



Easton Parc

1600 LaSalle Dr, Sherman, TX 75090

Number of Units: **232** Year Built: **1985**



Investment Advisors



Jon Krebbs
Managing Partner

jon.krebbs@multifamilygrp.com
o. 972.379.9862



Paul Yazbeck
Managing Partner

paul.yazbeck@multifamilygrp.com
c. 972.310.1032



Chase Davis
Chief Operating Officer

chase.davis@multifamilygrp.com
o. 972.465.9533



Dmytro Gladchenko
Chief Analyst

dmytro.gladchenko@multifamilygrp.com
c. 469.789.6805

Summary:

The Multifamily Group is proud to exclusively offer the Easton Parc Apartments, a rare investment opportunity in Sherman, Texas. Built in 1985, the property features 232 units, averaging 725 square feet with efficiencies up to two-bedroom/two-bathroom layouts, and is 80% occupied, with washer and dryer connections included in every unit. There is also a storage unit included with every one and two bedroom floorplan. The property has assumable debt with \$11,300,000 remaining that is in the interest only period through November 1st, 2028.

Value-Add Analysis:

- Renovate all 232 classic units and increase the rents.
- Install carports and charge tenants a monthly fee.
- Add a bulk cable contract to the property.

Location:

Easton Parc is conveniently located less than a mile from the intersection of Interstate-75 and Highway-82 in Sherman, just an hour north of Dallas, and approximately 15 minutes from Denison. Nearby destinations include the Sherman Town Center, Canyon Creek Shopping Center, Midway Mall, and Pecan Grove Park.

Just minutes from Easton Parc, residents have access to everyday conveniences including a Sam's Club, Walmart, Chick-Fil-A, Kroger, Texoma Plaza shopping center, and numerous dining and retail options. The property is located within the Sherman Independent School District, with Piner Middle School and Sherman High School both nearby. Healthcare services are also easily accessible, with Baylor Scott & White Surgical Hospital located less than one mile from the property, and additional medical facilities within close proximity.

Market Overview:

The Sherman–Denison area boasts a stable and expanding employment base, with top sectors in education and health services. Denison is home to two regional medical centers: Wilson N. Jones Regional Health System and Texoma Medical Center. In Sherman, major employers include Tyson Foods and Texas Instruments (TI). The area is rapidly evolving into a hub for chip and semiconductor manufacturing, fueled by the development of the 3,300-acre master-planned [Progress Park](#). TI has already broken ground on a \$30 billion manufacturing campus, and [GlobiTech](#) recently invested \$5 billion into a new facility, which created ~1,500 new jobs. These developments are set to drive ongoing and future housing demand in the region.

Investment Highlights

Assumable Debt with \$11.3MM Loan Balance and Interest Only through November 1st, 2028

All Classic Units

Washer and Dryer Connections in Every Unit

Storage Units included in the One- and Two-Bedroom Floorplans

\$4.5MM in Improvement Upside - Renovating Units, Adding Carports, and Implementing a Bulk Cable Contract

Same Owner for 12+ Years

\$62,000+ Median Household Income - 5-Mile Radius (Yardi)

Less than a Mile from Sam's Club, Walmart, Chick-fil-A, Interstate-75, Hwy-82, and The Sherman Town Center

Sherman-Denison Area Has Emerged as a Hotbed for Growth



Assumable Agency Debt

Assumable Loan Terms:	
Type	Freddie Mac
Special Servicer	Keybank
Original Loan Amount	\$11,343,000
Fixed Interest Rate	6.64%
Amoritization (Years)	30 Years
Origination Date	11/1/2023
Maturity Date	11/1/2033
Interest Only (Months @ Origin)	60 Months
Prepayment Type:	Defeasance
(Stepdown or Fixed %)	
Interest Only (Months Remaining)	29 Months
End of Interest Only Period	11/1/2028
Prepayment Penalty Estimate	\$1,828,300
Est. Principal Remaining at Sale	\$11,343,000
Current Monthly Payment	\$62,765

Summary



Easton Parc
1600 LaSalle Dr, Sherman, TX 75090

General

Terms	Assumption
Address	1600 LaSalle Dr Sherman TX, 75090
Year Built	1985
Units	232
Net Rentable SF	168,200
Average Unit Size	725 SF
Site Size	8.75 Acres
Density	26.5 Units/Acre
Occupancy	80%

Construction

Foundation	Concrete Slab
Exterior	Vinyl Siding
Roof	Pitched Roof
Number of Buildings	20 Apt Bldgs + 1 Office + 1 Laundry

Mechanical

HVAC	Individual HVACs
Hot Water	Individual Water Heaters
Wiring	Assumed Copper
Plumbing	Assumed Pex/PVC

Utilities

Electricity	Individually Metered - Tenants Pay
Water/Sewer	Master Metered - RUBS
Gas	No Gas
Cable/Internet	No Contract - Value-Add Opportunity

Useful Links

[Property Website](#)
[County Appraisal District \(CAD\)](#)
[Yardi Matrix](#)

