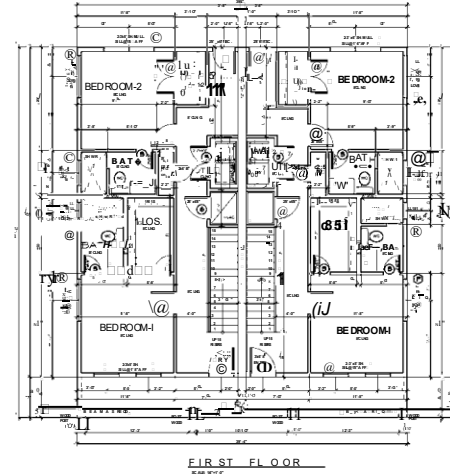
Washer's & Dryer's	2 Sets of W/D Provided Per unit*
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SCHOOLS

School District	Fort Worth ISD
Elementary	Lily B Clayton
Middle School	McLean Middle School
High School	Paschal High School

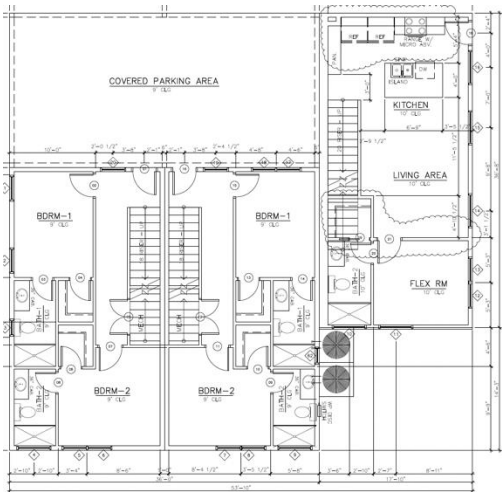
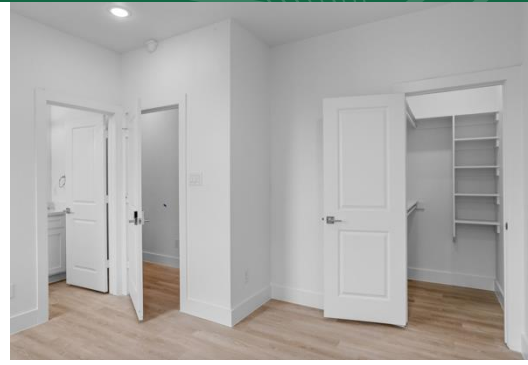
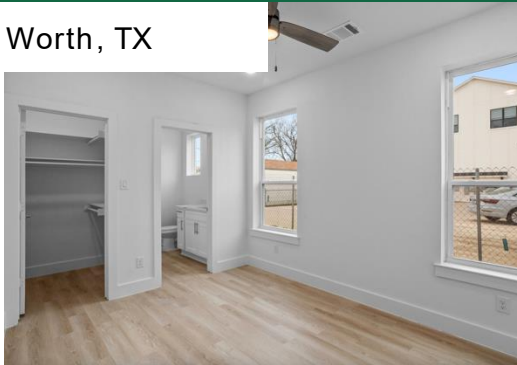
* Single family home does not have a roof top, has 1 HVAC unit with 1 set of Washer/Dryer and it boasts a 2-car garage.

