



Offering Memorandum

Royal Palms

5520 Gaston Ave, Dallas, TX 75214

23 units | built 1959 | renovated 2018

PRESENTED BY



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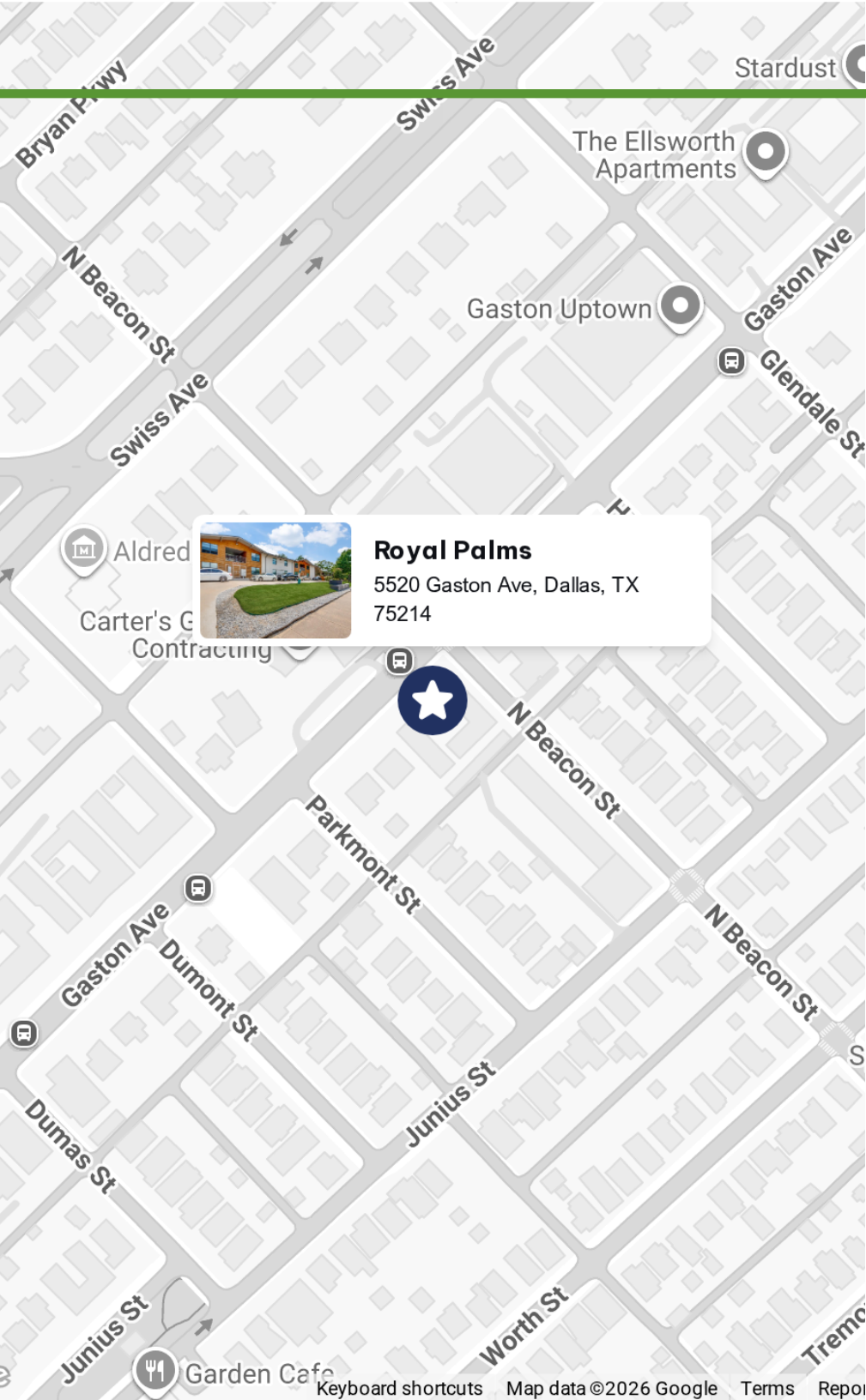


TABLE OF CONTENTS

- Intro 01
- The Asset 02
- Financials 03
- Sale Comparables 04
- Rent Comparables 05
- Market Overview 06
- About SPERRY | The HKC Group 07
- Contacts 08





2

The Asset

Offer summary

Property overview

Photos

Area

Points of interest



Royal Palms

5520 Gaston Ave, Dallas, TX 75214

23 units | built 1959 | renovated 2018

OFFER SUMMARY

Price **\$3,500,000** | Price/unit **\$152,174** | Price/SF **\$233.33** | Units **23** | Built/Renovated **1959/2018**

Property Info

Property Type	Multifamily
Building Size	15,000 SF
Unit Mix	19-1/1, 4-2/2
Bedrooms	27
Stories	2
Number of Buildings	1
Property Class	B





PROPERTY OVERVIEW

Description

5520 Gaston Ave is a fully modernized, 23 unit multifamily community situated in one of Dallas' most dynamic and infill submarkets. This meticulously updated asset offers a turnkey investment with significant curb appeal, contemporary unit interiors, and thoughtful outdoor amenity enhancements tailored to today's renter preferences. The property was thoroughly renovated in 2018 and delivers a fresh, elevated living experience while maximizing longterm operational performance. Each unit features highquality upgrades including new sheetrock throughout, brandnew appliances, modern countertops, premium flooring, and fully renovated bathrooms, creating an attractive design aesthetic and reinforcing resident satisfaction and retention. Outdoor living has been thoughtfully reimagined with a beautifully upgraded courtyard offering artificial turf, ambient outdoor lighting, and inviting firepit seating, providing residents with a compelling communal space that enhances lifestyle value and differentiates the property in the competitive Dallas rental market.

Located on Gaston Ave, the property benefits from excellent accessibility to local employment centers, retail and dining destinations, and major transportation corridors, making it a highly desirable address for a broad spectrum of renters.

5520 Gaston Ave presents investors with an exceptional opportunity to acquire a stabilized, movein ready asset with attractive valueadd appeal and longterm income potential in the thriving Dallas multifamily market.

Property highlights

- 23 Units Completely Renovated
- Covered Parking
- Great Outdoor Communal Space
- Secured Access

