

Executive Summary

This offering presents an opportunity to acquire a well-maintained 12-unit multifamily property located in the heart of Downtown Plano, one of the strongest rental markets in North Texas. The property benefits from stable occupancy, oversized floor plans, and significant recent capital improvements.

With an asking price of **\$1,975,000**, the asset offers an attractive **8.2% in-place cap rate**, providing immediate cash flow with additional upside through measured rent increases and operational efficiencies.

- Below replacement cost basis

Metric	Value
Asking Price	\$1,975,000
Price/Unit	\$ 164,583.00
Gross Income	\$ 249,900.00
Gross Expenses	\$ 88,016
NOI (Adjusted)	~ \$ 161,884
Cap:	8.2%

Location Highlights

- Walkable retail, dining, and entertainment
- Near Haggard Park and historic district
- DART rail access to Dallas and regional hubs
- Strong demand driven by lifestyle convenience

Investment Highlights

- ✓ Prime Downtown Plano location
- ✓ Oversized two-bedroom units
- ✓ Stable tenant base (5+ year average stay)
- ✓ More than **\$250,000** in recent capital improvements
- ✓ Strong value-add opportunity through rent growth
- ✓ Walkable Downtown Plano entertainment district

- ✓ DART rail access
- ✓ Attractive pricing below replacement cost
- ✓ Excellent opportunity for cash-flow and appreciation