

MULTIFAMILY PROPERTY FOR SALE



PERRY GUEST

COMPANIES

THE COURTYARDS ON BRYAN

5009 BRYAN ST - 5015 BRYAN ST, DALLAS, TX 75206

Presented By

GRANT GUEST

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PERRY GUEST COMPANY

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THE COURTYARDS ON BRYAN

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,360,000
Number Of Units:	36
Cap Rate:	5.11%
NOI:	\$273,759
Lot Size:	0.73 Acres
Year Built:	1956
Building Size:	19,368
Renovated:	2018
Zoning:	MF-2(A)
Price / Door:	\$148,888.89

PROPERTY OVERVIEW

The Courtyards on Bryan — a fully renovated, 36-unit multifamily community nestled in the heart of East Dallas. Originally built in the 1950s, the property underwent an extensive, down-to-the-studs renovation completed in 2018, including all-new roofs, electrical and plumbing systems, contemporary interiors, refreshed exteriors, and upgraded amenities, offering a modern living experience that rivals new Class A construction.

Strategically positioned just steps away from the vibrant Lower Greenville entertainment district and Knox/Henderson. The Courtyards delivers an unbeatable lifestyle location located in a one of the most high demand rental neighborhoods.

PROPERTY HIGHLIGHTS

- 2 Buildings totaling 36 units
- Mix of studios, one-bedroom, and two-bedroom
- Located steps from Lower Greenville/Knox-Henderson neighborhoods
- Fully renovated asset with \$1.87mm+ in capital improvements (\$51,000+ a unit)
- In-unit laundry (machines included)
- Private outdoor space for premium rent
- Gated Parking

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PROPERTY DESCRIPTION



UTILITIES/SERVICES	METER	PAID BY	POWER SOURCE
A/C & Heating	Separate	Tenant	Electric
Water, Sewer, Trash	Master	Owner	Electric
Hot Water	Master	Owner	Gas
Cable & Internet	Separate	Tenant	Tenant's Choice

CONSTRUCTION	
Framing	Wood
Exterior	Brick
Foundation	Pier & Beam
Roof	Pitched, Composition
Windows	Double Pane

UNIT FEATURES

- In-Unit Laundry
- Parking - 37 Total
- Stainless Steel Appliances
- Quartz Countertops
- Vinyl Flooring Throughout
- Private Outdoor Space (Downstairs Units)
- Automatic Parking Gate
- Fully Renovated in 2018 (\$50k+ Capex per unit)

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ADDITIONAL PHOTOS



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AERIAL OVERVIEW



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CAPEX SUMMARY (2018)

CUSTOM TABLE HEADLINE

CAPEX - REMODEL	TOTAL COST	CAPEX - REMODEL	TOTAL COST
Building Permits & Assessment Fees	\$11,823	Counter Tops	\$41,310
Architectural & Engineering	\$2,847	General Conditions	\$11,782
Marketing	\$3,096	Security	\$6,333
Appliances - Kitchen	\$61,489	Gutters	\$4.3
Appliances - Laundry	\$34,409	Hardware - Bathroom Mirrors	\$3,184
Leasing Costs	\$68	Hardware - Door	\$16,099
Construction Management Fee	\$240,332	Hardware - Window Blinds	\$2,287
Clean Up/Dumpster	\$20,944	Hardware - Ceiling Fans	\$6,483
Demo	\$56,574	Hardware - Shower Glass	\$3,153
Abatement	\$53,298	HVAC	\$92,238
Drywall/Sheetrock (turn key)	\$83,993	Insulation	\$23,702
Electrical (labor)	\$95,887	Interior Doors/Trim	\$46,539
Electrical (Material)	\$14,092	Interior Punchout	\$31,570
Electrical (Trim)	\$7,399	Interior Materials	\$1,210
Electrical (Telco)	\$1,911	Iron work(Stairs, railings, gates)	\$12,220
Exterior - Asphalt	\$12,070	Landscaping - Drainage	\$3
Exterior - Brick Repair	\$26,700	Landscaping - General	\$32,704
Exterior - Concrete	\$21,347	Landscaping - Tree Trimming	\$5,250
Exterior - Perimeter Fencing	\$17,362	Mailboxes	\$4,971
Exterior - Patio Fencing	\$3,000	Paint Exterior	\$15,828
Exterior Doors	\$23,409	Paint Interior	\$34,241
Exterior Site Work	\$54	Plumbing - Labor	\$136,971

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CAPEX SUMMARY - CONTINUED (2018)

CUSTOM TABLE HEADLINE

Exterior - Soffit/Facia	\$15,400	Plumbing - Material	\$19,201
Exterior - Siding/Hardie Plan	\$19,825	Plumbing - Trenching	\$7,500
Fire Life and Safety	\$16,001	Plumbing - Fixtures	\$29,783
Flooring	\$55,271	Community Amenity	\$6,941
Cabinets	\$64,116	Roof	\$44,346
Foundation	\$55,876	Signage	\$4,122
Framing - Labor	\$78,510	Tile Work (Bathroom/Backsplash)	\$29,845
Framing - Material	\$708	Windows	\$18,171
Framing - Subfloor	\$3,477	Interest Expense	\$73,979
TOTAL CAPEX	\$1,867,605		
PER UNIT	\$51,878		