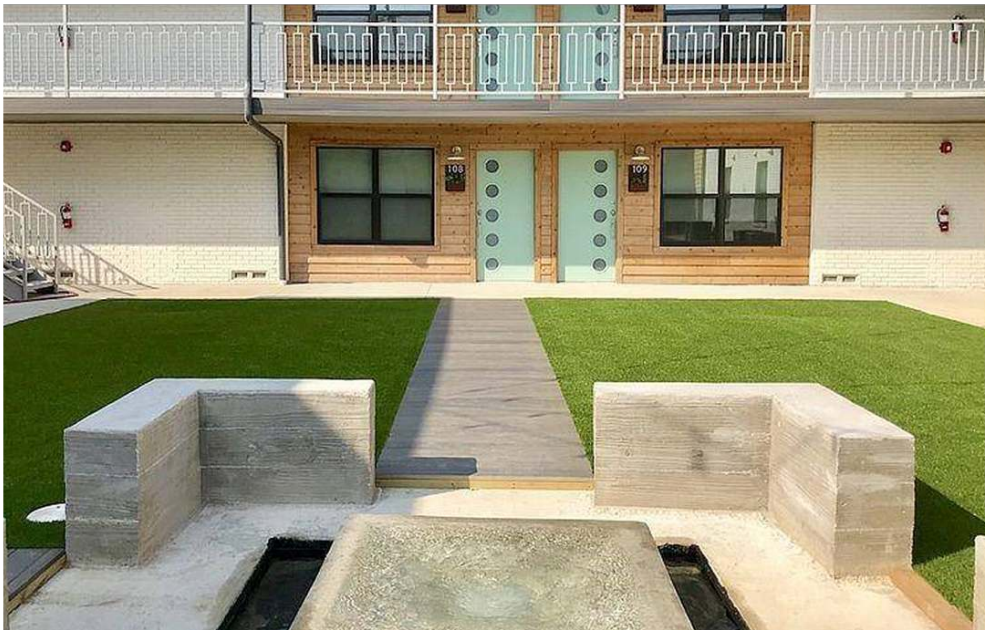
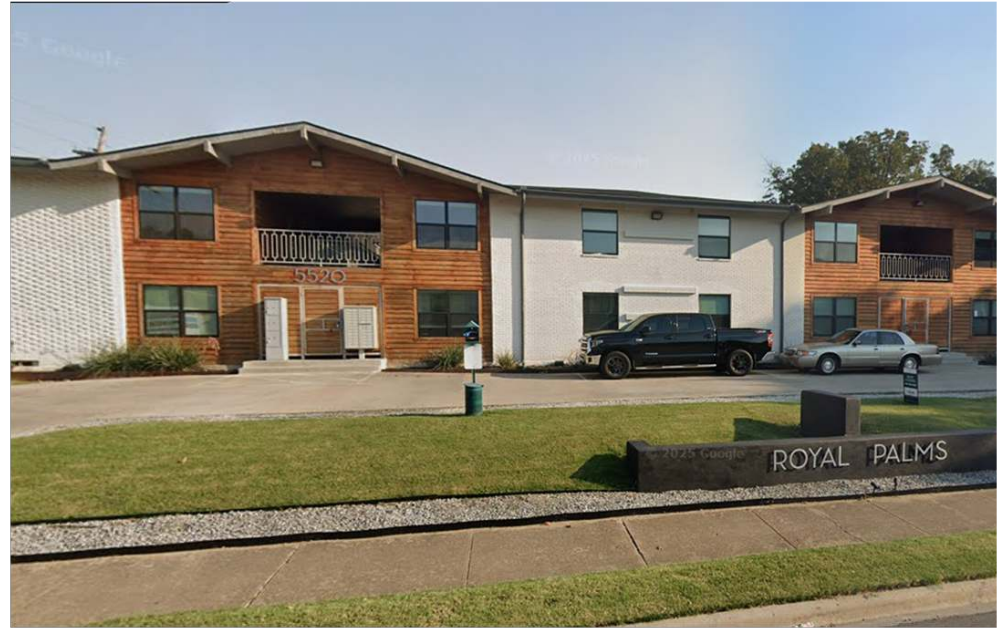
— PROPERTY PHOTO 1



— PROPERTY PHOTO 2



PROPERTY PHOTO 3



— AREA

Area description

5520 Gaston Ave is located in the Lakewood area of Dallas, Texas. This neighborhood is known for its tree-lined streets, historical homes, and proximity to White Rock Lake. It offers a blend of old-world charm with modern amenities, including eclectic shopping, dining, and entertainment options. The area boasts a strong sense of community and is popular among families and young professionals alike, due to its excellent schools, parks, and outdoor activities available around the nearby lake. This location is conveniently situated close to downtown Dallas while still maintaining a serene suburban feel.

Area highlights

- Proximity to Downtown Dallas: The location is just a few minutes drive from the heart of Downtown Dallas, offering easy access to a multitude of employment, entertainment, and cultural venues.
- Lakewood Neighborhood: Situated in the desirable Lakewood area, known for its historic charm, active community, and beautiful homes, offering a suburban feel with urban convenience.
- Recreational Opportunities: Close to White Rock Lake and the surrounding parkland, providing residents with ample outdoor activities like jogging, cycling, rowing, and picnic spots.
- Education Options: Located within the Dallas Independent School District, with a variety of highly rated public and private schools in the vicinity, making it an appealing choice for families.
- Local Amenities: A robust selection of local shops, restaurants, and cafes are nearby, along with the iconic Lakewood Theater and Lakewood Shopping Center, offering a blend of local flavor and essential services.



Walk score
Car-Dependent

40



Bike score
Bikeable

63



Transit score
Some Transit

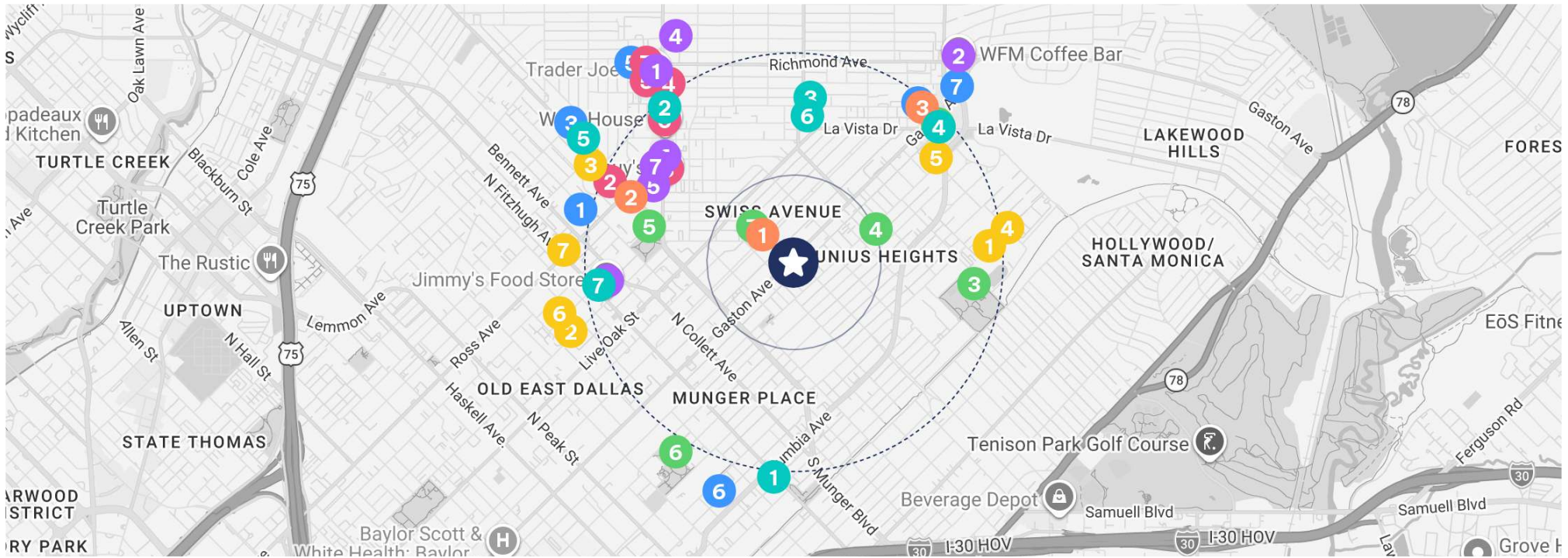
42

4 nearby routes: 4 bus, 0 rail, 0 other

Walk Score®

POINTS OF INTEREST

— 5min walk --- 10min walk



HEALTH CLUBS/GYMS

- 1 Walgreens
- 2 CVS
- 3 Henderson Family Dental
- 4 Pecan Tree Pediatrics - Lake...
- 5 Alchemy Face Bar Lower...
- 6 Clinica Dr Hispano Dallas
- 7 CVS Pharmacy

RESTAURANTS

- 1 WFM Coffee Bar
- 2 Raising Cane's Chicken Fingers
- 3 Chuy's
- 4 HG Sply Co.
- 5 Truck Yard

