

MULTIFAMILY PROPERTY FOR SALE



PERRY GUEST

COMPANIES

POMELO APARTMENTS

4400 SAN JACINTO, DALLAS, TX 75204

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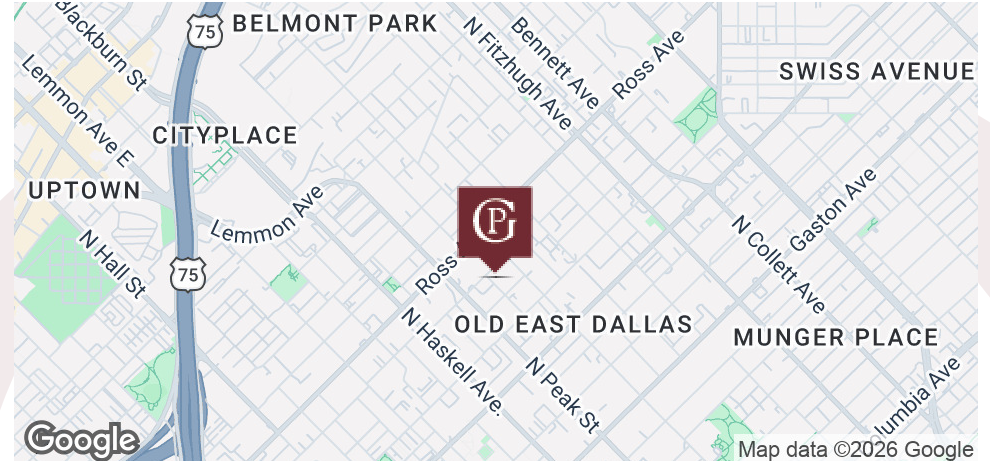
PERRY GUEST COMPANY

2517 Thomas Avenue, Dallas, TX 75201
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POMELO APARTMENTS

4400 SAN JACINTO, DALLAS, TX 75204

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,850,000
Number Of Units:	16
Lot Size:	0.26 Acres
Year Built:	1958
Building Size:	7,300
Renovated:	2020
Zoning:	MF-2
Price / Door:	\$115,625.00

PROPERTY OVERVIEW

Located in Old East Dallas, The Pomelo apartments is a stabilized asset that has been re-imagined from the foundation up. Gutted down to the studs and replaced with all brand-new systems and designer touches; units feature light faux wood flooring, in unit stackable washer dryer, and all the updates you can expect. Kitchens shine with custom cabinetry, under-mount sink with goose neck spray facet, suite of stainless-steel appliances, backsplash, and quartz countertops. Bathrooms feature designer tile, new vanities and mirrors, new tubs and fixtures, and much more.

Property sits on over a quarter acre on the corner of San Jacinto/Burrell and has been landscaped/hardscaped to give it that great curb appeal. Property has been gated and has controlled pedestrian gate access.

The building is in close proximity to Downtown Dallas, Uptown, Knox Henderson, and Lower Greenville.

PROPERTY HIGHLIGHTS

- Full Turn Key
- Great Location
- In-unit Washer Dryer
- All New as of 2020: mechanicals, plumbing, sewer line, electrical, insulation, windows, and roof

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PROPERTY DESCRIPTION



UNIT FEATURES

- In-Unit Laundry
- Recessed Lighting
- Central Air
- Vinyl flooring throughout
- Gated Parking
- Individual Hot Water Heaters (electric)
- Updated Kitchens
- Updated Bathrooms

UTILITIES/SERVICES	SEPARATELY METERED	PAID BY
Electric	Yes	Tenant
Gas	NA	NA
Water, Sewer, Trash	Master	Owner
Cable and Internet	Yes	Tenant

CONSTRUCTION

Framing	Wood
Exterior	Brick
Foundation	Pier and Beam
Roof	Pitched, replaced in 2020
Windows	Double Pane, replaced in 2020
Electrical	Copper, replaced in 2020
Plumbing	PVC, replaced in 2020

