tmg.

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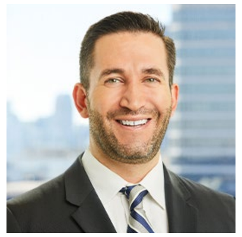
5614-5616 Anita

Dallas, TX 75206

Single-Family Attached Homes | Year Built: **2021**

the multifamily group.

Investment Advisors



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Recently Constructed Single-Family Attached Homes

The Multifamily Group is pleased to present the exclusive opportunity to acquire two recently constructed luxury single-family attached homes located at 5614 and 5616 Anita Street in Dallas, Texas. Situated in one of Dallas' most desirable rental markets, each residence offers 3-bedroom and 3-bathroom units with over 3,000 square feet, featuring premium interior finishes, open-concept living areas, designer kitchens, and attached two-car garages.

This offering presents investors with the rare opportunity to acquire a recently built, stabilized rental portfolio with minimal near-term capital expenditures. The property combines the appeal of luxury single-family living with the efficiencies of attached construction, making it highly attractive to both renters and long-term investors seeking durable cash flow in a high-income Dallas neighborhood.

Investment Highlights

- Fully Leased through 2027 with Rents at $5,795 and $5,935
- Both Homes have Attached Two-Car Garages
- High-End Interior Finishes Throughout
- $118,000+ Area Median Income in a 1-Mile Radius*
- Located in One of Dallas' Strongest Rental Submarkets
- Easy Access to US-75, Northwest Highway, and Dallas' Major Employment Centers
- Close Proximity to White Rock Lake, NorthPark Center, Greenville Avenue, and Downtown Dallas

**Note: The Yardi Matrix data is in reference to a nearby property, The Gentry on M Streets (less than a mile away)*

Summary

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General

Terms	Free and Clear
Address	5614-5616 Anita
City, St, Zip	Dallas TX, 75206
Year Built	2021
Units	2
Net Rentable SF	6,046
Average Unit Size	3,023 SF
Site Size	0.19-Acres
Density	10.5-Units/Acre
Occupancy	100%

Construction

Foundation	Concrete Slab
Exterior	Brick and Hardie Siding
Roof	Pitched Shingles
Number of Buildings	1 Two-Story Building

Laundry / Washer and Dryers

Laundry	Washer and Dryer Connections

Tax Information

County	Dallas
CAD Account No.	00000238357000000
Tax Rate	2.23%
Assessed Value	$1,864,340

Parking

Garage Spaces	2/Unit

School Information

School District	Dallas Independent School District
Elementary	Mockingbird Elementary
Middle School	J L Long Middle School
High School	Woodrow Wilson High School

Useful Links

County Appraisal District (CAD)
5614 Anita - Zillow
5616 Anita - Zillow

UNIT MIX

Type	Bed	Bath	# Units	Square Feet	Current Rent	Lease Ends
5614 (Right Side)	3	3	1	3,034	$5,795	3/31/27
5616 (Left Side)	3	2.5	1	3,012	$5,935	7/31/27
TOTALS/ AVERAGES			**2**	**6,046**	**$5,865**	

