



MOUNTAIN TRAIL TOWNHOMES

6623-6655 W Mountain Ln | Dallas, TX 75236

9

UNITS

2025

YEAR BUILT

100%

OCCUPIED

OFFERING MEMORANDUM

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OFFERING PROCEDURES

INTEREST OFFERED

One hundred percent fee simple interest in Mountain Trail Townhomes, a 9-unit townhome community located in Dallas, Texas.

TERMS OF SALE

Mountain Trail Townhomes is being offered on an all-cash or new loan basis. The property is offered free and clear of existing debt.

SUBMISSION REQUIREMENTS

- Letter of Intent with proposed terms
- Resume and/or business letter indicating recent acquisitions
- Transaction and banking references
- Source of equity for acquisition
- Proof of funds or pre-qualification letter

PROPERTY TOURS

Prospective investors are encouraged to visit the property prior to submitting an offer. All showings are by appointment only. Please DO NOT contact the on-site management or residents without prior approval.

SALES CONDITIONS

The property is being sold as-is, where-is, with all faults, without representations or warranties of any kind.

EXCLUSIVE ADVISOR

Preetam Palchuru

Managing Partner

preetam@arcturusinv.com

Terra Realty, LLC
TREC License No. 0783287

OWNERSHIP NOTE

Advisor is also the Principal of the ownership LLC of the Property and has majority ownership percentage.

PROPERTY OVERVIEW



EXECUTIVE SUMMARY

Mountain Trail Townhomes is a newly constructed, 9-unit townhome community located at 6623-6655 Mountain Trail in the Mountain Creek submarket of Dallas, Texas. Completed in 2025, the property sits within the desirable South Dallas County neighborhood and offers modern, spacious living in a growing rental market.

The community consists of 9 identical three-bedroom, two-and-a-half bathroom townhomes, each 1,547 square feet with two stories. All units feature a private two-car attached garage, providing residents with the space and feel of single-family living within a professionally managed rental community.

Interior finishes include granite countertops, stainless steel appliances, luxury vinyl plank flooring, walk-in closets, and in-unit washer/dryer connections. With 10-foot ceilings, ceiling fans throughout, and private fenced yards, the units deliver a premium living experience that commands strong rental demand.

Mountain Trail Townhomes presents an exceptional investment opportunity within the rapidly growing Dallas-Fort Worth Metroplex. The property benefits from 100% occupancy, newly constructed quality, and a strategic location near major employment centers and lifestyle amenities.



QUICK FACTS

Address	6623-6655 W Mountain Ln, Dallas TX
Units / SF	9 Units 13,923 Total SF
Year Built	2025
Avg Rent	\$2,317/unit \$1.50/SF
Occupancy	100%
NOI	\$158,017

PROPERTY HIGHLIGHTS

1

Brand New Construction with Premium Finishes

Completed in 2025, Mountain Trail Townhomes features all-new construction with modern finishes including granite countertops, stainless steel appliances, luxury vinyl plank flooring, 10-foot ceilings, and attached two-car garages. Investors benefit from minimal near-term capital expenditure requirements.

2

100% Occupied with Strong Rental Demand

The property is fully leased at market rents averaging \$2,317 per unit (\$1.50/SF), reflecting robust demand for quality townhome rentals in the Mountain Creek submarket. Current leases run through early 2027, providing stable cash flow from day one.

3

Favorable Rent-to-Own Dynamics

With median home values of \$303,854 in the 3-mile radius, estimated monthly homeownership costs significantly exceed rental rates. This affordability gap reinforces demand from residents who desire single-family living but are priced out of homeownership.

4

Strategic Dallas Location with Growth Momentum

Positioned in the Mountain Creek submarket with easy access to I-20 and Highway 67, the property connects to major employment hubs across the DFW Metroplex. The 3-mile population of 55,676 has a median household income of \$80,567 and is projected to grow 2.4% by 2030.

5

Low-Maintenance, Institutional-Quality Asset

The townhome format with individual HVAC systems, private entries, and fenced yards delivers a desirable experience while maintaining operational efficiency.