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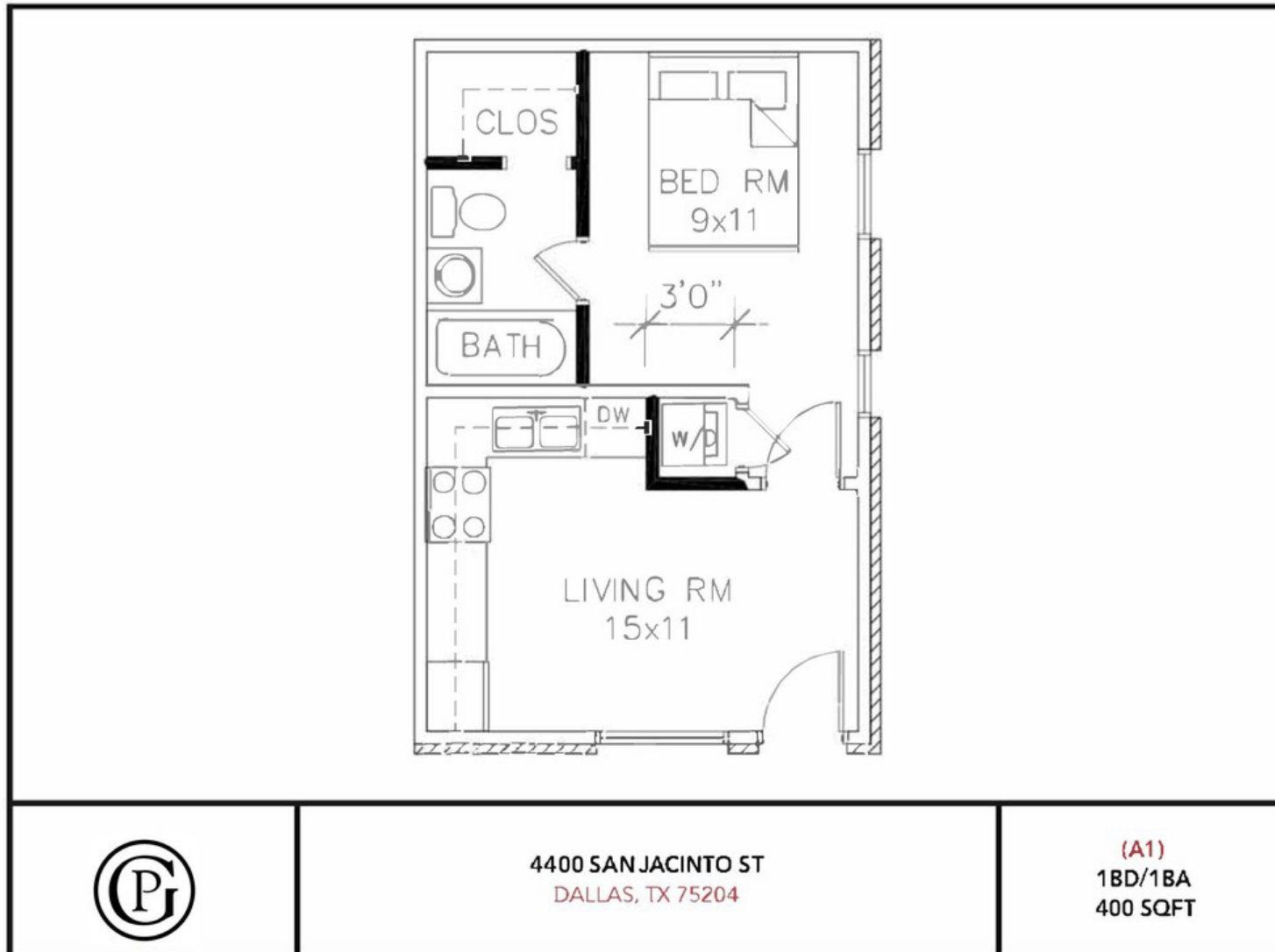
ADDITIONAL PHOTOS



POMELO APARTMENTS

4400 SAN JACINTO, DALLAS, TX 75204

FLOOR PLANS



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SALE COMPS



POMELO APARTMENTS

4400 San Jacinto, Dallas, TX 75204

Subject Property

Price:	\$1,850,000	Bldg Size:	7,300 SF
Lot Size:	11,360 SF	No. Units:	16
Year Built:	1958	Price/Unit:	\$115,625



4627 MUNGER

Dallas, TX 75204

Sold 8/23/2019

Price:	\$4,100,000	Bldg Size:	18,798 SF
Lot Size:	1,359,072,000 SF	No. Units:	26
Year Built:	1964	Price/Unit:	\$157,692



4927 SAN JACINTO

Dallas, TX 75206

Sold 5/18/2020

Price:	\$3,800,000	Bldg Size:	14,700 SF
Lot Size:	20,000 SF	No. Units:	27
Year Built:	1965	Price/Unit:	\$140,741