Tax Information

County	Grayson
CAD Account No.	154934
Tax Rate	2.193%

Tax Detail

Assessed Value	\$11,000,000
Total	2.193%

School Information

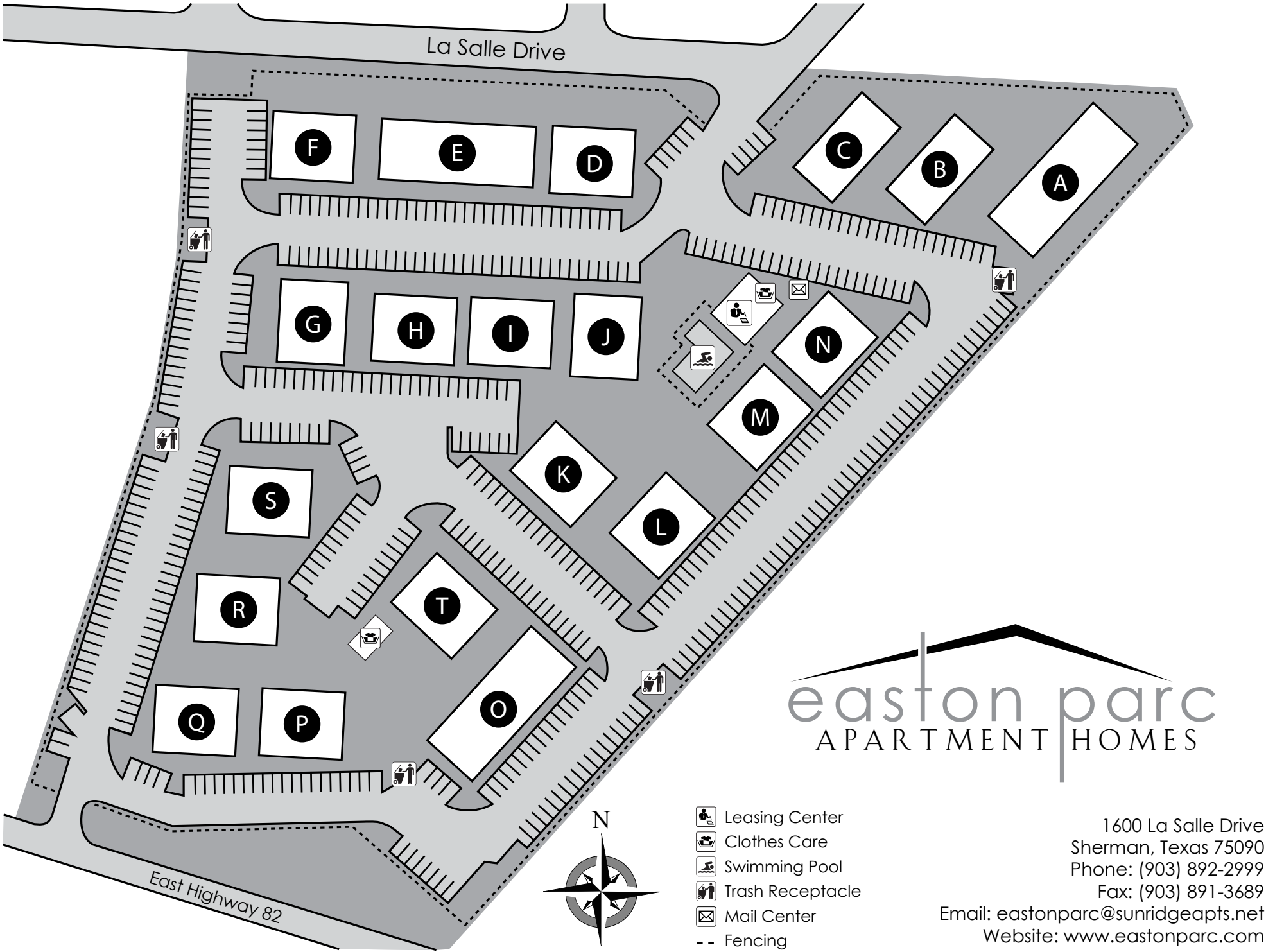
School District	Sherman Independent School District
Elementary	Dillingham Elementary
Middle School	Sherman Middle
High School	Sherman High

Laundry / Washer and Dryers

Laundry	2 On-Site Laundry Facilities (Contract wth CSC); 1B & 2B have Side by Side Conns; Eff. have Stackable Conns
---------	---

Parking

Paving	Asphalt
Open Spaces	Buyer Verify On-Site
Covered Spaces	None - Value-Add Opportunity



