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# THORNCROWN PORTFOLIO

9524 | 9540 | 9544 THORNCROWN LN, FORT WORTH, TX 76137  
Turnkey Residential Income Portfolio | 100% Occupied | 5.19% Cap Rate

Presented By



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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sales Price	\$965,000
Number of Units	3
Occupancy	100%
Gross Rental Income (T-12)	\$82,800
Operating Expenses (T-12)	\$32,833
NOI	\$49,967
Cap Rate	5.19%
Year Built	2024
Building Sizes	1779 SF / 1909 SF (2)
Rentable SF	5597
Price / SF	\$172.41
Price / Door	\$121,666

## PROPERTY OVERVIEW

The Thorncrown Portfolio consists of three newly constructed residential income properties at 9524, 9540, and 9544 Thorncrown Lane in Fort Worth, Texas. Built in 2024 and offered as a single acquisition, the portfolio provides immediate cash flow, proven rental performance, and minimal capital expenditure requirements.

The properties have maintained 100% occupancy since acquisition and generate \$82,800 in trailing twelve-month gross rental income and \$49,967 in net operating income. All three homes have achieved rental rates of approximately \$2,300 per month, demonstrating strong market demand and documented operating performance.

Two properties recently renewed leases through June 2027, providing income stability and reducing leasing risk. Combined with modern construction, energy-efficient systems, and limited deferred maintenance, the portfolio offers a turnkey investment opportunity with dependable income and long-term appreciation potential.

## PROPERTY HIGHLIGHTS

- 100% Occupied Since Acquisition
- Two Leases Secured Through June 2027
- 5.19% In-Place Capitalization Rate
- One Immediate Rent Optimization Opportunity
- 2024 Construction with Minimal Near-Term Capital Expenditure Requirements

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## INVESTOR DASHBOARD

### STABILIZED ASSET

**100%**

Occupancy Since  
Acquisition

### LEASE SECURITY

**67%**

Units Secured Through  
June 2027

### RENT UPSIDE

**+10.9%**

Potential Market  
Rent Premium

### CONSTRUCTION

**2024**

Year Built

### INCOME

**\$49,967**

Current NOI

### CAP RATE

**5.19%**

In-Place Return

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## PROPERTY DESCRIPTION



Utilities/Services	Separately Metered	Paid By
Electric	Yes	Tenant
Water/Sewer/Trash	Yes	Tenant
Cable/Internet	Yes	Tenant

Construction	
Framing	Wood
Exterior	Hardie/Concrete
Foundation	Slab
Roof	Composition
Windows	Double Pane Vinyl

### UNIT FEATURES

- Three-Bedroom Floor Plans
- Rear-Entry Two-Car Garages
- Privately Fenced Backyards
- Open-Concept Living Areas
- Quartz Countertops
- Stainless Steel Appliances
- Luxury Vinyl Plank Flooring
- Hardie Exterior Construction
- Energy-Efficient Construction

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## LEASE SUMMARY AND RENT ROLL



### 9524 Thorncrown

**Property Profile**

- 1,779 SF
- 3 Bed / 2 Bath
- Built 2024

**Lease Information**

- Current Rent: \$2,300
- Lease Expiration: June 2027
- Status: Renewed



### 9540 Thorncrown

**Property Profile**

- 1,909 SF
- 3 Bed / 2.5 Bath
- Built 2024

**Lease Information**

- Current Rent: \$2,300
- Lease Expiration: June 2027
- Status: Renewed



### 9544 Thorncrown

**Property Profile**

- 1,909 SF
- 3 Bed / 2.5 Bath
- Built 2024

**Lease Information**

- Current Rent: \$2,300
- Lease Expiration: Month-to-Month
- Status: Optimization Opportunity

## Portfolio Lease Metrics

Metric	Value
Occupancy	100%
Portfolio Rent	\$6,900 / Month
Annual Gross Income	\$82,800
Units Renewed Through 2027	2 of 3
Month-to-Month Units	1

## INVESTMENT HIGHLIGHTS

- ✓ Proven Rental Performance Since Acquisition
- ✓ Tenant-Paid Utilities
- ✓ Three Individually Titled Properties
- ✓ HOA-Maintained Common Areas
- ✓ Strong Demographic Fundamentals
- ✓ Proximity to Eagle Mountain Lake
- ✓ Located Within a High-Growth Residential Corridor
- ✓ Limited Near-Term Capital Expenditure Requirements

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## INCOME AND EXPENSE (T-12)