The Property

FEATURED AMENITIES

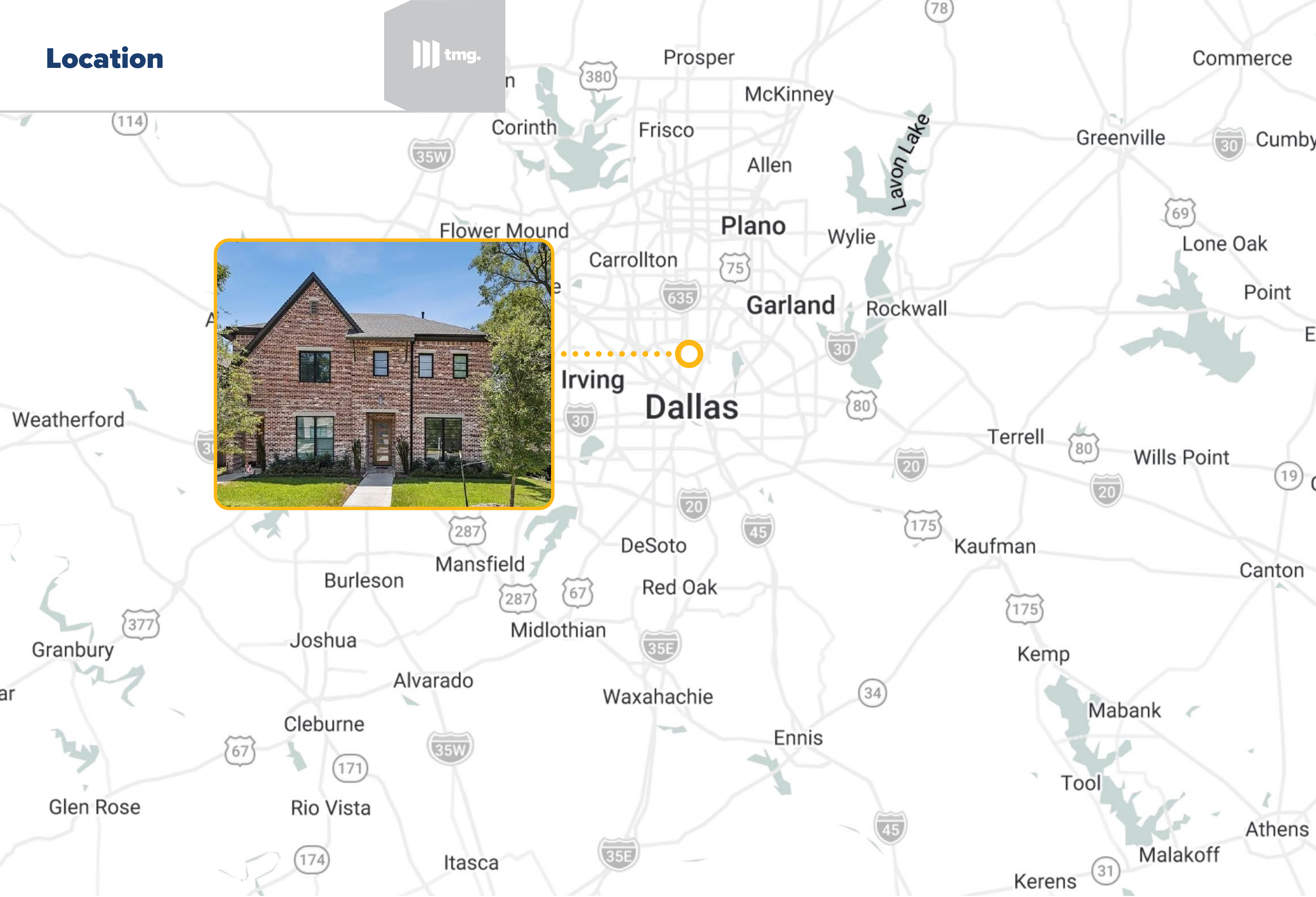
Interior Features:

- Decorative Designer Lighting Fixtures
- Kitchen Island
- Open Floorplan
- Pantry
- Walk-In Closets
- Hardwood Flooring

Included Appliances:

- Dishwasher
- Electric Cooktop
- Electric Oven
- Disposal
- Microwave
- Refrigerator
- Vented Exhaust Fan

Location



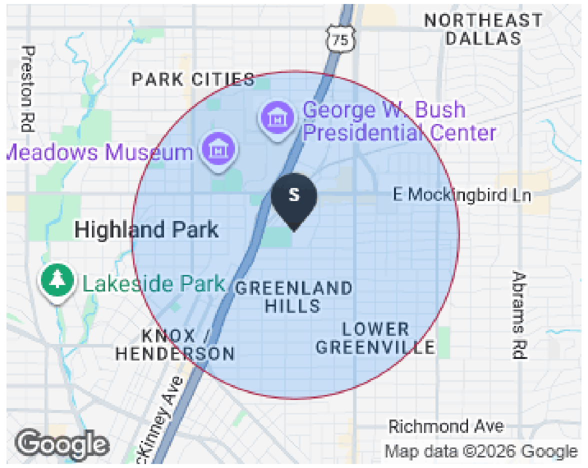
Prosper
McKinney
Commerce
Corinth
Frisco
Greenville
Cumby
Allen
Lavon Lake
Flower Mound
Plano
Wylie
Lone Oak
Carrollton
Point
Garland
Rockwall
Irving
Dallas
Weatherford
Terrell
Wills Point
DeSoto
Kaufman
Mansfield
Canton
Burleson
Red Oak
Midlothian
Granbury
Joshua
Kemp
Alvarado
Waxahachie
Mabank
Cleburne
Ennis
Tool
Glen Rose
Rio Vista
Athens
Malakoff
Itasca
Kerens
78
380
114
35W
30
69
75
635
80
20
19
287
45
175
67
377
35E
34
171
174
31

Market Overview

Select Employers in the Area

	Company	Employment
1	AT&T Inc.	10,000+
2	Baylor Scott & White Health	7,000+
3	Texas Instruments Inc.	7,500+
4	Southern Methodist University	3,000+
5	Highland Park ISD	800+