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UNIT MIX

UNIT TYPE	BED/BATH	SIZE	# OF UNITS	MARKET RENT	MONTHLY TOTAL	ANNUAL TOTAL
A	Studio	395	4	\$1,075	\$4,300	\$51,600
B	Studio	395	4	\$1,075	\$4,300	\$51,600
C	Studio	410	4	\$1,075	\$4,300	\$51,600
D	1-1	515	4	\$1,195	\$4,780	\$57,360
E	1-1	515	4	\$1,195	\$4,780	\$57,360
F	1-1	655	4	\$1,250	\$5,000	\$60,000
G	1-1	655	4	\$1,250	\$5,000	\$60,000
H	2-2	651	4	\$1,500	\$6,000	\$72,000
I	2-2	651	4	\$1,500	\$6,000	\$72,000
TOTAL		19,368	36		\$44,460	\$533,520

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PRO FORMA

INCOME SUMMARY		PER DOOR
Gross Income	\$513,508	\$14,264
EXPENSE SUMMARY		PER DOOR
Management/Payroll	\$21,340	\$592
Administrative/Marketing	\$5,143	\$142
Repairs/Maintenance	\$36,840	\$1,023
Utilities	\$29,173	\$810
Insurance	\$34,000	\$944
Property Taxes	\$94,792	\$2,633
Lease Fees/Make Readies	\$18,461	\$512
Gross Expenses	\$239,749	\$6,659
Net Operating Income	\$273,759	\$7,604

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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

Price	\$5,360,000
Price per SF	\$277
Price per Unit	\$148,889
CAP Rate	5.11%

OPERATING DATA

Gross Scheduled Income	\$533,520
Other Income	\$12,000
Total Scheduled Income	\$545,520
Vacancy Cost	\$32,011
Gross Income	\$513,509
Operating Expenses	\$239,749
Net Operating Income	\$273,760

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SALE COMPS

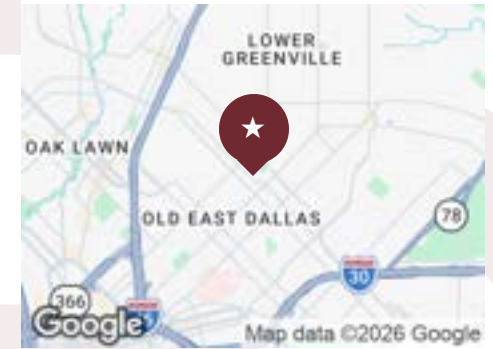


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Subject Property

Price:	\$5,360,000	Bldg Size:	19,368 SF
Lot Size:	31,770 SF	No. Units:	36
Cap Rate:	5.11%	Year Built:	1956
Price/SF:	\$276.75	Price/Unit:	\$148,889



1 5003 BRYAN ST.

5003 Bryan St., Dallas, TX 75206

Sold 10/22/2024

Price:	\$1,900,000	Bldg Size:	8,452 SF
Lot Size:	13,238 SF	No. Units:	12
Year Built:	1941	Price/SF:	\$224.80
Price/Unit:	\$158,333		



2 GARRETT ON THE GREEN

1417 N Garrett Ave., Dallas, TX 75206

Sold 10/7/2025

Price:	\$3,400,000	Bldg Size:	16,412 SF
Lot Size:	19,800 SF	No. Units:	20
Year Built:	1957	Price/SF:	\$207.17
Price/Unit:	\$170,000		



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SALE COMPS (MAP VIEW)



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LOWER GREENVILLE



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Lower Greenville is one of Dallas' most vibrant and walkable neighborhoods, blending historic charm with a lively, modern energy. Centered along Greenville Avenue just east of Downtown and Uptown, the area is filled with some of the city's best restaurants, coffee shops, and nightlife. Home to the popular St. Patricks Day parade and block party.

Residents enjoy easy access to favorite local spots, boutique shopping, fitness studios, and live music venues.

Conveniently located minutes from Downtown Dallas, Knox-Henderson, and White Rock Lake, Lower Greenville offers a central location with a relaxed, community-driven atmosphere — perfect for those who want the excitement of city living with the comfort of a neighborhood.



RETAIL

- Traders Joe's
- La La Land Coffee
- Jeni's Ice Cream
- Starbucks
- Truck Yard
- Voodoo Donuts
- HG Supply Company
- Leela's Wine Bar
- Chuy's

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HENDERSON DEVELOPMENT



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The Henderson Avenue Development is a transformative, mixed-use project. Spearheaded by Ignite/REBEES with financial backing from Acadia Realty Trust, this walkable quarter-mile development will deliver 10 boutique-style buildings totaling 75,000 SF of retail, 74,000 SD of Office, and three chef-driven restaurants, all supported by under ground parking. Scheduled for completion in October 2026, the project is poised to elevate the neighborhood even more, cementing Knox-Henderson as one of the city's most vibrant and desirable urban neighborhoods. For multifamily owners and tenants alike, this development will bring premium walkability, upscale amenities, and long-term value growth.