	9524 Thorncrown	9540 Thorncrown	9544 Thorncrown	Portfolio Total
<b>INCOME</b>				
<b>Gross Rental Income (Annual)</b>	<b>\$27,600</b>	<b>\$27,600</b>	<b>\$27,600</b>	<b>\$82,800</b>
Monthly Rent	\$2,300	\$2,300	\$2,300	---
<b>OPERATING EXPENSES (Annual)</b>				
HOA Fees	\$2,700	\$2,700	\$2,700	\$8,100
Property Taxes	\$6,522	\$6,238	\$6,105	\$18,865
Insurance	\$1,596	\$2,112	\$2,106	\$5,868
Utilities	Tenant Paid	Tenant Paid	Tenant Paid	Tenant Paid
<b>TOTAL OPEX</b>	<b>\$10,818</b>	<b>\$11,050</b>	<b>\$10,956</b>	<b>\$32,833</b>
<b>NOI</b>	<b>\$16,782</b>	<b>\$16,650</b>	<b>\$16,635</b>	<b>\$49,967</b>

### Notes

- Gross income based on \$2,300/month per property (no vacancy assumed)
- HOA: \$225/month per property
- Property taxes reflect 2025 assessed values; expected to decrease in 2026
- Utilities are paid directly by tenants and excluded from operating expenses
- NOI is presented before debt service (mortgage payments not included)
- Maintenance & repairs reserve not included

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## RENT OPTIMIZATION OPPORTUNITY



### 9601 Thorncrown

- Leased 5/29/26
- Same Floorplan as 9544
- Closed Price : \$2600



### 9720 Thorncrown

- Leased 5/4/26
- Similar Floorplan to 9524
- Closed Price : \$2500

Recent lease transactions within Lake Parc Village have demonstrated rental rates ranging from **\$2,500 to \$2,600 per month** for comparable three-bedroom townhomes constructed by the same builder and located within the same community.

The Thorncrown Portfolio is currently leased at \$2,300 per month per unit, providing investors with demonstrated upside relative to recent market activity. 9544 Thorncrown is presently leased on a month-to-month basis, creating an **immediate opportunity** to evaluate rent alignment with prevailing market conditions upon tenant turnover or renewal.

Based on recent lease comparables, market-supported rental rates may represent a premium of approximately **9% to 13% above current portfolio** rents. Incremental rent growth achieved through future lease renewals could enhance portfolio cash flow while further strengthening overall investment performance.

#### Recent Comparable Leases:

- 9601 Thorncrown Lane – \$2,600/month
- 9720 Thorncrown Lane – \$2,500/month

Scenario	Gross Annual Income
Current Rent (\$2,300)	\$82,800
Market Rent (\$2,550)	\$91,800
<b>Potential Increase</b>	<b>\$9,000</b>

Based on recent lease comparables within Lake Parc Village, market-supported rental rates may **increase annual portfolio income by approximately \$9,000.**

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## AREA DEVELOPMENT & MARKET FUNDAMENTALS

The Thorncrown Portfolio is located within one of northwest Fort Worth's fastest-growing residential corridors. The area continues to benefit from major residential development, school expansion, and infrastructure improvements that support long-term housing demand and appreciation.

Near the portfolio, Centurion American is developing two major master-planned communities: Estates at Eagle Mountain and Rio Claro. Together, these projects will add nearly 3,000 homes across approximately 1,500 acres, driving future demand for retail, services, and supporting infrastructure.

Growth is further supported by Eagle Mountain-Saginaw ISD, including the opening of Eagle Mountain High School in 2024. The new campus was built to serve the area's expanding population and reflects continued confidence in the corridor's future growth.

Additional demand drivers include the continued growth of the Eagle Mountain Lake area as a residential destination and ongoing transportation improvements along the SH-199 corridor. Together, these factors position the market for sustained population growth, rental demand, and long-term appreciation.

These trends provide investors with stable current income and exposure to one of Fort Worth's most rapidly expanding residential submarkets.