Investment Overview

Value-Add Analysis

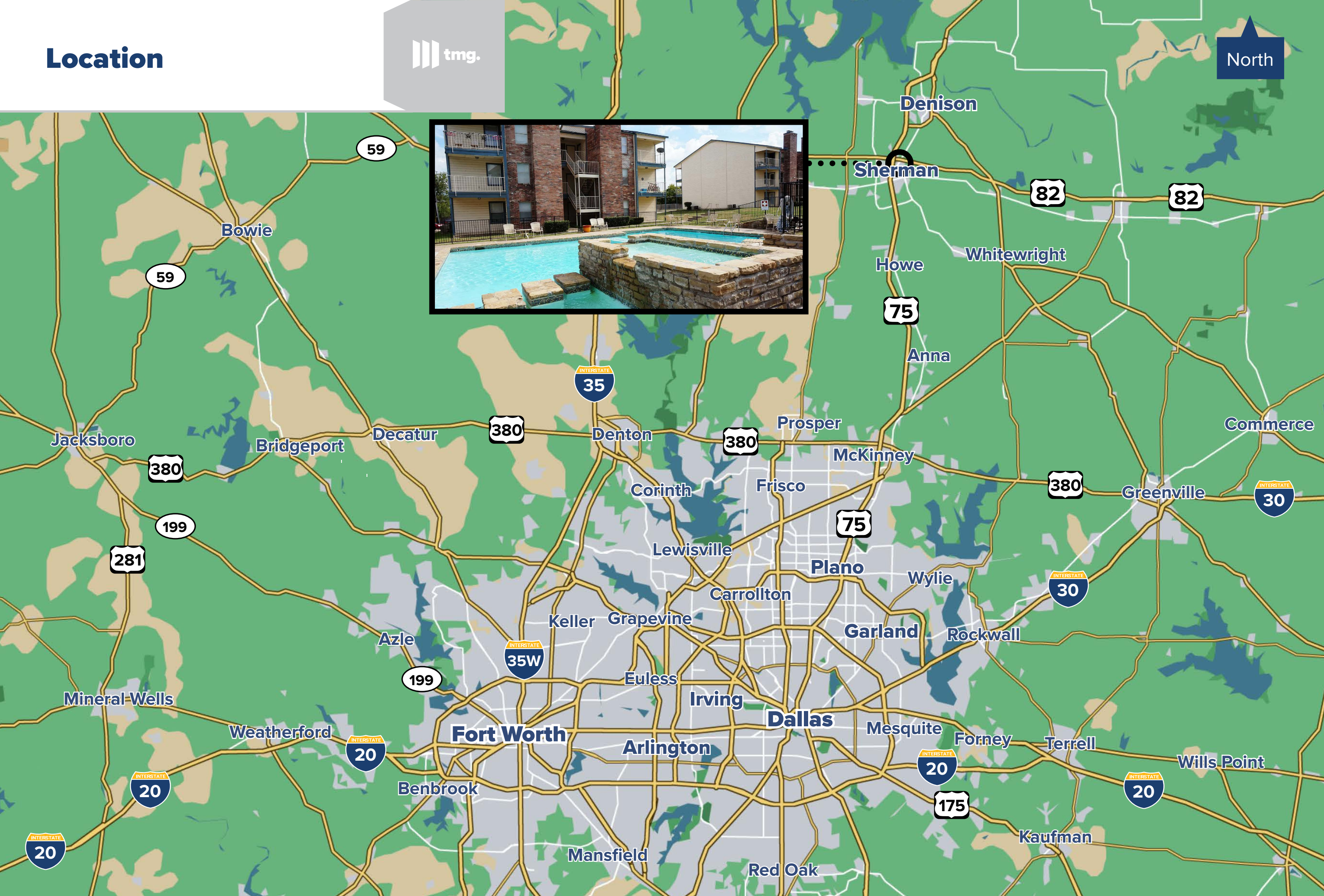


Renovations								
Value Category	Value Driver	Number of Units	Cost per Unit	Total Cost	NOI/Unit/Month	NOI/Month	NOI/Year	Capitalized Value
Interior Renovations	The demographics of this area allow for additional levels of upgrades.	232	\$5,000	\$1,160,000	\$100	\$23,200	\$278,400	\$3,480,000
Cable & Internet Package	A Cable & Internet package offers tenants market-rate service with simplified setup and billing, while ownership profits by securing bulk discounts and charging a markup.	232	Free	Free	\$20	\$4,640	\$55,680	\$696,000
Covered Parking	Inclement weather continues to remain a concern, with automobile and insurance prices steadily on the rise.	46	\$1,500	\$69,600	\$50	\$2,320	\$27,840	\$348,000
TOTAL			\$6,500	\$1,229,600	\$170	\$30,160	\$361,920	\$4,524,000

**Note: This page provides a breakdown of CAP-EX allocation and should only be used only as estimates. Potential buyers should obtain actual bids to verify.*

**Note: The cost per unit upgrades can vary. This is an average based on the assets on the comparable rental properties page coupled with current material and labor costs.*