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SALE COMPS



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1809 BENNETT

Dallas, TX 75206

Sold 8/2/2018

Price:	\$6,875,000	Bldg Size:	23,572 SF
No. Units:	48	Year Built:	1964
Price/Unit:	\$143,229		



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5010 SAN JACINTO

Dallas, TX 75206

Sold

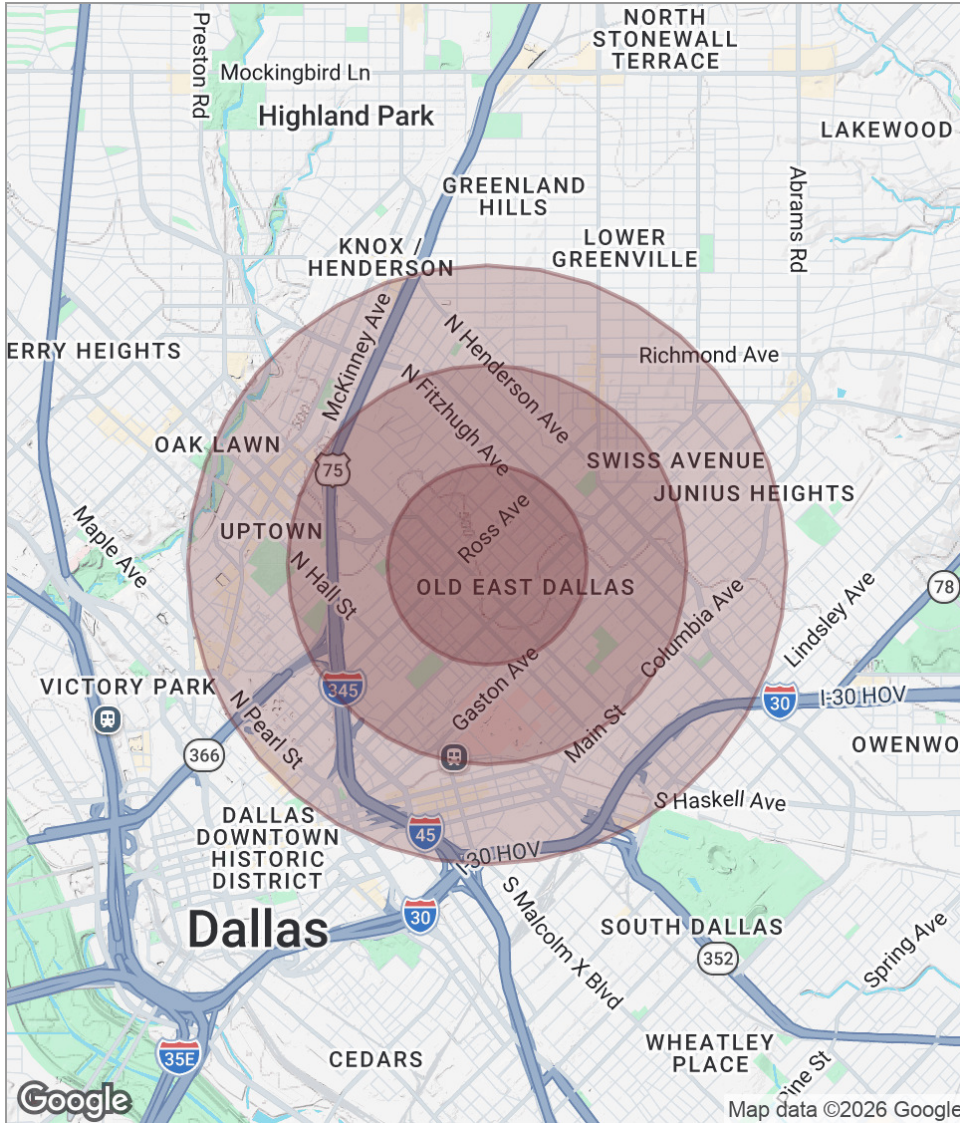
Price:	\$2,980,000	Bldg Size:	13,160 SF
Lot Size:	19,000 SF	No. Units:	18
Year Built:	1959	Price/Unit:	\$165,556



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DEMOGRAPHICS MAP



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	8,365	28,764	56,022
Median age	32.5	30.3	30.8
Median age (male)	33.0	30.8	31.5
Median age (Female)	30.9	29.2	29.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,542	12,031	25,875
# of persons per HH	2.4	2.4	2.2
Average HH income	\$40,023	\$49,129	\$68,804
Average house value	\$215,716	\$215,431	\$212,164

* Demographic data derived from 2020 ACS - US Census

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