- 6 Wabi House
- 7 La La Land

ENTERTAINMENT

- 1 The Balcony Club
- 2 Bowlski's Lakewood Theater
- 3 Willis C. Winters Park
- 4 William B. Lipscomb Elemen...
- 5 Garrett Park
- 6 Buckner (Samuell) Park
- 7 Dorothy & Wallace Savage Park

SHOPPING

- 1 Trader Joe's
- 2 WFM Coffee Bar

- 3 Jimmy's Food Store
- 4 Sam's Club Now
- 5 Fiesta Mart #40
- 6 Goodwill Store - Greenville Ave
- 7 Dollar Tree

CULTURE

- 1 Aldredge House
- 2 St. Matthew's Cathedral Arts
- 3 Shakespeare Dallas Office

EDUCATION

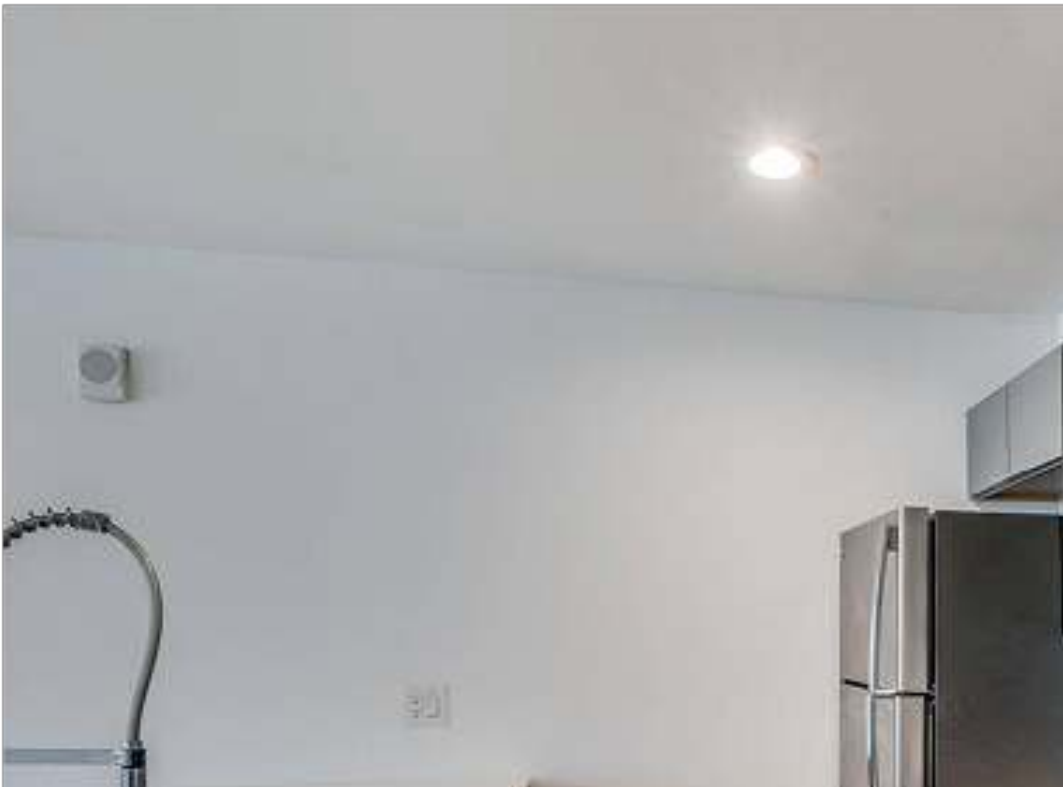
- 1 Woodrow Wilson High School
- 2 Uplift Atlas Preparatory
- 3 Solar Preparatory School for...

- 4 J. L. Long Middle School
- 5 Lakewood Branch Library
- 6 Uplift Atlas Preparatory
- 7 Innovation, Design and Entre...

SPORTS

- 1 Planet Fitness
- 2 Align Studio Dallas
- 3 Black Swan Yoga - Skillman
- 4 Bowlski's Lakewood Theater
- 5 CorePower Yoga - Henderson
- 6 PARADIGM Gym 24hr
- 7 Training Mate East Dallas





3

Financials

Unit Mix Summary

Rent Roll

Income and Expenses Analysis

Income and Expense Chart

Operating projections

Royal Palms

5520 Gaston Ave, Dallas, TX 75214

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UNIT MIX SUMMARY

🏠 Multifamily									
# of units	unit type	avg SF	current	per SF	annually	proforma	per SF	annually	
19	1BR/1BA	613	\$1,206	\$1.97	\$14,477	\$1,298	\$2.12	\$15,581	
4	2BR/2BA	840	\$1,268	\$1.51	\$15,210	\$1,550	\$1.85	\$18,600	
AVERAGES		652	\$1,217	\$1.87	\$14,605	\$1,342	\$2.06	\$16,106	
23 units	27BR/27BA	15,000	\$27,992	\$1.87	\$335,904	\$30,870	\$2.06	\$370,440	

RENT ROLL

Multifamily

unit #	unit type	SF	current	per SF	annually	lease to	proforma	per SF	annually
101	1BR/1BA	610	\$1,275	\$2.09	\$15,300	05/31/2026	\$1,275	\$2.09	\$15,300
102	1BR/1BA	610	\$1,099	\$1.80	\$13,188	07/29/2026	\$1,275	\$2.09	\$15,300
103	1BR/1BA	610	\$1,275	\$2.09	\$15,300	04/09/2026	\$1,275	\$2.09	\$15,300
104	1BR/1BA	610	\$1,075	\$1.76	\$12,900	09/11/2026	\$1,275	\$2.09	\$15,300
105	1BR/1BA	610	\$1,095	\$1.80	\$13,140	07/21/2026	\$1,275	\$2.09	\$15,300
107	1BR/1BA	610	\$1,375	\$2.25	\$16,500	01/09/2027	\$1,375	\$2.25	\$16,500
108	1BR/1BA	610	\$1,275	\$2.09	\$15,300	05/09/2026	\$1,275	\$2.09	\$15,300
109	1BR/1BA	610	\$1,099	\$1.80	\$13,188	07/31/2026	\$1,275	\$2.09	\$15,300
110	1BR/1BA	610	\$1,199	\$1.97	\$14,388	08/12/2026	\$1,275	\$2.09	\$15,300
111	2BR/2BA	840	\$925	\$1.10	\$11,100	07/14/2026	\$1,550	\$1.85	\$18,600
112	2BR/2BA	840	\$1,550	\$1.85	\$18,600	02/28/2026	\$1,550	\$1.85	\$18,600
201	1BR/1BA	610	\$1,075	\$1.76	\$12,900	09/02/2026	\$1,275	\$2.09	\$15,300
202	1BR/1BA	610	\$1,325	\$2.17	\$15,900	02/15/2026	\$1,375	\$2.25	\$16,500
203	1BR/1BA	610	\$1,095	\$1.80	\$13,140	07/31/2026	\$1,295	\$2.12	\$15,540
204	1BR/1BA	610	* \$1,275	\$2.09	\$15,300		\$1,275	\$2.09	\$15,300
205	1BR/1BA	660	\$1,075	\$1.63	\$12,900	09/19/2026	\$1,275	\$1.93	\$15,300
206	1BR/1BA	610	\$1,300	\$2.13	\$15,600	04/30/2026	\$1,350	\$2.21	\$16,200
207	1BR/1BA	610	\$1,300	\$2.13	\$15,600	04/30/2026	\$1,300	\$2.13	\$15,600
208	1BR/1BA	610	\$1,235	\$2.02	\$14,820	08/31/2026	\$1,275	\$2.09	\$15,300
209	1BR/1BA	610	\$1,400	\$2.30	\$16,800	03/31/2026	\$1,400	\$2.30	\$16,800
210	1BR/1BA	610	\$1,075	\$1.76	\$12,900	09/10/2026	\$1,275	\$2.09	\$15,300
211	2BR/2BA	840	\$1,295	\$1.54	\$15,540	04/14/2026	\$1,550	\$1.85	\$18,600