Location

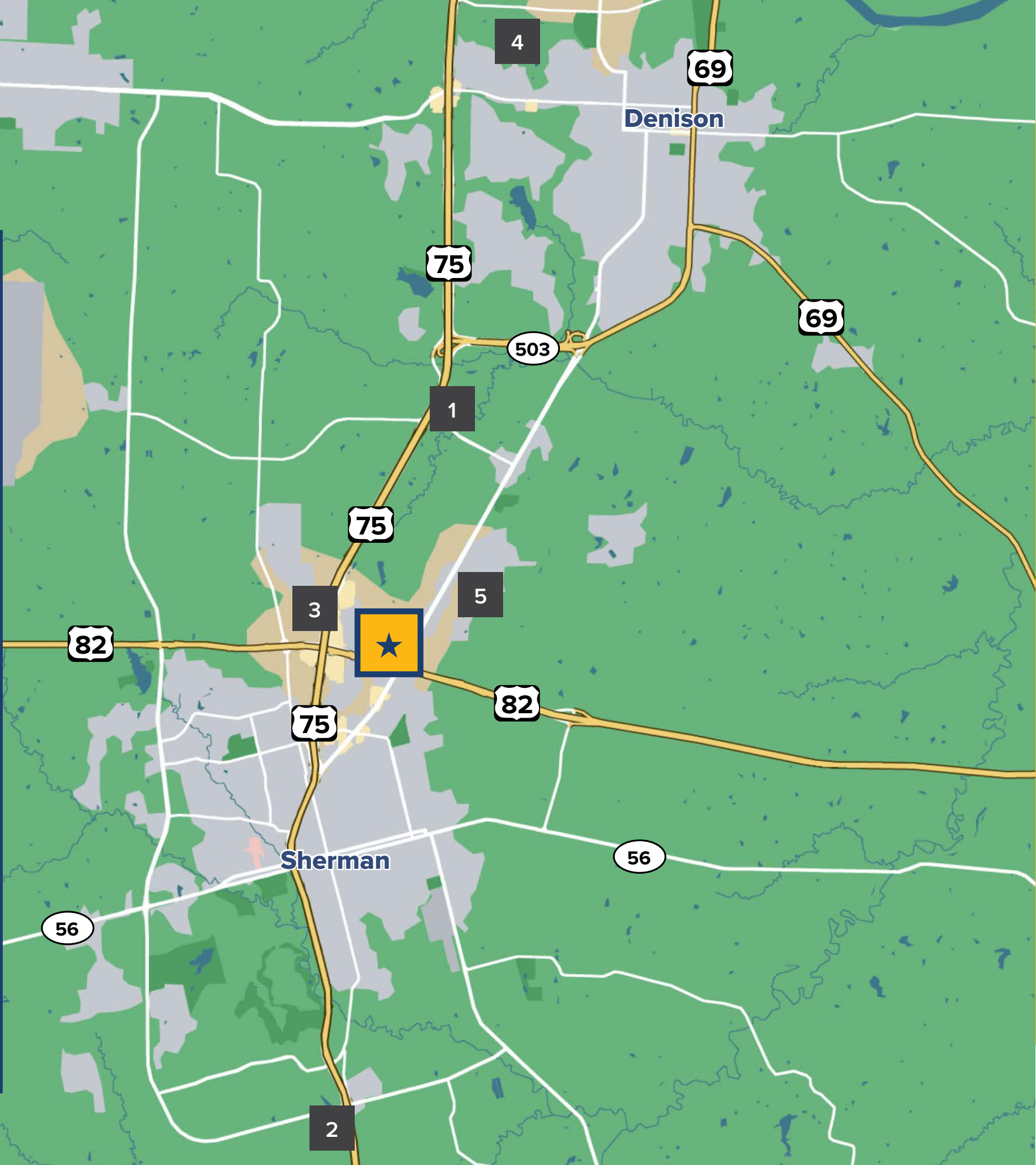


Economic Drivers

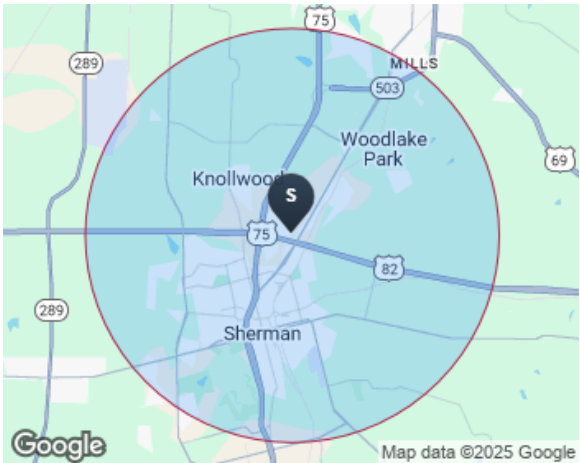


Company		Local Employment
1	Texoma Medical Center 414-bed acute care hospital in Denison, TX, providing quality healthcare and services to the North Texas and Southern Oklahoma areas.	4,000
2	Progress Business Park 3,300-acre master planned industrial park home to Tyson Foods, Sunny Delight, Texas Instruments, Emerson, II-VI, GlobiTech, and many more. Texas Instruments is set to invest \$30B in the area, and GlobiTech \$5B.	3,870+
3	Sherman Town Center Serving as the largest regional shopping center between Dallas and Oklahoma City, this project draws in over 7 million visits per year. Anchor tenants include Belk Outlet, Best Buy, Hobby Lobby, JCPenney, Ross, Target, and The Home Depot.	1,800+
4	Ruiz Foods The largest frozen Mexican food manufacturer in the United States. Plans to invest \$30 million in the plant were announced in 2022.	1,100
5	Midway Industrial Park 300-acre industrial complex, currently home to the United Parcel Service (UPS), Federal Express (FedEx), PepsiCo, Frito Lay, Eaton, and many other corporations.	250+

* Omitting School Districts and Local Government



AREA INFORMATION - 5 MILES



Area Characteristics

Properties in the Area	31
Total Units in the Area	5,406
Total Unit SqFt in the Area	4,512,856

Asset Benchmark Rates

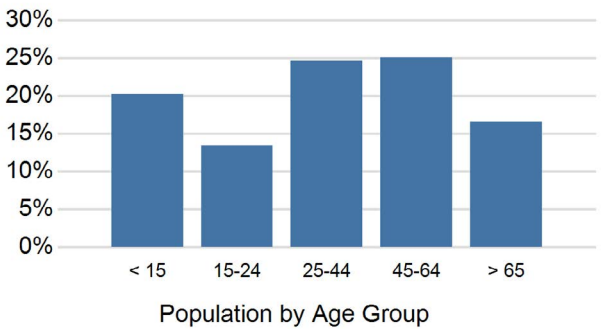
Average Rent One Bedroom	\$1,051
Average Rent/SqFt One Bedroom	\$1.56
Average Sale Price/SqFt	\$128.28
Occupancy Rate	91.6%

Average Improvements Rating	B
Average Location Rating	B-

Demographics

Total Population	53,087
Population Density per Sq Mile	701
Population Projection in 5 years	57,959
Population Median Age In Years	38
Total Housing	22,833
Average People per Household	2.53
Median Household Income	\$62,261
Employed Population	25,253

Demographic Cohorts



Age		
Under 15	10,759	20.3%
15 to 24	7,135	13.4%
25 to 44	13,066	24.6%
45 to 64	13,324	25.1%
Over 65	8,803	16.6%

Gender		
Male	25,909	48.8%
Female	27,178	51.2%

Comparable Rental Properties



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

multifamilygrp.com
Easton Parc | Sherman, TX



Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Unit	Avg. \$/SF
The Parks on Taylor	1200 W Taylor St	Sherman	TX	75092	1979	201	96%	802	\$1,103	\$1.38
Post Oak Crossing Apartments	3301 N FM 1417	Sherman	TX	75092	1984	176	99%	819	\$1,071	\$1.31
Highland Park Village	1925 W Taylor St	Sherman	TX	75092	1985	104	99%	779	\$1,095	\$1.41
23Hundred	2300 W Taylor St	Sherman	TX	75092	1986	216	91%	800	\$1,100	\$1.38
Averages					1984	174	96%	800	\$1,092	\$1.37
Easton Parc Apartments	1600 LaSalle Dr	Sherman	TX	75090	1985	232	80%	725	\$931	\$1.28
Variance								(75)	(\$162)	(\$0.08)



