



Single Family Portfolio

931 Caroline, 1143 Caroline, 1085 Caroline, 688 Lake Road, 891 Elizabeth - Bullard TX



Single Family Portfolio
Executive Summary
Asking Price \$650,000



- 5 Property Portfolio
 - Fully Renovated Properties
 - 100% Occupancy
 - Bullard ISD
 - 5,540 SF
-
- Monthly Rent \$6,285/mo
 - Taxes \$8384 annual
-
- Asking Price \$650,000

Annual Property Operating Data



688 Lake Road, Bullard Tx
\$1550/mo





891 Elizabeth, Bullard Tx
\$1350/mo



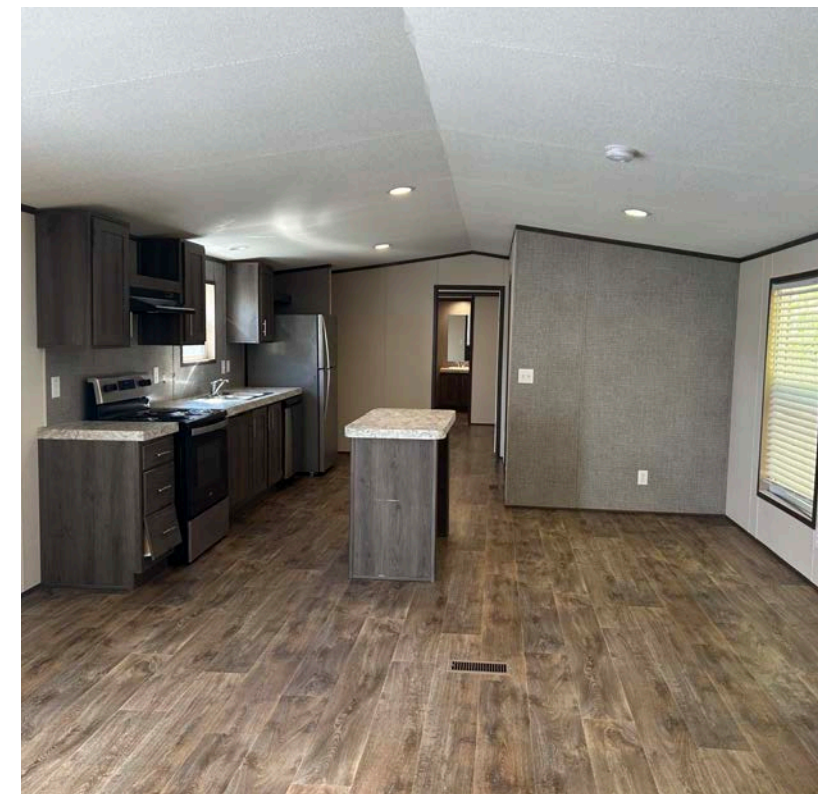


1085 Caroline, Bullard Tx
\$1095/mo





1143 Caroline, Bullard Tx
\$1295/mo





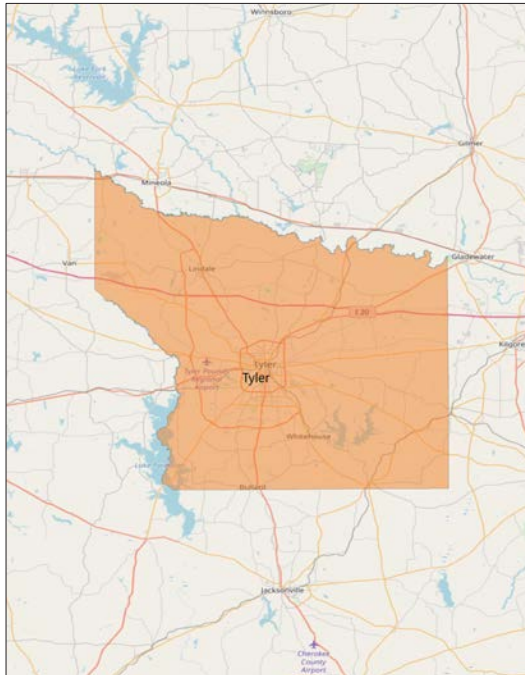
931 Caroline, Bullard Tx
\$995/mo



Market Overview for Tyler Texas

TYLER

Known for its cultivation of roses, the Tyler Metropolitan Statistical Area lies in the Piney Woods region of East Texas. Located about 100 miles southeast of Dallas-Fort Worth with access to Interstate 20, Tyler functions as a key linkage for distribution between Texas and Louisiana. The metro is expected to add roughly 8,000 people and 3,500 households through 2026. The city of Tyler has around 108,000 residents and serves as the municipal and economic hub of Smith County.



METRO HIGHLIGHTS



ROSE CAPITAL OF AMERICA

A long history of rose cultivation and the country's largest rose garden grant Tyler this unique nickname. The city also hosts the annual Texas Rose Festival.



HEALTH CARE HUB

The East Texas Medical Center, a part of the UT Health System, employs over 3,000 people and provides health care services to the broader community.



EDUCATIONAL OPPORTUNITIES

The University of Texas at Tyler offers over 80 undergraduate and graduate degree programs, with an enrollment of over 10,000 students.

ECONOMY

- Multiple distribution centers operate in the Tyler area, utilizing I-20 for access into Dallas-Fort Worth and Shreveport. Related companies here include Atwood and the ABC Supply Co.
- The metro is also home to numerous manufacturing businesses and houses facilities for McWane, Inc., Trane, and Cavender's, among others.
- The energy sector plays a role in Tyler as well. Delek US Holdings runs an oil refinery in the market as part of a wider fuel network that extends into Louisiana, Alabama and Tennessee.
- Another major Tyler employer is Brookshire Grocery Co., which operates brands like Brookshire's, Super 1 Foods and Spring Market. Over 1,000 people work for the firm locally.

DEMOGRAPHICS





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Expansion Realty Partners LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Mark Pierce	523915	mark@expansionrp.com	(214)923-3204
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andy Kutach	688162	andy@expansionrp.com	(512)484-3002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date