

STEVE BONES CO, REALTY

PROFORMA (Actual 2025 + Current Management Expense)

STEVE BONES - Cell: 214-769-8348

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PROPERTY: 700 W Ave G, Garland TX 75040

PRICE \$ 1,500,000

UNITS: 18

APPROX AGE: 1963

CONDITION:

LOT SIZE: 32,156 Sq.Ft.

LEGAL: Lots 1&2 and ABDN ROW, Blk 33, Embree Add

COMPLEX CONSISTS OF: 9,060 Sq.Ft., 16-1B1B(approx 600sf) and 2-2B2B(approx 1,200sf) Apt Units within 2 buildings

HEAT: Wall Units AIR: Wall Units FND: Slab EXT: Brick ROOF: Pitched Comp Shingle FENCE:

FINANCIAL DATA:

RENTAL DATA:

16-1B1B @ \$ 900 - 995 ea

2-2B2B @ \$1,100&1,290

Mo. \$ 14,992

Annual \$ 179,904

Other Misc Income

85

1,030

TOTAL GROSS RENTALS

Mo. \$ 15,077

Annual \$ 180,934

EXPENSES

Mo. \$

Annual \$

DEBT SERVICE

UTILITIES (Gas & Water)

1,672

20,068

TAXES

1,705

20,467

INSURANCE

1,075

12,897

MANAGEMENT (Resident)

450

5,400

MAINT & REPAIR + misc

670

8,047

TOTAL ESTIMATED EXPENSES

Mo. \$ 5,573

Annual \$ 66,879

ESTIMATED CASH FLOW; NOI

Mo. \$ 9,504

Annual \$ 114,055

REMARKS Excellent cash flowing investment opportunity in the Dallas suburb of Garland. Mature, safe and quiet location just blocks from Downtown Garland. In between White Rock Lake and Lake Ray Hubbard.

Separate electric meters, tenants pay. Owner pays gas & water. Plenty of paved parking.

Newer roof (7 yrs), PVC sewer line, and hot water heater (3 mos). \$83,333/Unit \$165.56/SqFt 8.33GRM 7.6%Cap Rate

Data furnished from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omission, change of price, or other conditions such as prior sale or withdrawal from market.