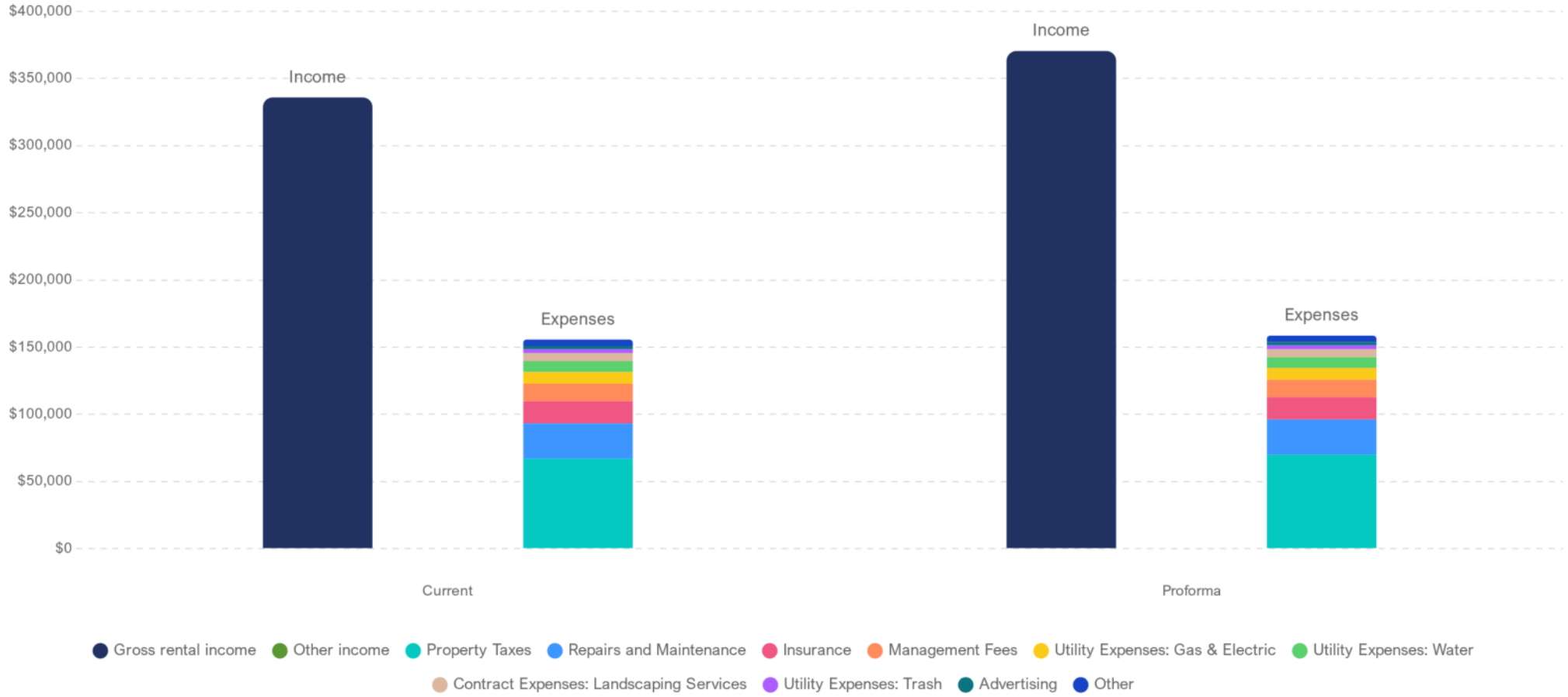
212	2BR/2BA	840	\$1,300	\$1.55	\$15,600	08/29/2026	\$1,550	\$1.85	\$18,600
AVERAGES	1BR/1BA	652	\$1,217	\$1.87	\$14,605		\$1,342	\$2.06	\$16,106
23 units		15,000	\$27,992	\$1.87	\$335,904		\$30,870	\$2.06	\$370,440

Note: Currently vacant units are marked with * in the current rent column.

INCOME AND EXPENSES ANALYSIS

Multifamily								
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Multifamily Rental Revenue	\$335,904	\$14,605	\$22.39		\$370,440	\$16,106	\$24.70	
Vacancy - 4.35% (C) 7.00% (P)	\$14,612	\$635	\$0.97		\$25,931	\$1,127	\$1.73	
Bad debt - 1.00%	\$3,359	\$146	\$0.22		\$3,704	\$161	\$0.25	
Effective Multifamily Rental Revenue	\$317,933	\$13,823	\$21.20	100%	\$340,805	\$14,818	\$22.72	100%
Gross Operating Income	\$317,933	\$13,823	\$21.20		\$340,805	\$14,818	\$22.72	
Expenses								
Insurance	\$16,500	\$717	\$1.10	5.19%	\$16,500	\$717	\$1.10	4.84%
Trash Removal	\$980	\$43	\$0.07	0.31%	\$980	\$43	\$0.07	0.29%
Flooring	\$500	\$22	\$0.03	0.16%	\$500	\$22	\$0.03	0.15%
Advertising	\$2,400	\$104	\$0.16	0.75%	\$2,400	\$104	\$0.16	0.7%
Contract Expenses: Landscaping Services	\$6,000	\$261	\$0.40	1.89%	\$6,000	\$261	\$0.40	1.76%
Repairs and Maintenance	\$26,202	\$1,139	\$1.75	8.24%	\$26,202	\$1,139	\$1.75	7.69%
Inspections	\$1,200	\$52	\$0.08	0.38%	\$1,200	\$52	\$0.08	0.35%
Legal and Professional	\$500	\$22	\$0.03	0.16%	\$500	\$22	\$0.03	0.15%
Eviction/Legal Fees	\$1,500	\$65	\$0.10	0.47%	\$1,500	\$65	\$0.10	0.44%
Management Fees	\$13,101	\$570	\$0.87	4.12%	\$13,101	\$570	\$0.87	3.84%
Utility Expenses: Water	\$8,000	\$348	\$0.53	2.52%	\$8,000	\$348	\$0.53	2.35%
Utility Expenses: Gas & Electric	\$8,700	\$378	\$0.58	2.74%	\$8,700	\$378	\$0.58	2.55%
Utility Expenses: Trash	\$3,000	\$130	\$0.20	0.94%	\$3,000	\$130	\$0.20	0.88%
Property Taxes	\$67,050	\$2,915	\$4.47	21.09%	\$70,000	\$3,043	\$4.67	20.54%
Total expenses	\$155,633	\$6,767	\$10.38	48.95%	\$158,583	\$6,895	\$10.57	46.53%
NET OPERATING INCOME	\$162,300	\$7,057	\$10.82	51.05%	\$182,222	\$7,923	\$12.15	53.47%