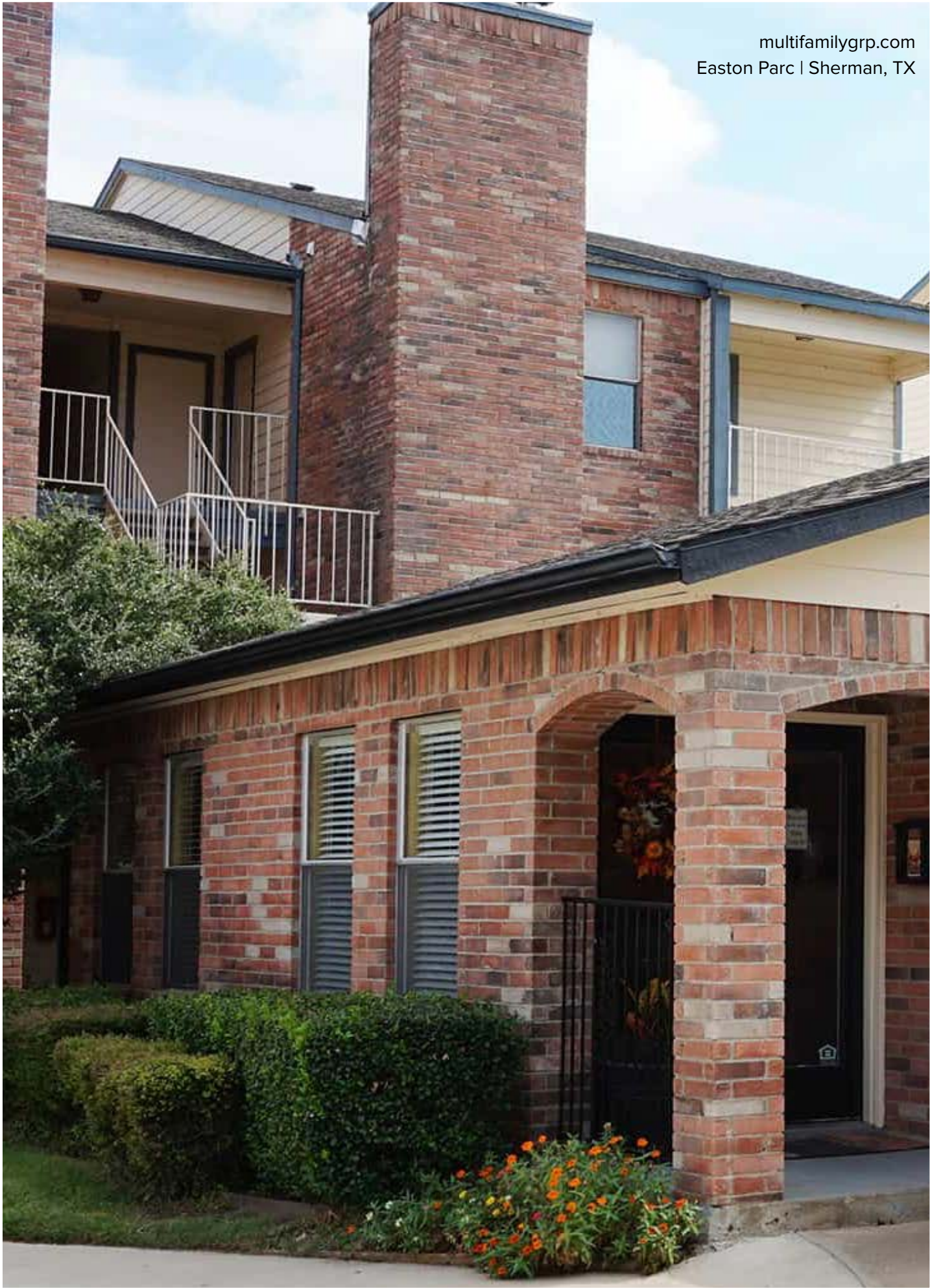
One Bedroom

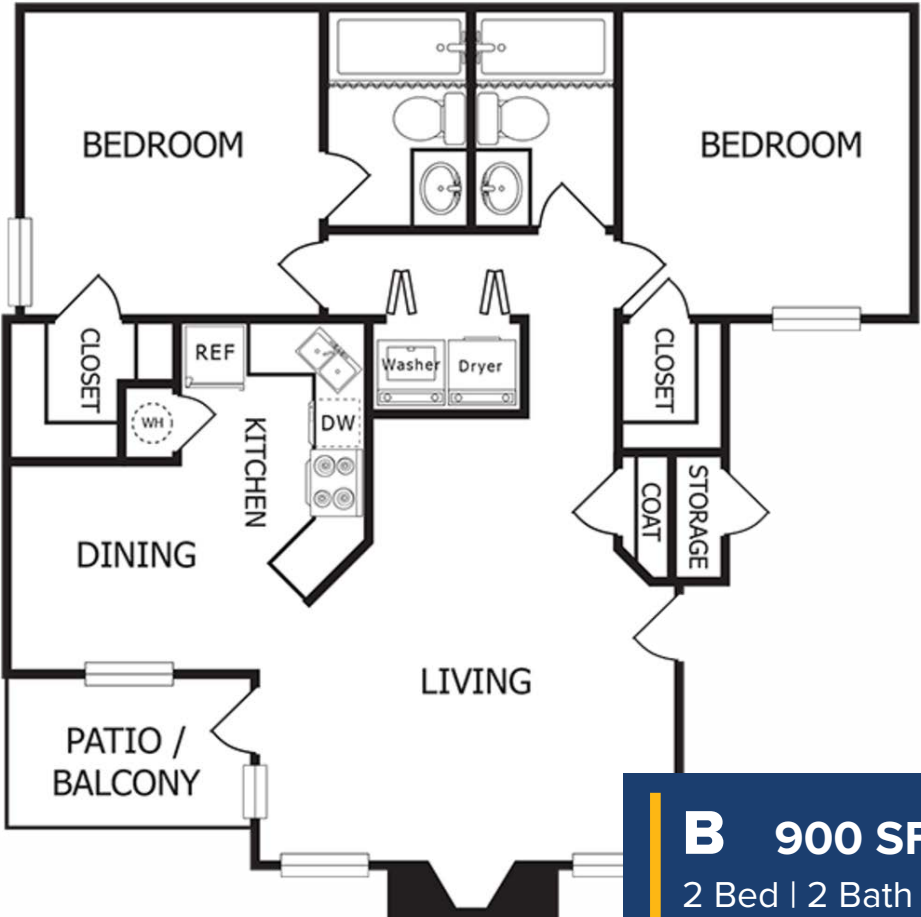
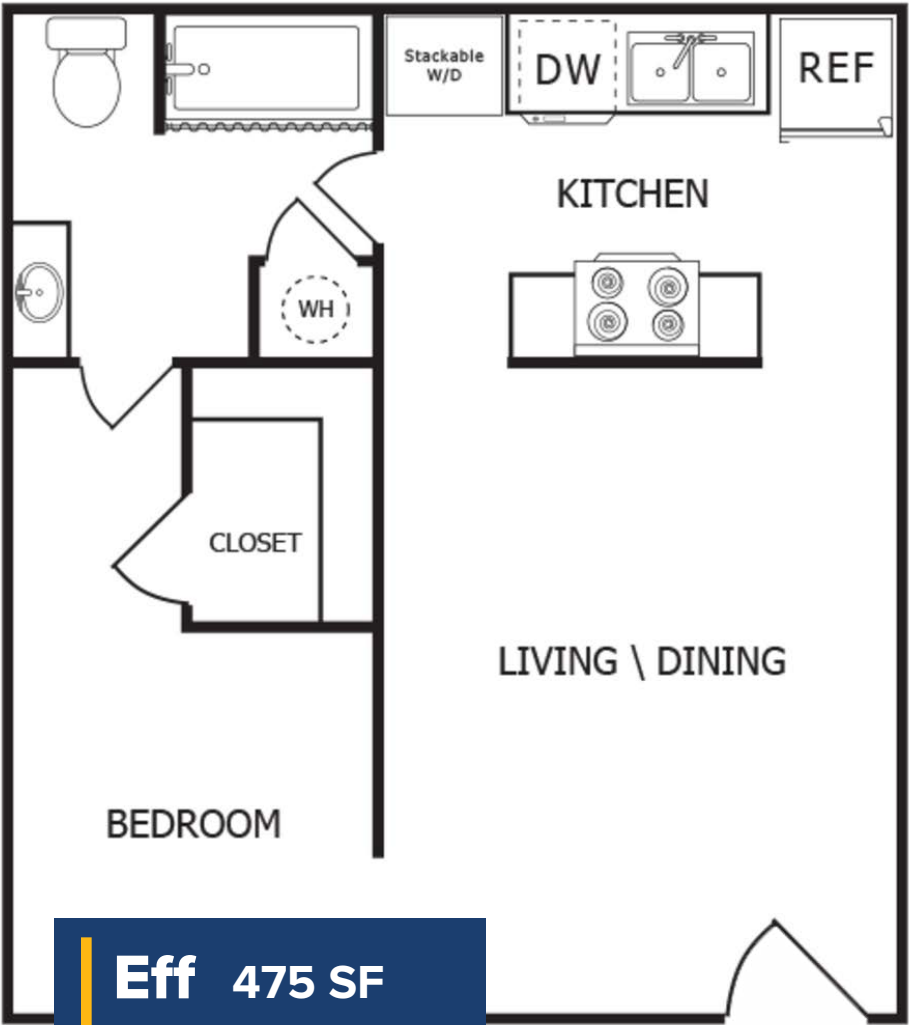
PROPERTY	SIZE	RENT	\$/SF
The Parks on Taylor	680	\$971	\$1.43
Post Oak Crossing Apartments	661	\$943	\$1.43
Highland Park Village	635	\$995	\$1.57
23Hundred	585	\$990	\$1.69
Ridgeview Apartments	652	\$984	\$1.51
AVERAGE	643	\$977	\$1.52
Easton Parc Apartments*	650	\$919	\$1.41
Variance		(\$58)	(\$0.11)

Two Bedroom

PROPERTY	SIZE	RENT	\$/SF
The Parks on Taylor	896	\$1,131	\$1.26
Post Oak Crossing Apartments	1,030	\$1,247	\$1.21
Highland Park Village	923	\$1,194	\$1.29
23Hundred	859	\$1,130	\$1.31
Ridgeview Apartments	841	\$1,139	\$1.35
AVERAGE	910	\$1,168	\$1.29
Easton Parc Apartments*	900	\$1,001	\$1.11
Variance		(\$167)	(\$0.17)

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





Amenities

Units

- » Storage Unit (One and Two-Bedroom Floorplans)
- » Wall to Wall Carpeting
- » Central Heat and A/C
- » Walk-In Closet
- » Balcony / Patio*
- » Attached Storage Space*
- » Washer & Dryer Connections
- » Refrigerator
- » Dishwasher