AREA INFORMATION - 1 MILES



Demographics

Total Population	24,111
Population Density per Sq Mile	7,663
Population Projection in 5 years	24,178
Population Median Age In Years	30
Total Housing	12,004
Average People per Household	2.31
Median Household Income	$118,690
Employed Population	13,676

Area Characteristics

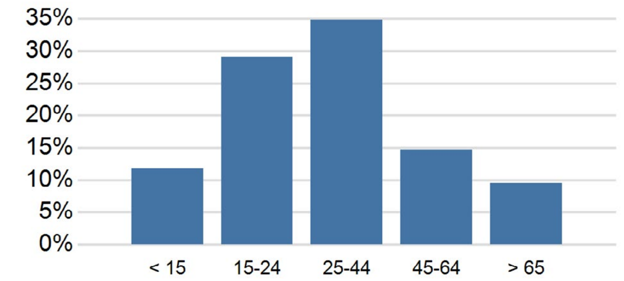
Properties in the Area	21
Total Units in the Area	4,733
Total Unit SqFt in the Area	3,860,803

Asset Benchmark Rates

Average Rent One Bedroom	$2,121
Average Rent/SqFt One Bedroom	$2.95
Average Sale Price/SqFt	$368.45
Occupancy Rate	93.1%

Average Improvements Rating	A-
Average Location Rating	A-

Demographic Cohorts



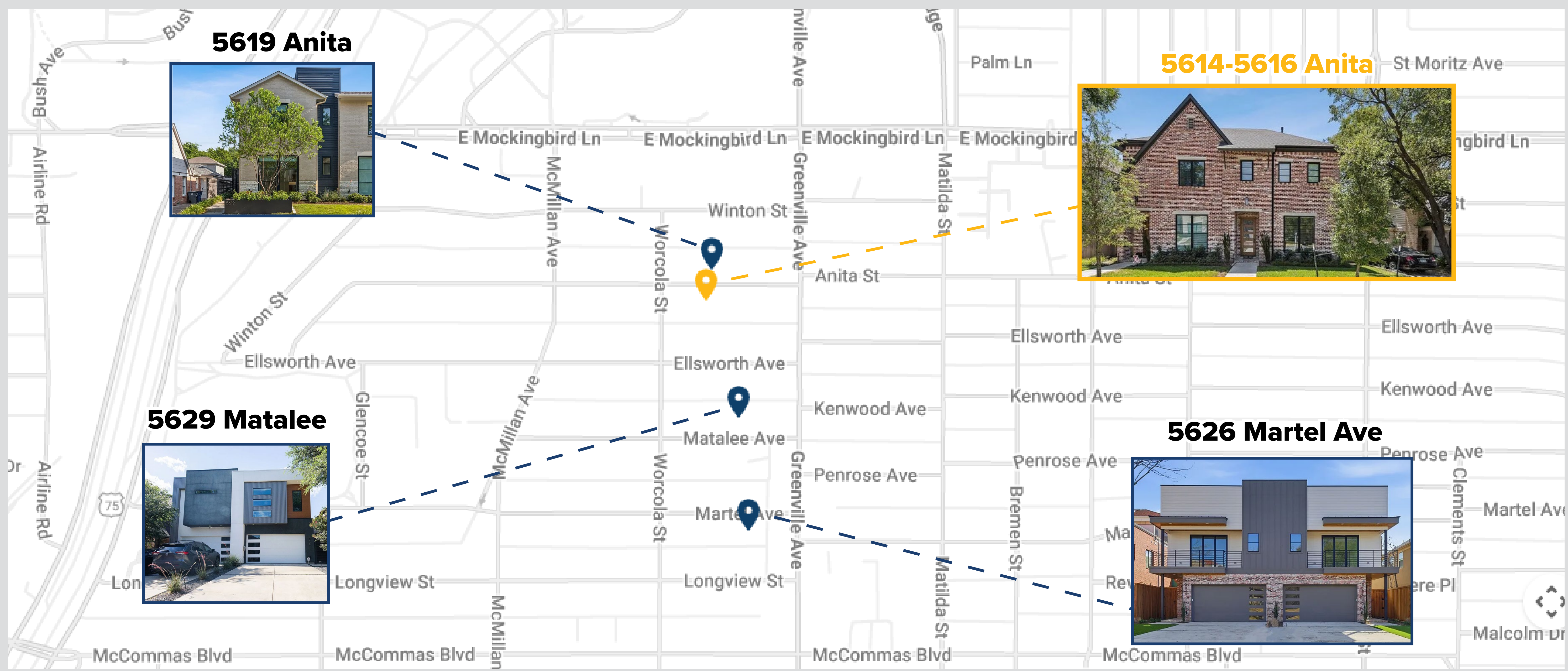
Population by Age Group

Age		
Under 15	2,833	11.7%
15 to 24	7,026	29.1%
25 to 44	8,403	34.9%
45 to 64	3,553	14.7%
Over 65	2,296	9.5%