PROPERTY DETAILS

GENERAL

Sale Price	Market
Address	6623-6655 Mountain Trl
City / State / Zip	Dallas, TX 75236
Number of Units	9
Net Rentable SF	13,923
Avg Unit Size	1,547 SF
Year Built	2025
Number of Buildings	5
Number of Floors	2 Stories
Parking	2-Car Attached Garage
Occupancy	100%

CONSTRUCTION

Style	Townhome
Foundation	Concrete Slab
Exterior	Hardie Plank, Brick, Stucco
Roof	Composition Shingle
HVAC	Individual Units
Electrical	Individual Meters
Hot Water	Individual
Plumbing	PVC
Ceilings	10 Feet

UTILITIES (PAID BY)

Electric	Resident
Water / Sewer	Resident
Trash	Resident
Pest Control	Owner (RUBS)
Lawn Care	Owner (RUBS)
Cable / Internet	Resident

FEES & CHARGES

Security Deposit	1 Month's Rent
Pet Deposit	Non-Refundable Fee
Pest/Lawn	\$50/mo
Application Fee	Per Applicant

SCHOOL INFORMATION

School District	Duncanville ISD
Elementary	Hyman / Daniel
Middle School	Kennemer MS
High School	Duncanville HS

TAX INFORMATION

County	Dallas
Tax Rate	~2.23%
Est. Annual Taxes	\$62,500

LEASING FEES

Application Fee	\$75
Administration Fee	\$100
Security Deposit	1 Month's Rent
Pet Deposit	Non-Refundable
Pet Rent	\$50/mo
Month-to-Month Fee	Same as rent

THE PROPERTY

UNIT FEATURES

- Townhome-Style Layouts with Private Entries
- Attached Two-Car Garages
- Spacious 1,547 SF Floor Plans (3 Bed / 2.5 Bath)
- Granite Countertops
- Stainless Steel Appliances
- Luxury Vinyl Plank Flooring Throughout
- In-Unit Washer & Dryer Connections (W/D Included)
- Walk-In Closets & Double Vanities
- 10' Ceilings with Recessed Lighting
- Ceiling Fans Throughout
- Private Fenced Yards / Patios
- Individual HVAC Systems

COMMUNITY FEATURES

- Professional Landscaping
- Door-to-Door Trash & Pest Service
- Pet-Friendly Community
- Easy Access to I-20 & Highway 67
- Near Mountain Creek Business Park



INTERIOR PHOTOS



FLOORPLAN LAYOUT

3 Bed / 2.5 Bath | 1,547 SF | 2-Story Townhome

FIRST FLOOR



SECOND FLOOR



FINANCIAL ANALYSIS



UNIT MIX

UNIT TYPE	BED / BATH	# UNITS	% OF TOTAL	SQ FT	TOTAL SF	MARKET RENT	MARKET \$/SF	EFF. RENT	EFF. \$/SF
3A	3 / 2.5	9	100%	1,547	13,923	\$2,350	\$1.52	\$2,317	\$1.50
TOTAL / AVG		9	100%	1,547	13,923	\$2,350	\$1.52	\$2,317	\$1.50

