



ONLINE AUCTION **SEPTEMBER 14** ::::::::::::::::::::::::::::::

26-Unit, Value-Add Multifamily Apartment Complex

Excellent Investment Opportunity in Southeast Dallas

 1234 Templecliff Dr., Dallas, TX 75217

HIGHLIGHTS

- Dallas-Fort Worth (DFW) metroplex is one of the fastest-growing areas in the nation
- Located in southeast Dallas near Lake June Road with access to retail, employment centers & public transportation
- Convenient transit access – approx. 0.5 miles from DART Lake June Station
- Strong workforce-housing demand

DETAILS

The Templecliff Apartments offer a multifamily investment opportunity in the established Piedmont/Pleasant Grove submarket of southeast Dallas. Located just south of Lake June Road, the property provides convenient access to South Buckner Boulevard/Loop 12, U.S. Highway 175 and Interstate 20, connecting residents to major employment centers throughout Dallas and the DFW Metroplex.

The surrounding area features a mix of apartment communities, single-family neighborhoods, schools, parks, neighborhood retail and essential services. Residents benefit from proximity to shopping, dining, healthcare and public transportation, including nearby DART service at Lake June Station.

Situated approximately eight miles southeast of downtown Dallas, the property is well positioned within one of the area's fastest-growing residential corridors. Supported by strong connectivity, established neighborhood amenities and consistent housing demand, the Templecliff Apartments present an attractive opportunity for investors seeking scale and long-term growth potential in the Dallas market.



	Building Size	21,000± SF (Over Two Bldgs.)
	Unit Count	26
	Unit Mix	1 BR/1 Bth – 22 2 BR/1 Bth – 4
	Unit Size	753± – 1,125± SF
	Year Built	1961 (Renov. 2021)
	Land Size	1.2± AC
	Parking	53 Spaces
	Zoning	MF-1(A) Multifamily District

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MARKET RATE

Unit Type	Unit Count	Average Unit Size	Market Rent	Market Rent / SF	Total Monthly Rent	Total Annual Rent	NRA (SF)
1 Bed / 1 Bath	22	750	\$1,100	\$1.47	\$24,200	\$290,400	16,500
2 Bed / 1 Bath	4	1,125	\$1,300	\$1.16	\$5,200	\$62,400	4,500
Total Average	26	808	\$1,131	\$1.40	\$29,400	\$352,800	21,000

			\$ Amount	\$ / Unit	%EGI
Income					
Base Annual Rental Income			\$352,800	\$13,569	109.1%
Total Income			\$352,800	\$13,569	109.1%
Less: Vacancy & Collection Loss	8.3%		(\$29,282)	(\$1,126)	(8.3%)
Effective Gross Income			\$323,518	\$12,443	100.0%
Operating Expenses					
	Reference				
Management	5.0%		\$16,176	\$622	5.0%
Insurance	\$600		\$15,600	\$600	4.8%
Water/Sewer	\$800		\$20,800	\$800	6.4%
Electric/Gas	\$300		\$7,800	\$300	2.4%
Trash Removal	\$150		\$3,900	\$150	1.2%
Landscaping	\$175		\$4,550	\$175	1.4%
Repairs & Maintenance	\$500		\$13,000	\$500	4.0%
General & Administrative	\$200		\$5,200	\$200	1.6%
Payroll / On-Site Manager	\$900		\$32,000	\$1,231	9.9%
Real Estate Taxes	\$2,373		\$51,875	\$1,995	16.0%
Total Operating Expenses			\$170,901	\$6,573	52.8%
Net Operating Income			\$152,617	\$5,870	47.2%