- » Garbage Disposal
- » Mini-blinds
- » Fireplace*

**In Select Units*

Community

- » Pets Welcome (within restrictions)
- » Two On-Site Clothing Care Centers
- » 24-Hour Emergency Maintenance
- » Resident Clubhouse with Fireplace
- » Sparkling Swimming Pool
- » Fenced Dog Park
- » Sherman ISD
- » Public Transportation Access
- » Sam's Club, Wal-Mart, Chick-Fil-A, and Lots of Shopping and Dining Nearby





multifamilygrp.com
Easton Parc | Sherman, TX

Financial Analysis

easton parc

APARTMENT HOMES



Type	Bed	Bath	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective \$/SF	Market \$/SF	Pro Forma \$/SF
EFF	0	1	32	14%	475	\$799	\$814	\$870	\$1.68	\$1.71	\$1.83
A1	1	1	44	19%	650	\$919	\$914	\$970	\$1.41	\$1.41	\$1.49
A2	1	1	44	19%	650	\$902	\$914	\$970	\$1.39	\$1.41	\$1.49
A3	1	1	20	9%	650	\$904	\$914	\$970	\$1.39	\$1.41	\$1.49
B	2	2	92	40%	900	\$1,001	\$1,014	\$1,190	\$1.11	\$1.13	\$1.32
Average:					725	\$931	\$940	\$1,043	\$1.28	\$1.30	\$1.44
Total:			232	100%	168,200	\$215,894	\$218,048	\$242,059			
Annual:						\$2,590,726	\$2,616,576	\$2,904,704			