9

TOTAL UNITS
Townhomes

13,923

TOTAL SQFT
Net Rentable

100%

OCCUPANCY
Currently

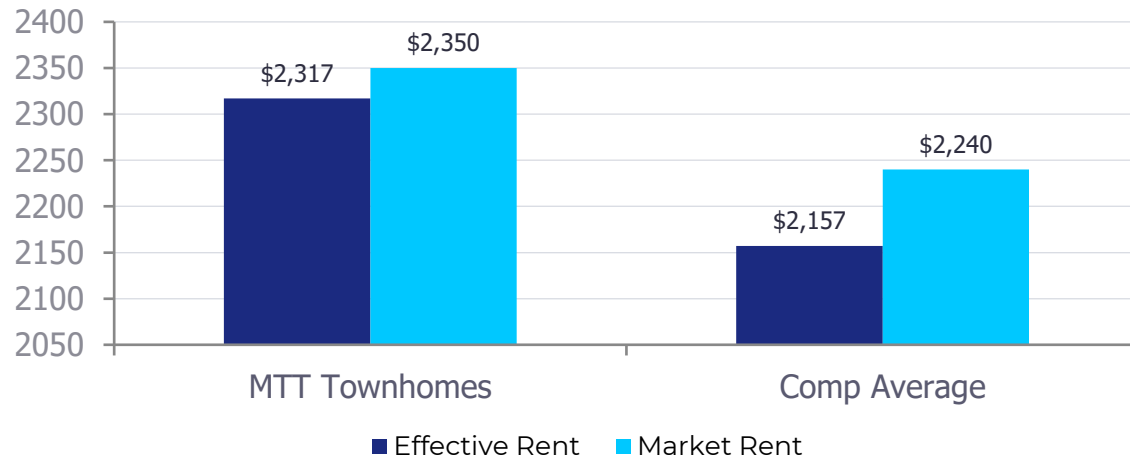
\$2,317

AVG RENT
Per Unit

\$1.50

AVG RENT
Per Square Foot

Rent Comparison vs. Comps



RENT ROLL

As of March 21, 2026

UNIT	TYPE	SQ FT	STATUS	MARKET RENT	CURRENT RENT	OTHER CHARGES	TOTAL RENT	LEASE START	LEASE END
6623	3/2.5	1,547	Occupied	\$2,350	\$2,300	\$50	\$2,350	02/01/26	01/31/27
6627	3/2.5	1,547	Occupied	\$2,350	\$2,300	\$50	\$2,350	02/20/26	01/31/27
6631	3/2.5	1,547	Occupied	\$2,350	\$2,300	\$50	\$2,350	01/30/26	01/31/27
6635	3/2.5	1,547	Occupied	\$2,350	\$2,350	\$50	\$2,400	04/01/26	03/31/27
6639	3/2.5	1,547	Occupied	\$2,350	\$2,300	\$50	\$2,350	01/30/26	01/31/27
6643	3/2.5	1,547	Occupied	\$2,350	\$2,300	\$50	\$2,350	03/01/26	02/28/27
6647	3/2.5	1,547	Occupied	\$2,350	\$2,350	\$50	\$2,400	03/20/26	03/31/27
6651	3/2.5	1,547	Occupied	\$2,350	\$2,350	\$50	\$2,400	04/01/26	02/28/27
6655	3/2.5	1,547	Occupied	\$2,350	\$2,300	\$50	\$2,350	03/01/26	03/31/27
TOTAL		13,923	100%	\$21,150	\$20,850	\$450	\$21,300		

\$21,150

MONTHLY
MARKET RENT

\$20,850

MONTHLY
EFFECTIVE RENT

\$450

MONTHLY
OTHER INCOME

\$21,300

MONTHLY
TOTAL INCOME

\$255,600

ANNUAL
TOTAL INCOME

FINANCIAL ANALYSIS

	MONTHLY	PER UNIT	PER SF	ANNUAL	% OF EGI
INCOME					
Gross Potential Rent	\$21,150	\$2,350	\$18.23	\$253,800	102.5%
Pest, Lawn & Trash (RUBS)	\$450	\$50	\$0.39	\$5,400	2.2%
Application Fee & Misc Income	\$100	\$11	\$0.09	\$1,200	0.5%
Less: Vacancy / Loss (5%)	(\$1,058)	\$118	\$0.91	(\$12,690)	-5.1%
EFFECTIVE GROSS INCOME	\$20,643	\$2,294	\$17.79	\$247,710	100.0%
EXPENSES					
Property Taxes	\$5,208	\$579	\$4.49	\$62,500	25.2%
Property Insurance	\$1,333	\$148	\$1.15	\$16,000	6.5%
Repairs & Maintenance	\$167	\$19	\$0.14	\$2,000	0.8%
Contract Services	\$250	\$28	\$0.22	\$3,000	1.2%
Management Fees (2.5%)	\$516	\$57	\$0.44	\$6,193	2.5%
TOTAL OPERATING EXPENSES	\$7,474	\$830	\$6.44	\$89,693	36.2%
NET OPERATING INCOME	\$13,168	\$1,463	\$11.35	\$158,017	63.8%

\$158,017

NOI

\$17,557

NOI / UNIT

\$11.35

NOI / SF

36.2%

EXPENSE RATIO

\$9,966

OPEX / UNIT

UNDERWRITING NOTES

Gross Potential Rent

Based on current rent roll. Market rents at \$2,350/unit/month.

Vacancy Allowance

Projected at 5.0% of GPR. Currently 0% vacant.

Other Income

RUBS (pest, lawn, trash) at \$50/unit/month plus application and miscellaneous fees.

Property Taxes

Based on Dallas County assessment at approximately 2.23% tax rate.

Insurance

Current policy at approximately \$16,000 annually.

R&M / Contract

Combined \$5,000 annually based on new construction, minimal CapEx needs.