# THORNCROWN PORTFOLIO

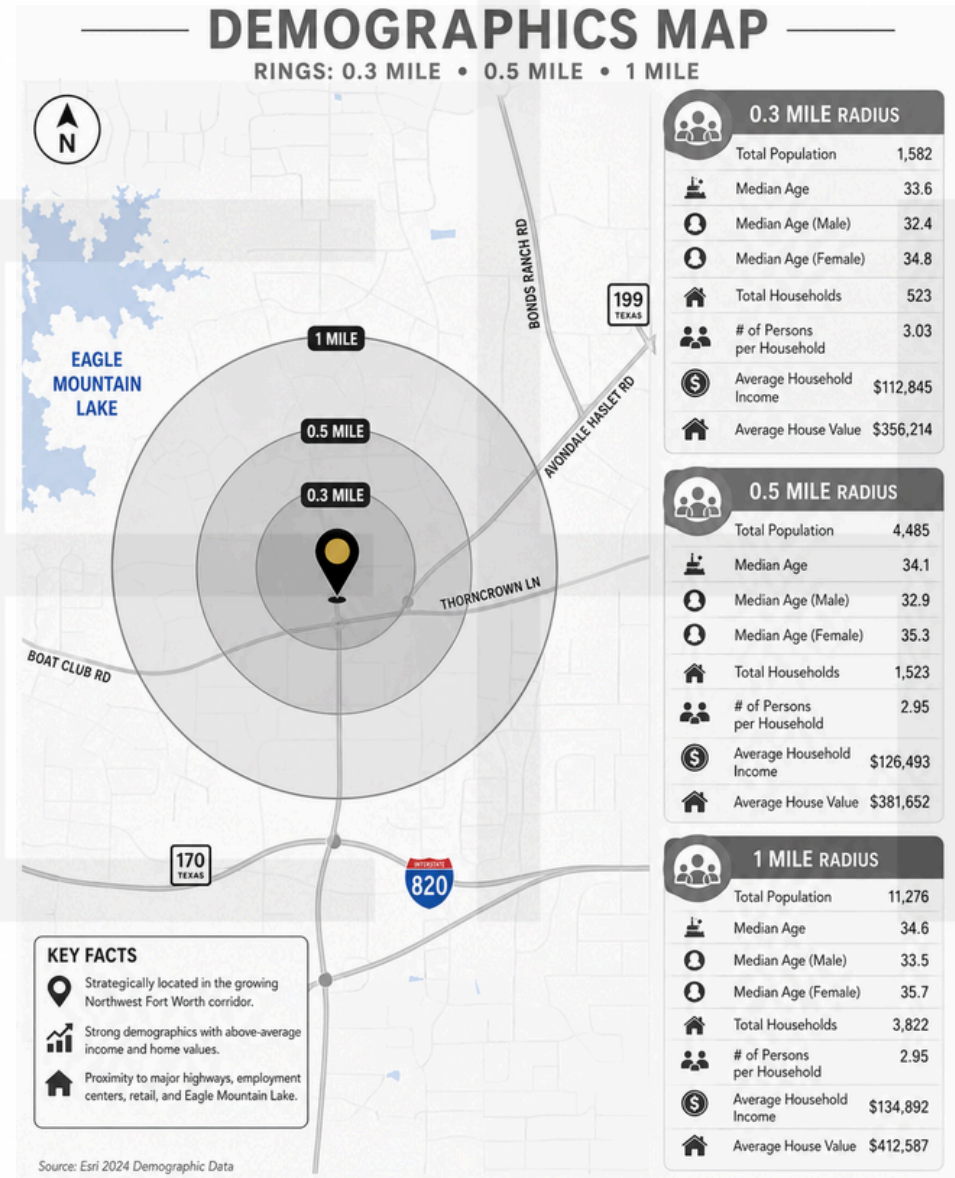
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## INVESTMENT DEMOGRAPHICS

- Affluent Residential Corridor with Above-Average Household Incomes
- Established and Expanding Single-Family Housing Market
- Strong Population Density Within the Immediate Trade Area
- Family-Centric Demographics Supporting Stable Household Formation
- High Homeownership Values Supporting Long-Term Rental Demand
- Located Within One of Northwest Fort Worth's Fastest-Growing Residential Corridors
- Positioned to Benefit from Ongoing Residential, Educational, and Infrastructure Investment
- Demographic Fundamentals Supporting Long-Term Occupancy and Appreciation Potential



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## 9524 THORNCROWN PHOTOS



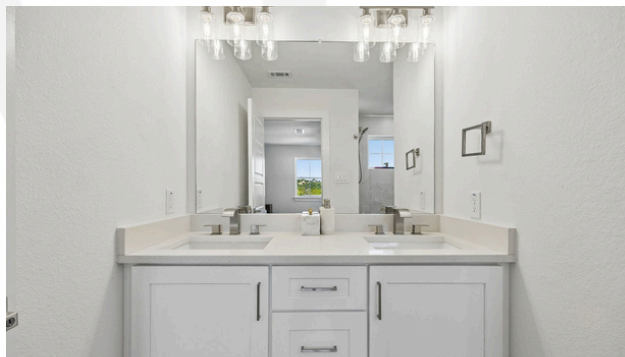
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## 9540 THORNCROWN PHOTOS