INCOME AND EXPENSE CHART



OPERATING PROJECTIONS

	Current	Proforma Y1	Y2	Y3	Y4	Y5
Gross Rental Revenue	\$335,904	\$372,811	\$378,030	\$383,323	\$388,689	\$394,131
Total Rental Loss	\$17,971	\$29,825	\$30,242	\$30,666	\$31,095	\$31,530
Effective Rental Revenue	\$317,933	\$342,986	\$347,788	\$352,657	\$357,594	\$362,600
Gross Operating Income	\$317,933	\$342,986	\$347,788	\$352,657	\$357,594	\$362,600
Insurance	\$16,500	\$16,651	\$16,984	\$17,323	\$17,670	\$18,023
Trash Removal	\$980	\$989	\$1,009	\$1,029	\$1,049	\$1,070
Flooring	\$500	\$505	\$515	\$525	\$535	\$546
Advertising	\$2,400	\$2,422	\$2,470	\$2,520	\$2,570	\$2,622
Contract Expenses: Landscaping Services	\$6,000	\$6,055	\$6,176	\$6,299	\$6,425	\$6,554
Repairs and Maintenance	\$26,202	\$26,441	\$26,970	\$27,509	\$28,060	\$28,621
Inspections	\$1,200	\$1,211	\$1,235	\$1,260	\$1,285	\$1,311
Legal and Professional	\$500	\$505	\$515	\$525	\$535	\$546
Eviction/Legal Fees	\$1,500	\$1,514	\$1,544	\$1,575	\$1,606	\$1,638
Management Fees	\$13,101	\$13,221	\$13,485	\$13,755	\$14,030	\$14,310
Utility Expenses: Water	\$8,000	\$8,073	\$8,235	\$8,399	\$8,567	\$8,739
Utility Expenses: Gas & Electric	\$8,700	\$8,779	\$8,955	\$9,134	\$9,317	\$9,503
Utility Expenses: Trash	\$3,000	\$3,027	\$3,088	\$3,150	\$3,213	\$3,277
Total Operating Expenses	\$155,633	\$159,392	\$162,580	\$165,831	\$169,148	\$172,531
Net Operating Income	\$162,300	\$183,594	\$185,208	\$186,826	\$188,446	\$190,069
Cash Flow before Debt Service	\$162,300	\$183,594	\$185,208	\$186,826	\$188,446	\$190,069