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

Financial Analysis

T-12 Income



T-12 INCOME & EXPENSE	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	T-12 TOTAL
Market Rent	218,048	218,048	217,607	216,585	216,585	216,068	216,068	216,068	216,068	216,068	216,068	216,068	\$2,599,349
Less: Loss to Lease	(3,868)	(2,773)	(2,298)	(2,045)	(1,548)	(2,086)	(2,212)	(2,093)	(2,009)	(1,916)	(2,091)	(1,872)	(\$26,811)
Gross Potential Rent	214,180	215,275	215,309	214,540	215,037	213,982	213,856	213,975	214,059	214,152	213,977	214,196	\$2,572,538
Less: Vacancy	(21,397)	(24,180)	(29,894)	(31,225)	(37,689)	(28,390)	(24,145)	(24,466)	(29,527)	(37,394)	(36,116)	(47,586)	(\$372,009)
Less: Non-Revenue/ Concessions	(3,474)	(6,732)	(11,616)	(5,551)	(5,493)	(16,807)	(8,278)	(3,727)	(5,536)	(7,906)	(10,255)	(1,660)	(\$87,035)
Less: Bad Debt	(3,014)	(14,391)	(9,827)	(7,466)	(13,883)	(3,918)	(7,574)	(4,765)	(11,507)	(23,228)	(7,521)	(10,244)	(\$117,338)
NET RENTAL INCOME	186,295	169,972	163,972	170,298	157,972	164,867	173,859	181,017	167,489	145,624	160,085	154,706	\$1,996,156
Plus: RUBS Income	16,402	16,343	18,963	18,919	15,997	13,590	13,754	14,928	15,948	14,363	13,583	13,256	\$186,046
Electric/Gas	1,816	2,301	1,578	2,023	2,344	2,147	1,978	2,747	2,400	1,354	1,622	1,697	\$24,007
Water/Sewer	11,787	11,099	14,626	14,337	11,019	8,983	9,350	9,662	10,760	10,308	9,486	9,178	\$130,595
Trash	2,799	2,943	2,759	2,559	2,634	2,460	2,426	2,519	2,788	2,701	2,475	2,381	\$31,444
Plus: Other Income	9,069	13,222	9,947	7,799	12,461	9,406	9,933	8,231	13,565	11,060	12,543	11,093	\$128,329
TOTAL INCOME	211,766	199,537	192,882	197,016	186,430	187,863	197,546	204,176	197,002	171,047	186,211	179,055	\$2,310,531
T-12 EXPENSES													
Contract Services	3,748	2,977	2,803	3,775	3,275	2,418	2,714	2,012	2,731	2,520	2,568	2,087	\$33,628
Repairs & Maintenance	5,278	9,705	11,358	8,411	14,007	12,642	5,205	19,678	9,463	15,956	12,760	5,859	\$130,322
Administrative	7,474	4,960	6,132	7,098	2,646	5,406	10,562	3,505	9,872	6,146	8,293	1,706	\$73,800
Marketing	5,536	4,072	4,548	4,594	4,039	4,350	11,418	3,499	4,559	4,759	4,641	4,315	\$60,330
Payroll	27,877	28,587	31,838	30,513	28,444	28,927	28,782	32,067	31,609	30,483	35,296	29,278	\$363,701
Total Utilities	16,944	27,209	27,586	22,415	19,296	19,178	20,965	19,595	18,429	25,562	19,225	16,944	\$253,348
Water/Sewer	12,236	18,418	19,593	13,594	11,563	12,269	12,371	12,260	12,260	12,258	12,261	12,264	\$161,347
Trash	2,098	5,435	3,049	4,371	3,439	3,221	4,811	3,685	2,680	7,071	2,686	1,419	\$43,965
Electric	2,610	3,356	4,944	4,450	4,294	3,688	3,783	3,650	3,489	6,233	4,278	3,261	\$48,036
Gas/Other	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Management Fee	6,251	6,084	6,191	5,743	5,826	5,624	5,025	5,640	5,964	5,449	5,792	5,514	\$69,103
Insurance	18,333	18,333	18,333	18,333	18,333	18,333	10,293	18,333	18,333	18,333	18,333	16,307	\$209,930
Real Estate Taxes	17,957	17,957	17,957	17,957	17,957	17,957	27,105	20,100	20,100	20,100	20,100	20,092	\$235,339
TOTAL EXPENSES	109,398	119,884	126,746	118,839	113,823	114,835	122,069	124,429	121,060	129,308	127,008	102,102	\$1,429,501
NET OPERATING INCOME	102,368	79,653	66,136	78,177	72,607	73,028	75,477	79,747	75,942	41,739	59,203	76,953	\$881,030