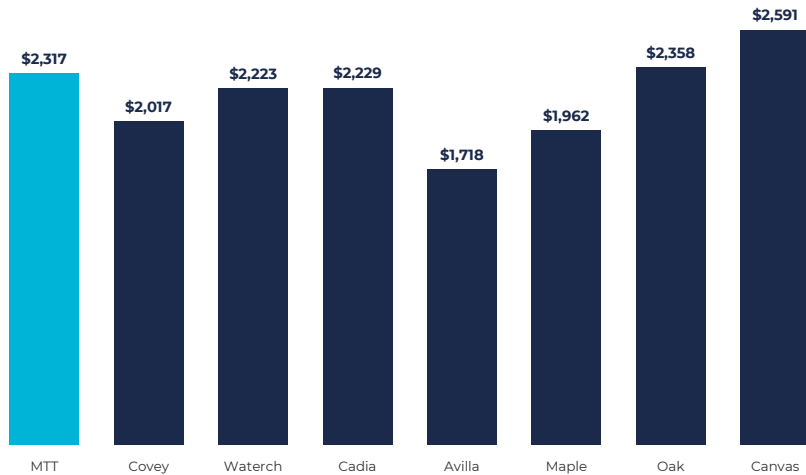
COMPARABLE PROPERTIES



COMPARABLE RENTAL PROPERTIES

#	PROPERTY NAME	CITY	UNITS	AVG SF	YEAR BUILT	OCCUPANCY	RENT / UNIT	RENT / SF	STYLE
Subj.	Mountain Trail Townhomes (MTT)	Dallas	9	1,547	2025	100%	\$2,317	\$1.50	Townhome
1	Covey Homes Waterford	Cedar Hill	158	868	2023	80%	\$2,017	\$2.32	SFH
2	Waterchase at Creek Run	Fort Worth	24	1,713	2018	N/A	\$2,223	\$1.3	Garden
3	Cadia Grand Prairie	Grand Prairie	142	939	2023	89%	\$2,229	\$2.37	SFH
4	Avilla Traditions	Grand Prairie	218	944	2022	95%	\$1,718	\$1.82	SFH
5	Maple Ridge Townhomes	Midlothian	52	1,608	2017	98%	\$1,962	\$1.22	Townhome
6	Oak Ridge	Fort Worth	338	1,976	2020	93%	\$2,358	\$1.3	SFH
7	Canvas at Grand Prairie	Grand Prairie	96	1,486	2023	89%	\$2,591	\$1.74	SFH
COMP AVERAGE			147	1,362	2021	91%	\$2,157	\$1.72	
VARIANCE (Subject vs. Avg)			-138	+185	+4	+9%	+\$160	-\$0.22	

Effective Rent Per Unit



Effective Rent Per SF



THE LOCATION



LOCATION OVERVIEW

Mountain Trail Townhomes enjoys a convenient location at 6623-6655 W Mountain Lane in the Mountain Creek submarket of Dallas, within the South Dallas County neighborhood.

Residents benefit from proximity to shopping, dining, and daily conveniences just minutes away. The 460-acre Mountain Creek Business Park is directly nearby, housing major employers such as Costco, Nestle, Ulta, and Kimberly-Clark with approximately 4,000 workers.

The property offers excellent connectivity via W Mountain Lane and Camp Wisdom Road with quick access to Interstate 20, and close proximity to Interstate 35E and Highway 67. Downtown Dallas is approximately 16 miles northeast.

Duncanville ISD serves the area, with all Pre-K through 12th grade schools within an easy commute. Three centers for higher education are nearby. DFW International Airport and Dallas Love Field are both within a 30-minute drive.

Joe Pool Lake is a short drive west, offering recreation including swimming, fishing, and boating. Cedar Hill State Park and Mountain Creek Lake are also nearby.

DEMOGRAPHICS SNAPSHOT

55,676

Population
3-Mile Radius

3.0

Avg HH Size
3-Mile Radius

\$80,567

Med. HH Income
3-Mile Radius

\$303,854

Med. Home Value
3-Mile Radius

2.4%

Pop. Growth
2025-2030 (3-Mi)

37

Average Age
3-Mile Radius

DEMOGRAPHIC SUMMARY

55,676

Population (3 mi)

3.0

Avg. HH Size (3 mi)

37

Avg. Age (3 mi)

\$80,567

Med. HH Income (3 mi)

	3 MILE	5 MILE	10 MILE
POPULATION			
2025 Population	55,676	196,529	915,506
2030 Population	57,007	202,049	948,334
Pop Growth 2025-2030	2.4%	2.8%	3.6%
2025 Average Age	37	37	36
HOUSEHOLDS			
2025 Households	17,998	64,310	301,537
2030 Households	18,428	66,096	312,594
Household Growth 2025-2030	2.4%	2.8%	3.7%
Median Household Income	\$80,567	\$73,064	\$69,738
Average Household Size	3.0	3.0	2.9
Average HH Vehicles	2	2	2
HOUSING			
Median Home Value	\$303,854	\$285,696	\$285,741
Median Year Built	1987	1986	1984



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