RETAIL/OFFICE

- Prince Street Pizza
- Tecovas
- Local Public Eatery
- Warby Parker
- CorePower Yoga
- Sprouts Grocery Store
- Tremble (Pilates Studio)
- Multiple Restaurants and Nightlife
- 74,000 sqft of Class A office

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KNOX DEVELOPMENT



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Nestled between Highland Park and Uptown, Knox Street is undergoing a landmark, 14-acre transformation led by BDT & MSD Partners alongside Trammell Crow Co., The Retail Connection and Highland Park Village Associates. Anchored by a \$619 million three-tower project at Knox & Travis, the district will debut boutique-style hotel rooms, luxury residences, 1 million SF of high-end retail and dining, and premium office space—while preserving the street's intimate, walkable character. Completion is slated for 2027.



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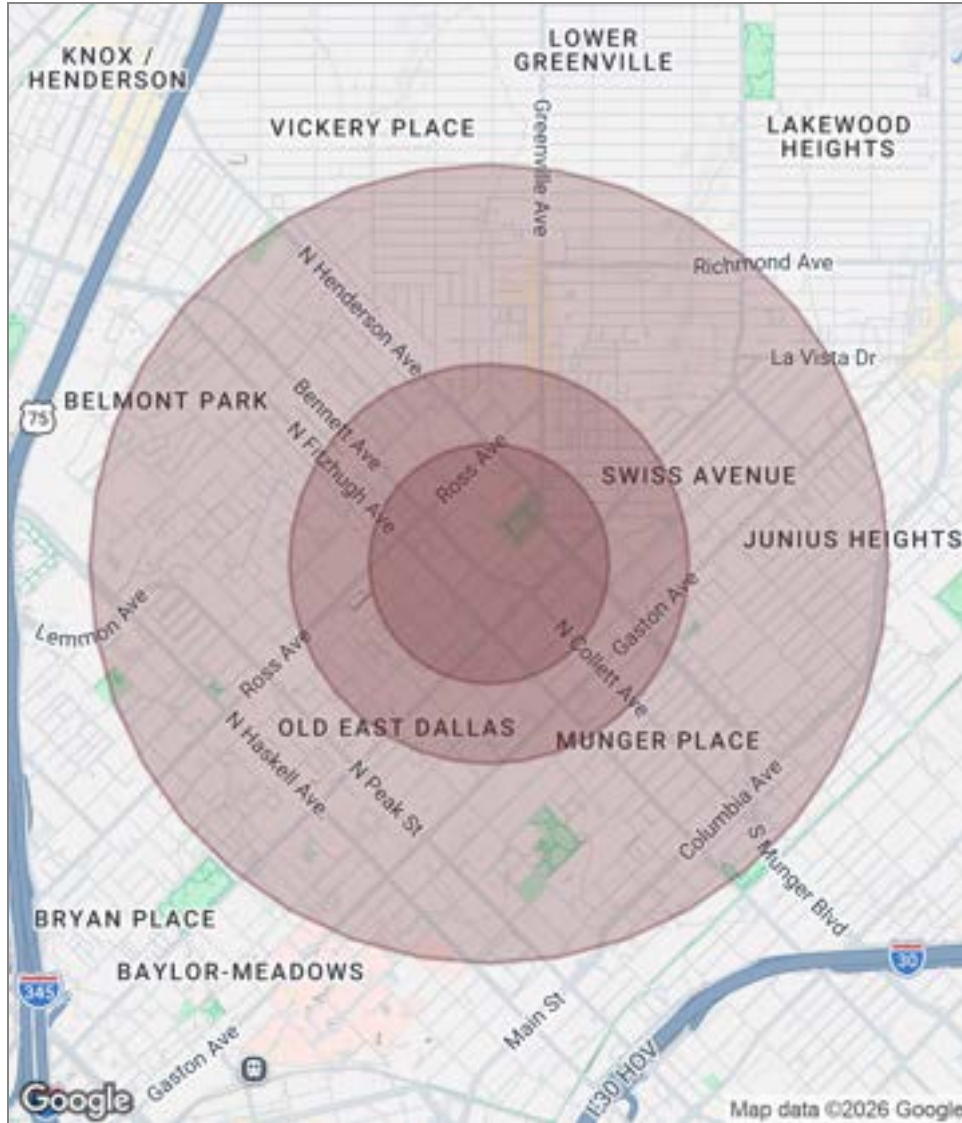
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DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	2,245	7,537	31,422
Median age	38	37	36
Median age (male)	38	38	37
Median age (Female)	37	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	1,319	4,112	16,985
# of persons per HH	1.7	1.8	1.8
Average HH income	\$76,827	\$95,549	\$109,957
Average house value	\$655,164	\$661,130	\$614,225

* Demographic data derived from 2020 ACS - US Census

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