4

Sale Comparables

Sale comps summary

Sale comps chart

Sale comps detailed

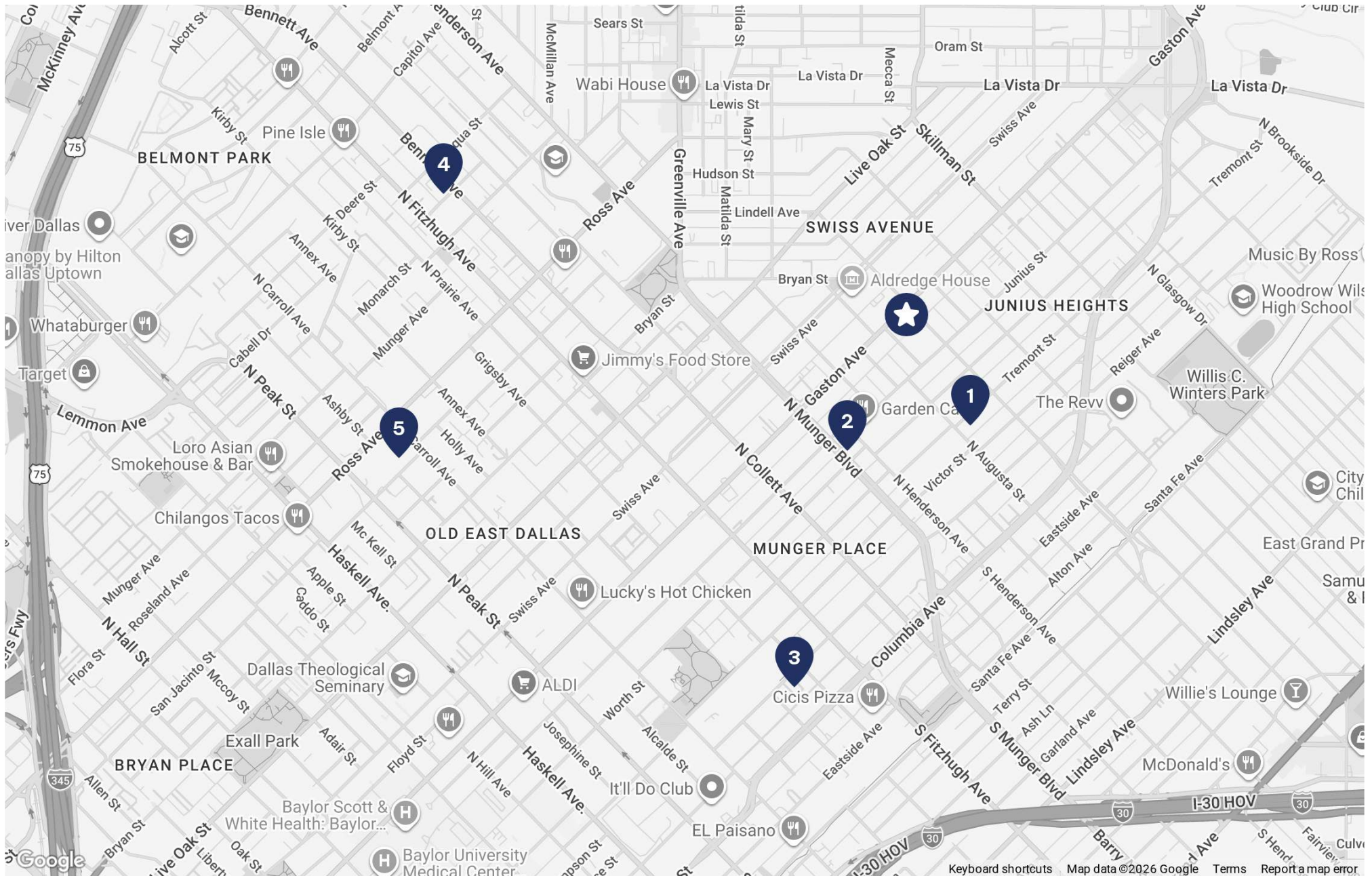


Royal Palms




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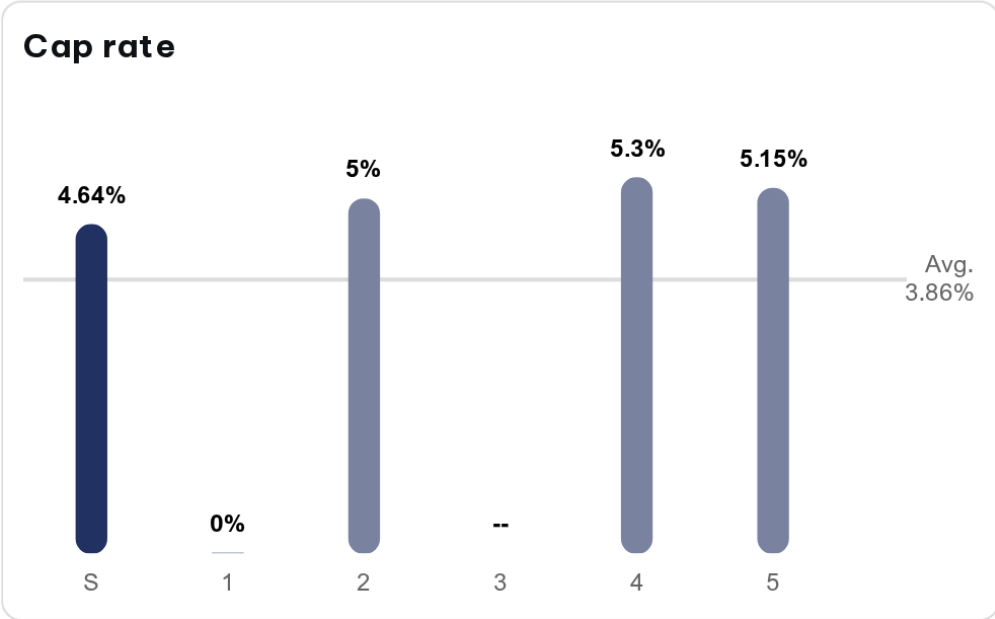
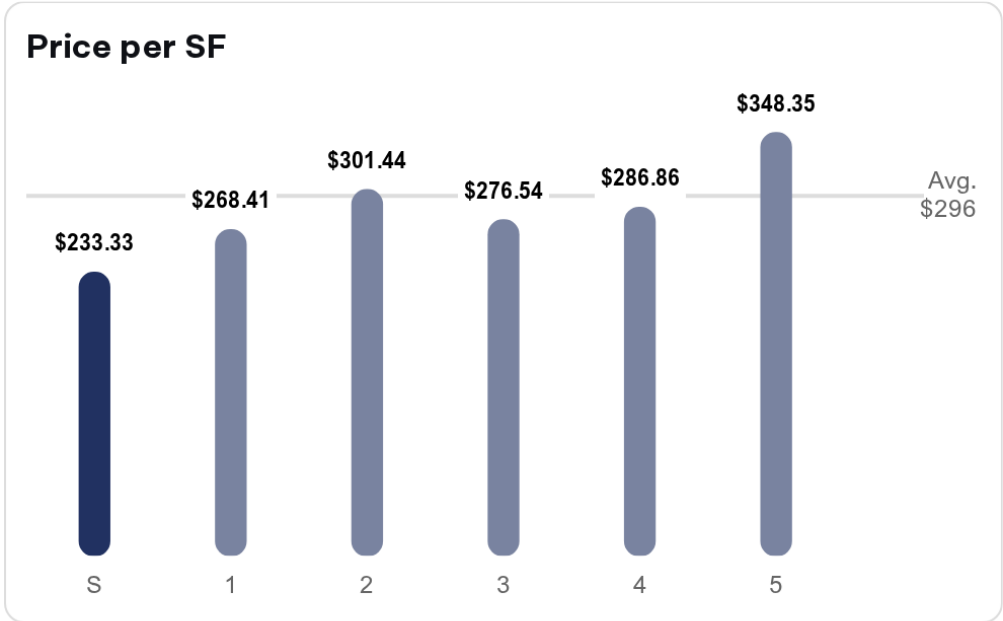
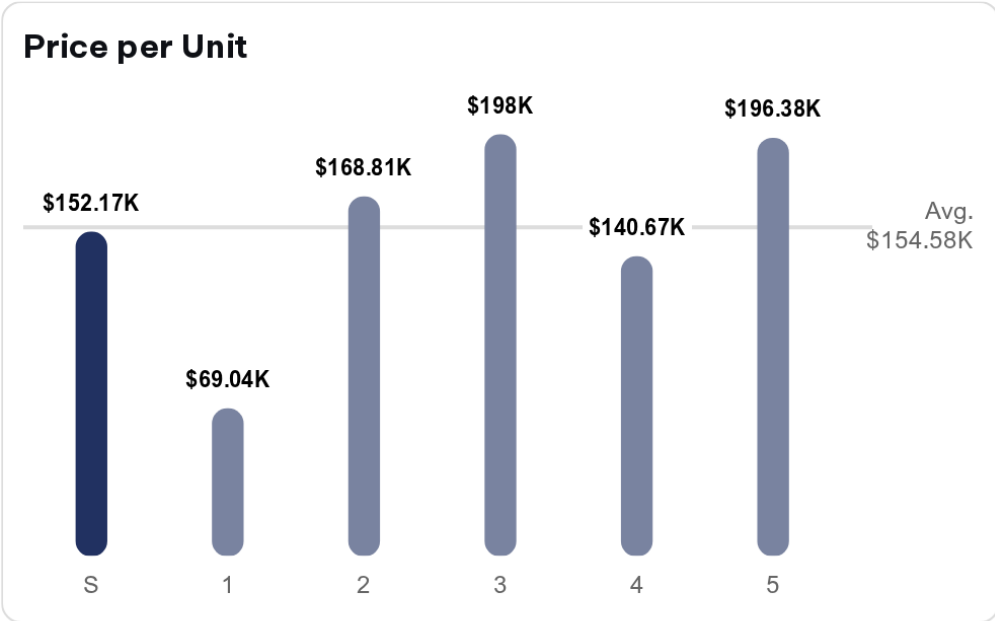
SALE COMPARABLES MAP



SALE COMPARABLES

property	built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF	CAP	GRM
 1 5508 Tremont St Unit 6, Dallas, TX 75214, USA	1972	18	\$1.31M 06/24/2024	\$72,873	4,887	\$268.41	272	0%	--
 2 5203 Worth St, Dal- las, TX 75214, USA	1925	12	\$2.19M 03/12/2025	\$182,875	7,280	\$301.44	607	5%	--
 3 4718 Reiger Ave, Dallas, TX 75246, USA	1959	24	\$4.95M 12/27/2024	\$206,250	17,900	\$276.54	746	--	--
 4 2003 Bennett Ave, Dallas, TX 75206, USA	1971	12	\$1.83M 06/23/2025	\$152,396	6,375	\$286.86	531	5.3%	--
 5 4407 San Jacinto St, Dallas, TX 75204, USA	1963	15	\$3.14M 06/05/2025	\$209,475	9,020	\$348.35	601	5.15%	--
Averages	1958	16.2	\$2.69M	\$164,774	9,092	\$296.32	551	3.86%	--
Subject	1959 /2018	23	\$3.5M	\$152,174	15,000	\$233.33	652	4.64%	10.42

SALE COMPS CHART



SALE COMPS DETAILED



S

Royal Palms

5520 Gaston Ave, Dallas, TX 75214

Property Summary	Unit Type	# Units
Year Built/Renovated	1959/2018 1BR	19
Units	23 2BR	4
Building SF	15,000	
Price per SF	\$233.33	
Price per Unit	\$152,174	
Sale Price	\$3,500,000	
Sale Date	--	
Lot size	--	
CAP	4.64%	
GRM	10.42	



1

5508 Tremont St Unit 6, Dallas, TX 75214, USA

Property Summary	Unit Type	# Units
Year Built	1972 1BR	--
Units	18	
Building SF	4,887	
Price per SF	\$268.41	
Price per Unit	\$72,873	
Sale Price	\$1,311,712	
Sale Date	06/24/2024	
Lot size	7,745 SF	
CAP	0.00%	
GRM	--	

Note

ATTENTION INVESTORS!!! OUTSTANDING INVESTMENT OPPORTUNITY IN THE HEART OF EAST DALLAS!! - 9-UNIT UPDATED STYLISH AND CHIC APARTMENT COMPLEX IN JUNIUS

SALE COMPS DETAILED



2

5203 Worth St, Dallas, TX 75214, USA

Property Summary	Unit Type	# Units
Year Built	1925 Studio	24
Units	12	
Building SF	7,280	
Price per SF	\$301.44	
Price per Unit	\$182,875	
Sale Price	\$2,194,500	
Sale Date	03/12/2025	
Lot size	8,540 SF	
CAP	5.00%	
GRM	--	



3

4718 Reiger Ave, Dallas, TX 75246, USA

Property Summary	Unit Type	# Units
Year Built	1959 Studio	24
Units	24	
Building SF	17,900	
Price per SF	\$276.54	
Price per Unit	\$206,250	
Sale Price	\$4,950,000	
Sale Date	12/27/2024	
Lot size	29,250 SF	
CAP	--	
GRM	--	

SALE COMPS DETAILED



4

2003 Bennett Ave, Dallas, TX 75206, USA

Property Summary	Unit Type	# Units
Year Built	1971 Studio	24
Units	12	
Building SF	6,375	
Price per SF	\$286.86	
Price per Unit	\$152,396	
Sale Price	\$1,828,750	
Sale Date	06/23/2025	
Lot size	9,000 SF	
CAP	5.30%	
GRM	--	