3225-3227 McCart Ave, Fort Worth, TX

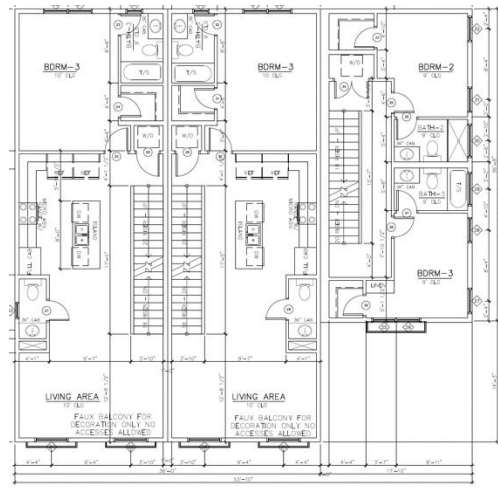


**FLOOR PLAN
AND PHOTOS**

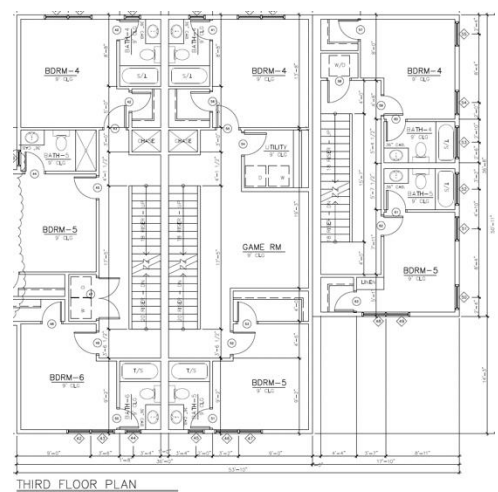
2400 Benbrook Dr, Fort Worth, TX



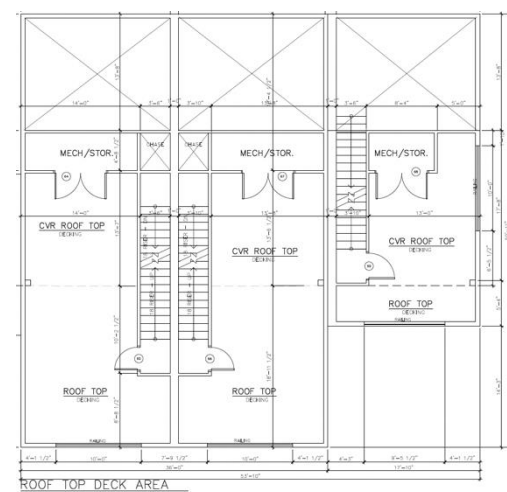
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