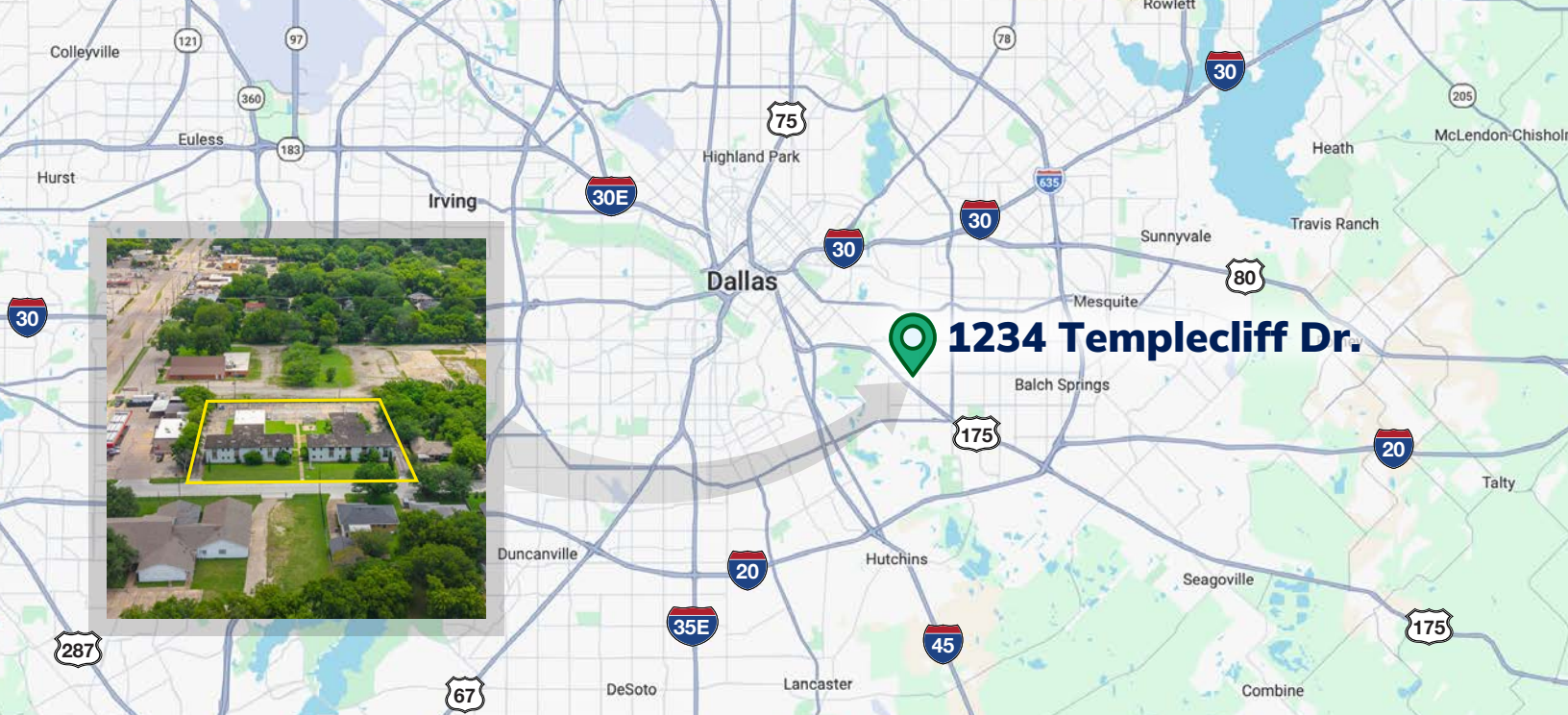
AFFORDABLE RATE*

Unit Type	Unit Count	Average Unit Size	Market Rent*	Market Rent / SF	Total Monthly Rent	Total Annual Rent	NRA (SF)
1 Bed / 1 Bath	22	750	\$1,200	\$1.60	\$26,400	\$316,800	16,500
2 Bed / 1 Bath	4	1,125	\$1,410	\$1.25	\$5,640	\$67,680	4,500
Total Average	26	808	\$1,232	\$1.53	\$32,040	\$384,480	21,000

			\$ Amount	\$ / Unit	%EGI
Income					
Base Annual Rental Income			\$384,480	\$14,788	109.1%
Total Income			\$384,480	\$14,788	109.1%
Less: Vacancy & Collection Loss	8.3%		(\$31,912)	(\$1,227)	(8.3%)
Effective Gross Income			\$352,568	\$13,560	100.0%
Operating Expenses					
	Reference				
Management	5.0%		\$17,628	\$678	5.0%
Insurance	\$600		\$15,600	\$600	4.4%
Water/Sewer	\$800		\$20,800	\$800	5.9%
Electric/Gas	\$300		\$7,800	\$300	2.2%
Trash Removal	\$150		\$3,900	\$150	1.1%
Landscaping	\$175		\$4,550	\$175	1.3%
Repairs & Maintenance	\$500		\$13,000	\$500	3.7%
General & Administrative	\$200		\$5,200	\$200	1.5%
Payroll / On-Site Manager	\$900		\$32,000	\$1,231	9.1%
Real Estate Taxes	\$2,373		\$51,875	\$2,373	17.5%
Total Operating Expenses			\$182,183	\$7,007	51.7%
Net Operating Income			\$179,829	\$6,553	48.3%

*HUD SAFMR (2026)

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,160	\$1,200	\$1,410	\$1,780	\$2,260



 1234 Templecliff Dr., Dallas, TX 75217

LOCAL INFORMATION

1234 Templecliff Drive is located in southeast Dallas within the Pleasant Grove area, a predominantly residential neighborhood known for its established single-family homes and convenient access to major transportation corridors such as Interstate 20, U.S. Highway 175, and Loop 12. The area offers a mix of local retail centers, restaurants, schools, parks and community services, providing residents with everyday amenities close to home.

Nearby recreational options include Crawford Memorial Park and several neighborhood green spaces, while downtown Dallas is approximately 10–12 miles northwest, offering access to major employment, entertainment and cultural destinations. The surrounding neighborhood is characterized by a blend of long-term homeowners and newer residents, reflecting ongoing investment and redevelopment throughout portions of southeast Dallas.

SALE INFORMATION

ONLINE AUCTION

September 14: Bidding Opens at 9:00 a.m. (ET)

September 16: Bidding Closes at 5:00 p.m. (ET)

ON-SITE INSPECTIONS

By Appointment Only

REGISTRATION & AUCTION PARTICIPATION

All offers should be made on the CREXi auction webpage. Questions on how to access the auction page or register as a qualified bidder should be directed to Jonathan Cuticelli at jcuticelli@hilcoglobal.com, Cooper Jones at cjones@hilcoglobal.com and Dan Miggins at dmiggins@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at at CREXi's website.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date