5

4407 San Jacinto St, Dallas, TX 75204, USA

Property Summary	Unit Type	# Units
Year Built	1963 Studio	30
Units	15	
Building SF	9,020	
Price per SF	\$348.35	
Price per Unit	\$209,475	
Sale Price	\$3,142,125	
Sale Date	06/05/2025	
Lot size	12,057 SF	
CAP	5.15%	
GRM	--	





5

Rent Comparables

Rent comps summary

Rent comps detailed

Rent comps sort

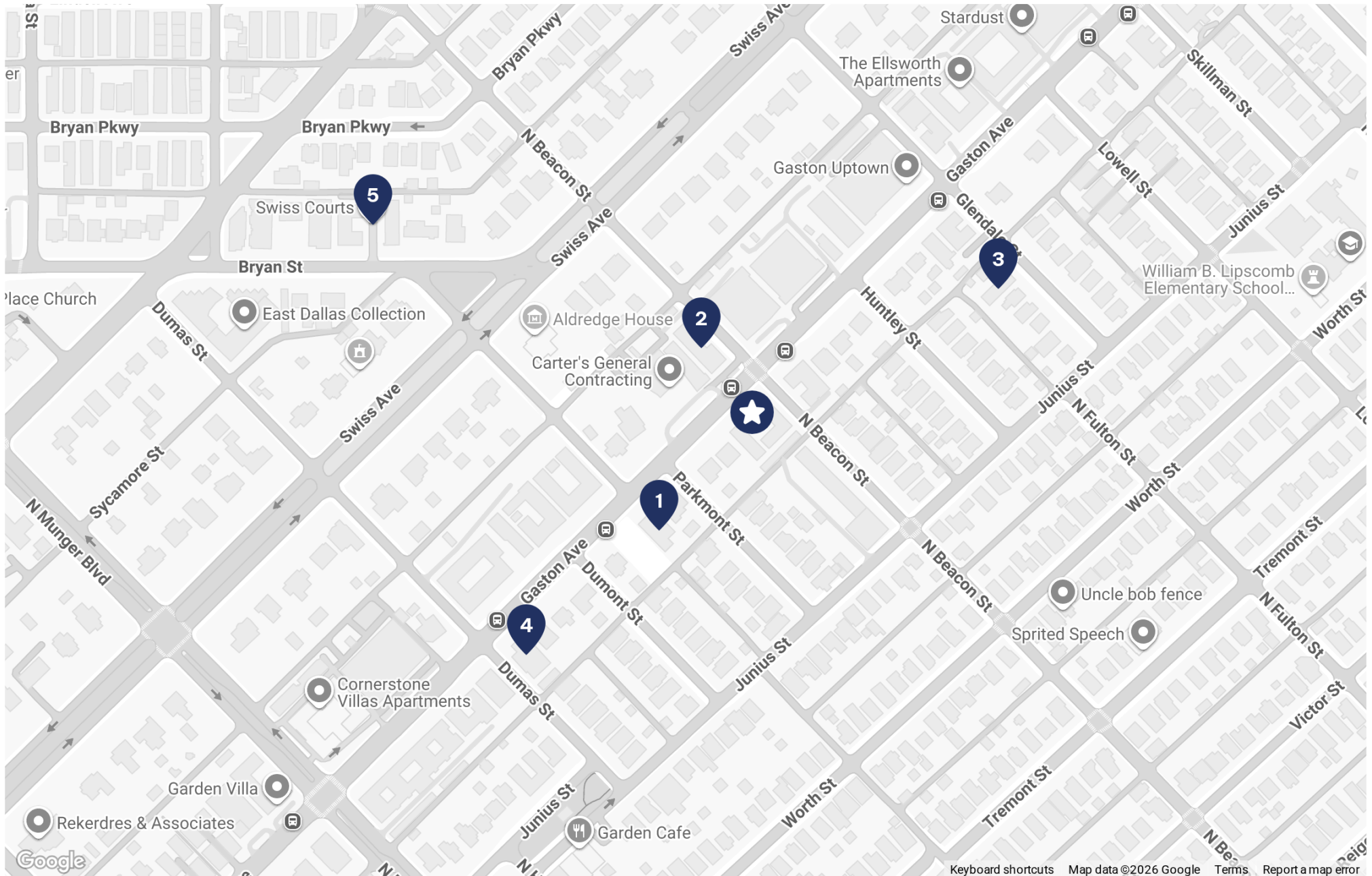


Royal Palms

5520 Gaston Ave, Dallas, TX 75214





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RENT COMPARABLES MAP




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RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 <p>5444 Gaston Ave, Dallas, TX 75214, USA</p> <p>1</p>	1961	22	1BR/1BA	\$1,433	725	\$1.98
			2BR/1BA	\$1,695	825	\$2.05
			2BR/1.5BA	\$1,675	1,100	\$1.52
			2BR/2BA	\$1,545	825	\$1.87
 <p>907 N Beacon St, Dallas, TX 75214, USA</p> <p>2</p>	1959	31	2BR/2BA	\$1,428	813	\$1.76
 <p>723 Glendale St, Dallas, TX 75214, USA</p> <p>3</p>	1973	9	1BR/1BA	\$1,200	600	\$2.00
 <p>5402 Gaston Ave, Dallas, TX 75214, USA</p> <p>4</p>	1960	24	1BR/1BA	\$1,450	753	\$1.93
			2BR/1BA	\$1,655	840	\$1.97

RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 5421 Bryan St, Dal- las, TX 75206, USA	1972	66	1BR/1BA	\$1,400	690	\$2.03
Averages	1965	30.4	1BR/1BA	\$1,392	703	\$1.98
			2BR/1BA	\$1,675	833	\$2.01
			2BR/1.5BA	\$1,675	1,100	\$1.52
			2BR/2BA	\$1,458	816	\$1.79
			All types	\$1,477	788	\$1.87
Subject	1959 /2018	23	1BR/1BA	\$1,298 -6.70%	613 -12.85%	\$2.12 +7.06%
			2BR/2BA	\$1,550 +6.35%	840 +2.99%	\$1.85 +3.26%
			All types	\$1,342 -9.15%	652 -17.25%	\$2.06 +9.79%

RENT COMPS DETAILED



S

Royal Palms

5520 Gaston Ave, Dallas, TX 75214

Occupancy: 95.65%
Built/Renovated: 1959/2018

units	type	SF	rent	\$/SF
19	1BR/1BA	613	\$1,298	\$2.12
4	2BR/2BA	840	\$1,550	\$1.85
23		652	\$1,342	\$2.06



1

5444 Gaston Ave, Dallas, TX 75214, USA

Built: 1961

units	type	SF	rent	\$/SF
--	1BR/1BA	725	\$1,433	\$1.98
--	2BR/1BA	825	\$1,695	\$2.05
--	2BR/1.5BA	1,100	\$1,675	\$1.52
--	2BR/2BA	825	\$1,545	\$1.87
22		821	\$1,536	\$1.87

RENT COMPS DETAILED



2

907 N Beacon St, Dallas, TX 75214, USA

Built
1959

units	type	SF	rent	\$/SF
--	2BR/2BA	813	\$1,428	\$1.76
31		813	\$1,428	\$1.76



3

723 Glendale St, Dallas, TX 75214, USA

Built
1973

units	type	SF	rent	\$/SF
--	1BR/1BA	600	\$1,200	\$2.00
9		600	\$1,200	\$2.00

RENT COMPS DETAILED



4

5402 Gaston Ave, Dallas, TX 75214, USA

Built
1960

units	type	SF	rent	\$/SF
--	1BR/1BA	753	\$1,450	\$1.93
--	2BR/1BA	840	\$1,655	\$1.97
24		797	\$1,553	\$1.95