Financial Analysis

Trending Income



TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED INCOME		T-1 ANNUALIZED INCOME		YEAR 1 UNDERWRITING		NOTES
Market Rent	2,599,349	11,204	2,592,816	11,176	2,592,816	11,176	2,616,576	11,278	Rents have been grown based on organic market rent growth plus additional increases from renovations.
Less: Loss to Lease	(26,811)	1.0%	(23,516)	0.9%	(22,464)	0.9%	(52,332)	2.0%	Loss to Lease has been estimated at 2.0% of Total Market Rent
Gross Potential Rent	2,572,538	11,089	2,569,300	11,075	2,570,352	11,079	2,564,244	11,053	
Less: Vacancy	(372,009)	14.5%	(484,384)	18.9%	(571,032)	22.2%	(205,140)	8.0%	Vacancy has been normalized at 8.0% based on historical operations
Less: Non-Revenue/Concessions	(87,035)	3.4%	(79,284)	3.1%	(19,920)	0.8%	(51,285)	2.0%	Concessions eliminated with rent increases to market; additional renovations.
Less: Bad Debt	(117,338)	4.6%	(163,972)	6.4%	(122,928)	4.8%	(25,642)	1.0%	Bad Debt is projected at 1.0% of Gross Potential Rent based on historical operations
NET RENTAL INCOME	1,996,156	8,604	1,841,660	7,938	1,856,472	8,002	2,282,178	9,837	
Plus: RUBS Income	186,046	802	164,808	710	159,072	686	186,046	802	RUBS Income is projected at \$186,046 based on historical operations plus optimization adjustments
Electric/Gas	24,007	103	18,692	81	20,364	88	24,007	103	0
Water/Sewer	130,595	563	115,888	500	110,136	475	130,595	563	0
Trash	31,444	10	30,228	130	28,572	123	31,444	136	0
Plus: Other Income	128,329	553	138,784	598	133,116	574	161,849	698	Other income adjusted up assuming value-add with matching offsets for bad debt/credit risk income.
TOTAL INCOME	2,310,531	9,959	2,145,252	9,247	2,148,660	9,261	2,630,073	11,337	
EXPENSES									
Contract Services	33,628	145	33,628	145	33,628	145	58,000	250	Contract Services have been normalized at \$250 per unit based on comparable properties
Repairs & Maintenance	130,322	562	130,322	562	130,322	562	127,600	550	Repairs and Maintenance have been normalized at \$550 per unit based on comparable properties
Administrative	73,800	318	73,800	318	73,800	318	58,000	250	Administration Costs have been normalized at \$250 per unit based on comparable properties
Marketing	60,330	260	60,330	260	60,330	260	60,330	260	Marketing is projected at \$260 per unit based on current operations
Payroll	363,701	1568	363,701	1,568	363,701	1,568	301,600	1,300	Payroll has been normalized at \$1,300 per unit based on comparable properties
Total Utilities	253,348	1092	253,348	1,092	253,348	1,092	253,348	1,092	Utilities are projected at \$1,092 per unit
Water/Sewer	161,347	695	161,347	695	161,347	695	161,347	695	
Trash	43,965	190	43,965	190	43,965	190	43,965	190	
Electric	48,036	207	48,036	207	48,036	207	48,036	207	
Gas/Other	0	0	0	0	0	0	0	0	
Management Fee	69,103	298	69,103	298	69,103	298	92,053	397	Management Fee is projected at 3.5% of Gross Revenue
Insurance	209,930	905	209,930	905	209,930	905	209,930	905	Insurance is projected at \$905 per unit based on current policy
Taxes	235,339	1014	235,339	1,014	235,339	1,014	244,245	1,053	Taxes are \$244,245 based on a partial reassessment at the 2026 rate of 2.193%
TOTAL EXPENSES	1,429,501	6162	1,429,501	6162	1,429,501	6162	1,405,105	6056	
NET OPERATING INCOME	881,030	3798	715,751	3085	719,159	3100	1,224,967	5280	

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		0.00%	5.58%	5.58%	2.00%	2.00%
Total Economic Loss	23.21%	12.78%	12.00%	12.00%	10.00%	10.00%
Other/RUBS Income Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	2.00%	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	2,572,538	2,616,576	2,762,558	2,916,684	2,975,018	3,034,518
Less: Total Economic Loss	(576,382)	(334,398)	(331,507)	(350,002)	(297,502)	(303,452)
Economic Occupancy		87%	88%	88%	90%	90%
Net Rent Per Unit	717	820	873	922	962	981
Net Rental Income	1,996,156	2,282,178	2,431,051	2,566,682	2,677,516	2,731,067
Plus: RUBS Income	186,046	186,046	189,767	193,562	197,434	201,382
Plus: Other Income	128,329	161,849	165,086	168,388	171,755	175,191
Total Income	2,310,531	2,630,073	2,785,904	2,928,632	3,046,705	3,107,639
Monthly Revenue	192,544	219,173	232,159	244,053	253,892	258,970
% Increase Over Previous Year		13.83%	5.92%	5.12%	4.03%	2.00%
EXPENSES	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Contract Services	33,628	58,000	59,160	60,343	61,550	62,781
Repairs & Maintenance	130,322	127,600	130,152	132,755	135,410	138,118
Administrative	73,800	58,000	59,160	60,343	61,550	62,781
Marketing	60,330	60,330	61,537	62,767	64,023	65,303
Payroll	363,701	301,600	307,632	313,785	320,060	326,462
Utilities	253,348	253,348	258,415	263,583	268,855	274,232
Management Fee	69,103	92,053	93,894	95,771	97,687	99,641
Insurance	209,930	209,930	214,129	218,411	222,779	227,235
Taxes	235,339	244,245	249,130	254,112	259,195	264,378
Recurring Capital Expenditures	58,000	58,000	58,000	58,000	58,000	58,000
Total Expenses with Reserves	(1,487,501)	(1,463,105)	(1,491,207)	(1,519,872)	(1,549,109)	(1,578,931)
NET OPERATING INCOME	823,030	1,166,967	1,294,696	1,408,761	1,497,596	1,528,708



Investment Advisors



Jon Krebbs
Managing Partner

jon.krebbs@multifamilygrp.com
o. 972.379.9862



Paul Yazbeck
Managing Partner

paul.yazbeck@multifamilygrp.com
c. 972.310.1032



Chase Davis
Chief Operating Officer

chase.davis@multifamilygrp.com
o. 972.465.9533



Dmytro Gladchenko
Chief Analyst

dmytro.gladchenko@multifamilygrp.com
c. 469.789.6805

Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstance, be photocopied or disclosed to any third party without the written consent of The Multifamily Group or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

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.



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.

2-10-2025



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



the multifamily group.

multifamilygrp.com