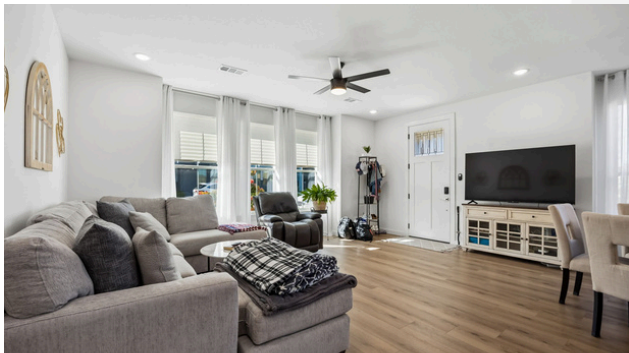


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## 9544 THORNCROWN PHOTOS



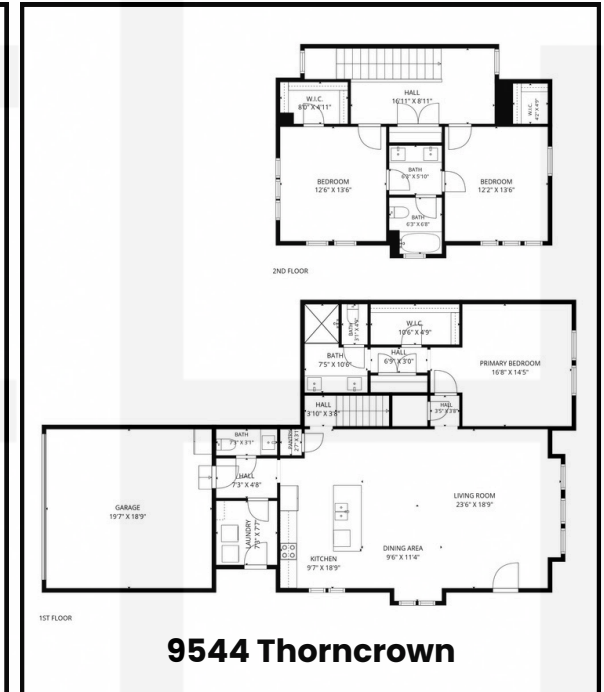
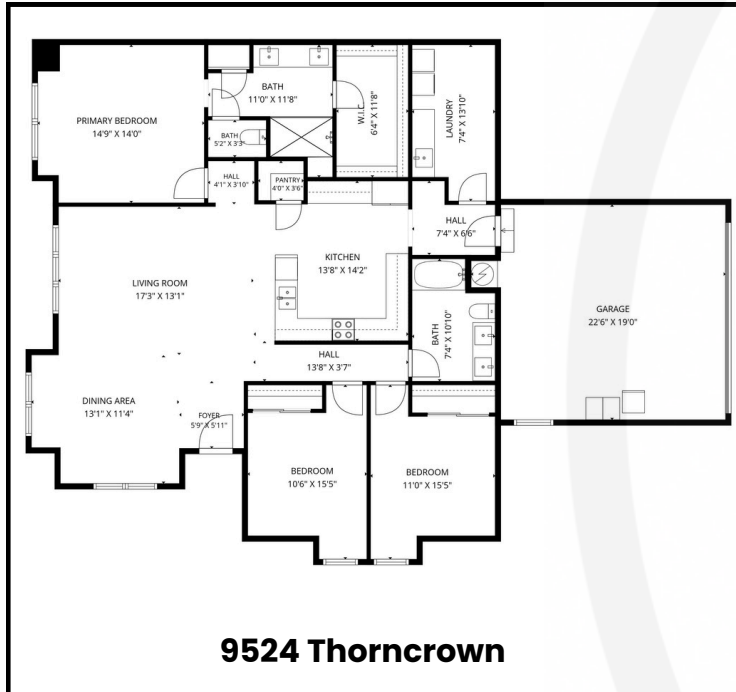
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## FLOOR PLANS



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Prospective purchasers are encouraged to conduct their own independent investigations, inspections, and due diligence regarding the property and all matters related thereto, including but not limited to physical condition, environmental matters, zoning, governmental approvals, legal compliance, financial performance, market conditions, and suitability for the purchaser's intended use.

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Prospective purchasers should consult with their own legal counsel, accountants, tax advisors, engineers, architects, contractors, environmental consultants, and other professional advisors regarding any matters affecting the property or the contemplated transaction.

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