Gender		
Male	12,244	50.8%
Female	11,867	49.2%

Note: The Yardi Matrix data is in reference to a nearby property, The Gentry on M Streets (less than a mile away)

Comparable Rental Properties



Address	City	State	Zip	Year Built	Size	Rent	$/SF
5619 Anita St	Dallas	TX	75206	2021	2,877	$6,450	$1.91
5629 Matalee	Dallas	TX	75206	2019	2,714	$5,250	$1.93
5626 Martel Ave	Dallas	TX	75206	2026	3,524	$7,200	$2.04
Averages				**2021**	**3,038**	**$6,300**	**$1.96**
5614-5616 Anita - Averages	**Dallas**	**TX**	**75206**	**2021**	**3,023**	**$5,865**	**$1.94**
Variance					**(15)**	**($435)**	**($0.02)**

5614 Anita Photos

5614 Anita Photos

5614 Anita Photos

5614 Anita Photos

[View photos of 5616 Anita Here]

Financial Analysis

Unit Mix

Type	Bed	Bath	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective $/SF	Market $/SF	Pro Forma $/SF
3/3	3	3	1	50%	3,012	$5,935	$6,300	$6,300	$1.97	$2.09	$2.09
3/3	3	3	1	50%	3,034	$5,795	$6,300	$6,300	$1.91	$2.08	$2.08
Average:					**3,023**	**$5,865**	**$6,300**	**$6,300**	**$1.94**	**$2.08**	**$2.08**
Total:			**2**	**100%**	**6,046**	**$11,730**	**$12,600**	**$12,600**			
Annual:						**$140,760**	**$151,200**	**$151,200**			

**Note: The square footages of the units are estimates. Potential buyers should verify.*

T-12 INCOME & EXPENSE	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	T-12 TOTAL
Market Rent	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	**$140,760**
Less: Loss to Lease	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Gross Potential Rent	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	11,730	**$140,760**
Less: Vacancy	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Less: Non-Revenue/ Concessions	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Less: Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
NET RENTAL INCOME	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**$140,760**
Plus: RUBS Income	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Electric/Gas	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Water/Sewer	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Trash	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Plus: Other Income	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
TOTAL INCOME	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**11,730**	**$140,760**
T-12 EXPENSES													
Contract Services	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Administrative	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Marketing	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Utilities													
Water/Sewer	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Trash	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Electric	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Gas/Other	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Utilities Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Insurance	432	432	432	432	432	432	432	432	432	432	432	432	**$5,184**
Real Estate Taxes	3,454	3,454	3,454	3,454	3,454	3,454	3,454	3,454	3,454	3,454	3,454	3,454	**$41,448**
TOTAL EXPENSES	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**3,886**	**$46,632**
NET OPERATING INCOME	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**7,844**	**$94,128**