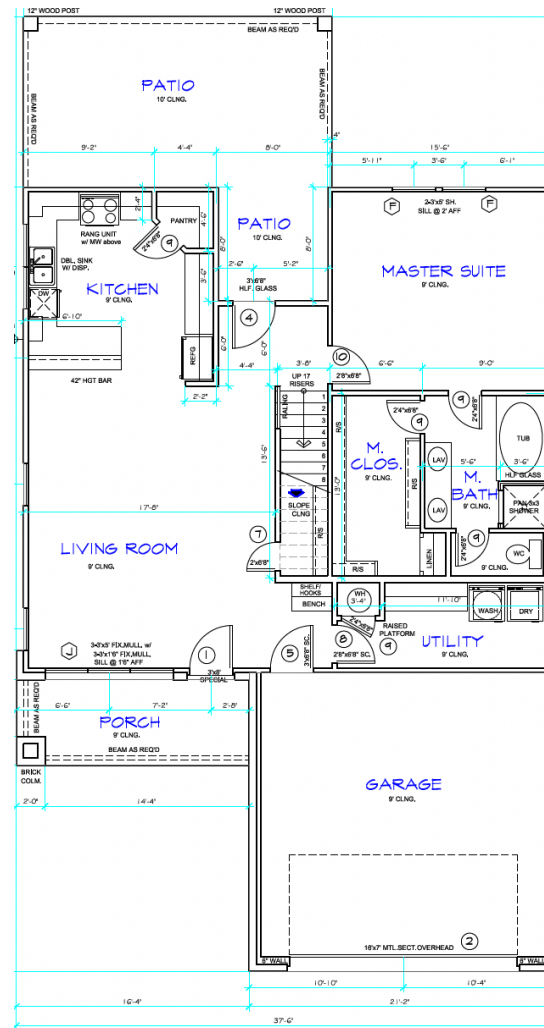


THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



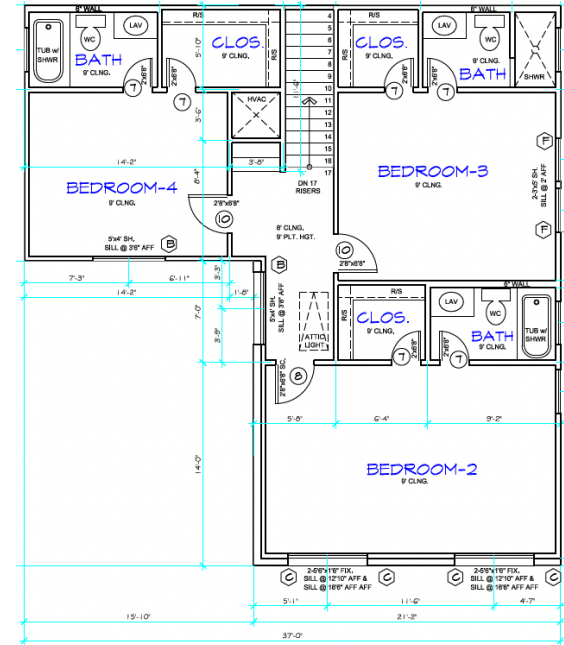
ROOF TOP DECK AREA
SCALE 1/4" = 1'-0"

3817 Winfield Ave, Fort Worth, TX



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

UNIT TYPE	FLOOR PLAN	# OF UNITS	UNIT SQFT	ACTUAL RENT (25-26)	ACTUAL RENT (25-26) / SF	RENT (26-27)	RENT (26-27) / SF	RENT (27-28)	RENT (27-28) / SF
3225 McCart	5 Bedroom/5 Bathroom with Rooftop	1	2280	\$6,500.00	\$2.85	\$7,500.00	\$3.29	\$7,500.00	\$3.29
3227 McCart	5 Bedroom/5 Bathroom with Rooftop	1	2280	\$6,500.00	\$2.85	\$7,500.00	\$3.29	\$7,500.00	\$3.29
2400 Benbrook Unit 100	4 Bedroom/4 Bathroom with Rooftop	1	1962	\$5,200.00*	\$2.65	\$5,600.00	\$2.85	\$5,800.00	\$2.96
2400 Benbrook Unit 104	5 Bedroom/5 Bathroom with Rooftop	1	2425	\$6,500.00*	\$2.68	\$7,000.00	\$2.89	\$7,250.00	\$2.99
2400 Benbrook Unit 108	6 Bedroom/6 Bathroom with Rooftop	1	2425	\$7,800.00*	\$3.22	\$8,400.00	\$3.46	\$8,400.00**	\$3.46
3817 Winfield	4 Bedroom/4 Bathroom single family	1	2283	\$5,400.00	\$2.37	\$5,600.00**	\$2.45	\$5,800.00**	\$2.54
Totals 29 Bedrooms		6	13655	\$5,167	\$2.77	\$6,933.00	\$3.04	\$7,042.00	\$3.09

* For School Year 2025-26, these units are not rented for the market potential, and the seller is compensating for the same.


** Lease is not signed for these units and the rents are indicative based on the signed leases.

	YEAR 1	YEAR 2*	YEAR 3*
	2025-26	2026-27	2027-28
INCOME			
Gross Scheduled Rents	\$454,800.00	\$499,200.00	\$507,000.00
(Loss-To-Lease)/Gain-To-Lease	\$0.00	\$0.00	\$0.00
Rental Losses			
Vacancy	\$0.00	\$0.00	\$0.00
Gross Potential Income	\$454,800.00	\$499,200.00	\$507,000.00
EXPENSES			
Taxes	\$60,764.00	\$63,802.00	\$66,992.00
Insurance	\$9,636.00	\$9,925.00	\$10,223
Maintenance	\$3,900.00	\$4,017.00	\$4,138.00
Alarm	\$0.00	\$0.00	\$0.00
Water	\$0.00	\$0.00	\$0.00
Gas	\$0.00	\$0.00	\$0.00
Electric	\$0.00	\$0.00	\$0.00
Internet	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$74,300.00	\$77,744.00	\$81,352.00
Net Operating Income	\$380,500.00	\$421,456.00	\$425,647.68
SALES PRICE	\$5,771,000.00	\$5,771,000.00	\$5,771,000.00
CAP RATE	6.59%	7.30%	7.38%

* Expenses for School Year 2026-27 and 2027-28 have been incremented by 3%

FOR MORE INFORMATION:

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