Financial Analysis
Trending Income

TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED		T-1 ANNUALIZED		YEAR 1 UNDERWRITING		NOTES
Market Rent	140,760	70,380	140,760	70,380	140,760	70,380	158,314	79,157	Year 1 Rents have been grown at 4.7% based on comparable properties
Less: Loss to Lease	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Loss to lease eliminated through renet increases to market and renovations
Gross Potential Rent	140,760	70,380	140,760	70,380	140,760	70,380	158,314	79,157	
Less: Vacancy	0	0.0%	0	0.0%	0	0.0%	(7,916)	5.0%	Vacancy has been normalized at 5.0% based on historical operations
Less: Non-Revenue/ Concessions	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Non-Revenue Units/Concessions are projected at 0.0% of Gross Potential Rent based on historical operations
Less: Bad Debt	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Bad debt reduced through additional tenant screening
NET RENTAL INCOME	140,760	70,380	140,760	70,380	140,760	70,380	150,398	75,199	
Plus: RUBS Income	-	-	-	-	-	-	-	-	RUBS Income is projected at $0 based on historical operations plus optimization adjustments
Electric/Gas	-	-	-	-	-	-	-	-	
Water/Sewer	-	-	-	-	-	-	-	-	
Trash	-	-	-	-	-	-	-	-	
Plus: Other Income	-	-	-	-	-	-	144	72	Other Income has been adjusted up $144 assuming the following upgrades: Pet Fees & Rent
TOTAL INCOME	**140,760**	**70,380**	**140,760**	**70,380**	**140,760**	**70,380**	**150,542**	**75,271**	
EXPENSES									
Contract Services	-	-	-	-	-	-	-	-	Contract Services are projected at $0 per unit based on current operations
Repairs & Maintenance	-	-	-	-	-	-	3,000	1,500	R&M is projected at $1,500 per unit based on current operations
Administrative	-	-	-	-	-	-	-	-	Administrative Costs are projected at $0 per unit based on current operations
Marketing	-	-	-	-	-	-	-	-	Marketing is projected at $0 per unit based on current operations
Payroll	-	-	-	-	-	-	-	-	Payroll is projected at $0 per unit based on current operations
Utilities									
Water/Sewer	-	-	-	-	-	-	-	-	
Trash	-	-	-	-	-	-	-	-	
Electric	-	-	-	-	-	-	-	-	
Gas/Other	-	-	-	-	-	-	-	-	
Utilities Subtotal	-	-	-	-	-	-	-	-	Utilities are projected at $0 per unit
Management Fee	-	-	-	-	-	-	10,538	5,269	Management Fee is projected at 7.0% of Gross Revenue
Insurance	5,184	2,592	5,184	2,592	5,184	2,592	5,184	2,592	Insurance is projected at $2,592 per unit based on current policy
Taxes	41,448	20,724	41,448	20,724	41,448	20,724	46,761	23,380	Taxes are $46,761 based on a reassessment at the2026 rate of 2.227%
TOTAL EXPENSES	**46,632**	**23,316**	**46,632**	**23,316**	**46,632**	**23,316**	**65,483**	**32,741**	
NET OPERATING INCOME	**94,128**	**47,064**	**94,128**	**47,064**	**94,128**	**47,064**	**85,059**	**42,530**	

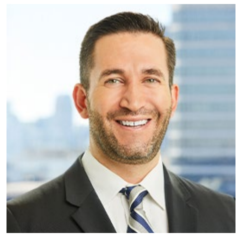
Financial Analysis

5 Year Cash Flow

5 YEAR CASHFLOW ASSUMPTIONS	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent Growth		4.71%	4.71%	4.71%	3.00%	3.00%
Total Economic Loss	0.00%	5.00%	6.25%	6.50%	6.00%	5.50%
Other/RUBS Income Growth		0.00%	3.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	3.00%	2.00%	2.00%	2.00%
Real Estate Taxes Growth		0.00%	2.00%	2.00%	2.00%	2.00%
INCOME	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Gross Potential Rent	140,760	158,314	165,763	173,562	178,769	184,132
Less: Total Economic Loss	0	(7,916)	(10,360)	(11,282)	(10,726)	(10,127)
Economic Occupancy		95%	94%	94%	94%	95%
Net Rent Per Unit	5,865	6,267	6,475	6,762	7,002	7,250
Net Rental Income	140,760	150,398	155,403	162,280	168,043	174,005
Plus: RUBS Income	0	0	0	0	0	0
Plus: Other Income	0	144	148	151	154	157
Total Income	140,760	150,542	155,551	162,432	168,197	174,162
Monthly Revenue	11,730	12,545	12,963	13,536	14,016	14,513
% Increase Over Previous Year		6.95%	3.33%	4.42%	3.55%	3.55%
EXPENSES	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Contract Services	0	0	0	0	0	0
Repairs & Maintenance	0	3,000	3,090	3,152	3,215	3,279
Administrative	0	0	0	0	0	0
Marketing	0	0	0	0	0	0
Payroll	0	0	0	0	0	0
Utilities	0	0	0	0	0	0
Management Fee	0	10,538	10,854	11,071	11,293	11,518
Insurance	5,184	5,184	5,340	5,446	5,555	5,666
Taxes	41,448	46,761	47,696	48,650	49,623	50,616
Recurring Capital Expenditures	600	600	600	600	600	600
Total Expenses with Reserves	(47,232)	(66,083)	(67,580)	(68,919)	(70,286)	(71,679)
NET OPERATING INCOME	**93,528**	**84,459**	**87,971**	**93,512**	**97,911**	**102,483**

the multifamily group.

Investment Advisors



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Neither The Multifamily Group Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future condition, operations or financial performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property based on certain assumptions. These assumptions may or may not be proven to be correct, and there can be no assurance that such results will be achieved. Further, The Multifamily Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of those materials shall not look to Owner or The Multifamily Group Advisor nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Multifamily Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______


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