5

5421 Bryan St, Dallas, TX 75206, USA

Built
1972

units	type	SF	rent	\$/SF
--	1BR/1BA	690	\$1,400	\$2.03
66		690	\$1,400	\$2.03

SORTED BY RENT

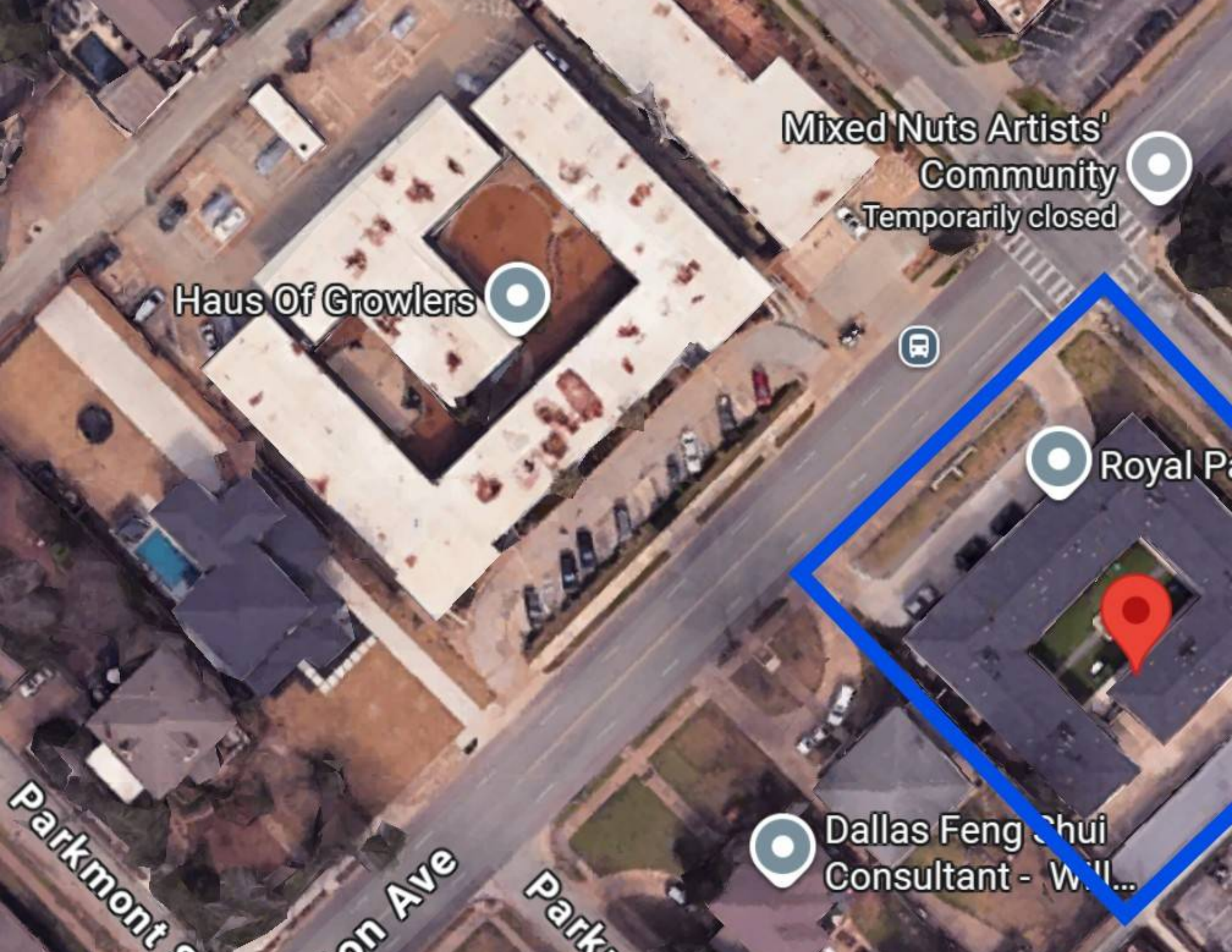
1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
5444 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	825	\$1,525	\$1.85
5444 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	650	\$1,450	\$2.23
5402 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	753	\$1,450	\$1.93
5421 Bryan St, Dallas, TX 75206, USA	1BR/1BA	690	\$1,400	\$2.03
5444 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	700	\$1,325	\$1.89
Royal Palms Pro Forma	1BR/1BA	610	\$1,300	\$2.13
Royal Palms Pro Forma	1BR/1BA	660	\$1,275	\$1.93
Royal Palms	1BR/1BA	610	\$1,214	\$1.99
723 Glendale St, Dallas, TX 75214, USA	1BR/1BA	600	\$1,200	\$2.00
Royal Palms	1BR/1BA	660	\$1,075	\$1.63
Averages		676	\$1,321	\$1.96

SORTED BY RENT/SF

1 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
5444 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	650	\$1,450	\$2.23
Royal Palms Pro Forma	1BR/1BA	610	\$1,300	\$2.13
5421 Bryan St, Dallas, TX 75206, USA	1BR/1BA	690	\$1,400	\$2.03
723 Glendale St, Dallas, TX 75214, USA	1BR/1BA	600	\$1,200	\$2.00
Royal Palms	1BR/1BA	610	\$1,214	\$1.99
Royal Palms Pro Forma	1BR/1BA	660	\$1,275	\$1.93
5402 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	753	\$1,450	\$1.93
5444 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	700	\$1,325	\$1.89
5444 Gaston Ave, Dallas, TX 75214, USA	1BR/1BA	825	\$1,525	\$1.85
Royal Palms	1BR/1BA	660	\$1,075	\$1.63
Averages		676	\$1,321	\$1.96

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
5444 Gaston Ave, Dallas, TX 75214, USA	2BR/1BA	825	\$1,695	\$2.05
5444 Gaston Ave, Dallas, TX 75214, USA	2BR/1.5BA	1,100	\$1,675	\$1.52
5402 Gaston Ave, Dallas, TX 75214, USA	2BR/1BA	840	\$1,655	\$1.97
Royal Palms Pro Forma	2BR/2BA	840	\$1,550	\$1.85
5444 Gaston Ave, Dallas, TX 75214, USA	2BR/2BA	825	\$1,545	\$1.87
907 N Beacon St, Dallas, TX 75214, USA	2BR/2BA	800	\$1,495	\$1.87
907 N Beacon St, Dallas, TX 75214, USA	2BR/2BA	825	\$1,495	\$1.81
907 N Beacon St, Dallas, TX 75214, USA	2BR/2BA	813	\$1,295	\$1.59
Royal Palms	2BR/2BA	840	\$1,268	\$1.51
Averages		856	\$1,519	\$1.77

2 Bedroom				
Property/Address	Unit Type	SF	Rent	Rent/SF
5444 Gaston Ave, Dallas, TX 75214, USA	2BR/1BA	825	\$1,695	\$2.05
5402 Gaston Ave, Dallas, TX 75214, USA	2BR/1BA	840	\$1,655	\$1.97
5444 Gaston Ave, Dallas, TX 75214, USA	2BR/2BA	825	\$1,545	\$1.87
907 N Beacon St, Dallas, TX 75214, USA	2BR/2BA	800	\$1,495	\$1.87
Royal Palms Pro Forma	2BR/2BA	840	\$1,550	\$1.85
907 N Beacon St, Dallas, TX 75214, USA	2BR/2BA	825	\$1,495	\$1.81
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5444 Gaston Ave, Dallas, TX 75214, USA	2BR/1.5BA	1,100	\$1,675	\$1.52
Royal Palms	2BR/2BA	840	\$1,268	\$1.51
Averages		856	\$1,519	\$1.77



Haus Of Growlers

Mixed Nuts Artists' Community
Temporarily closed

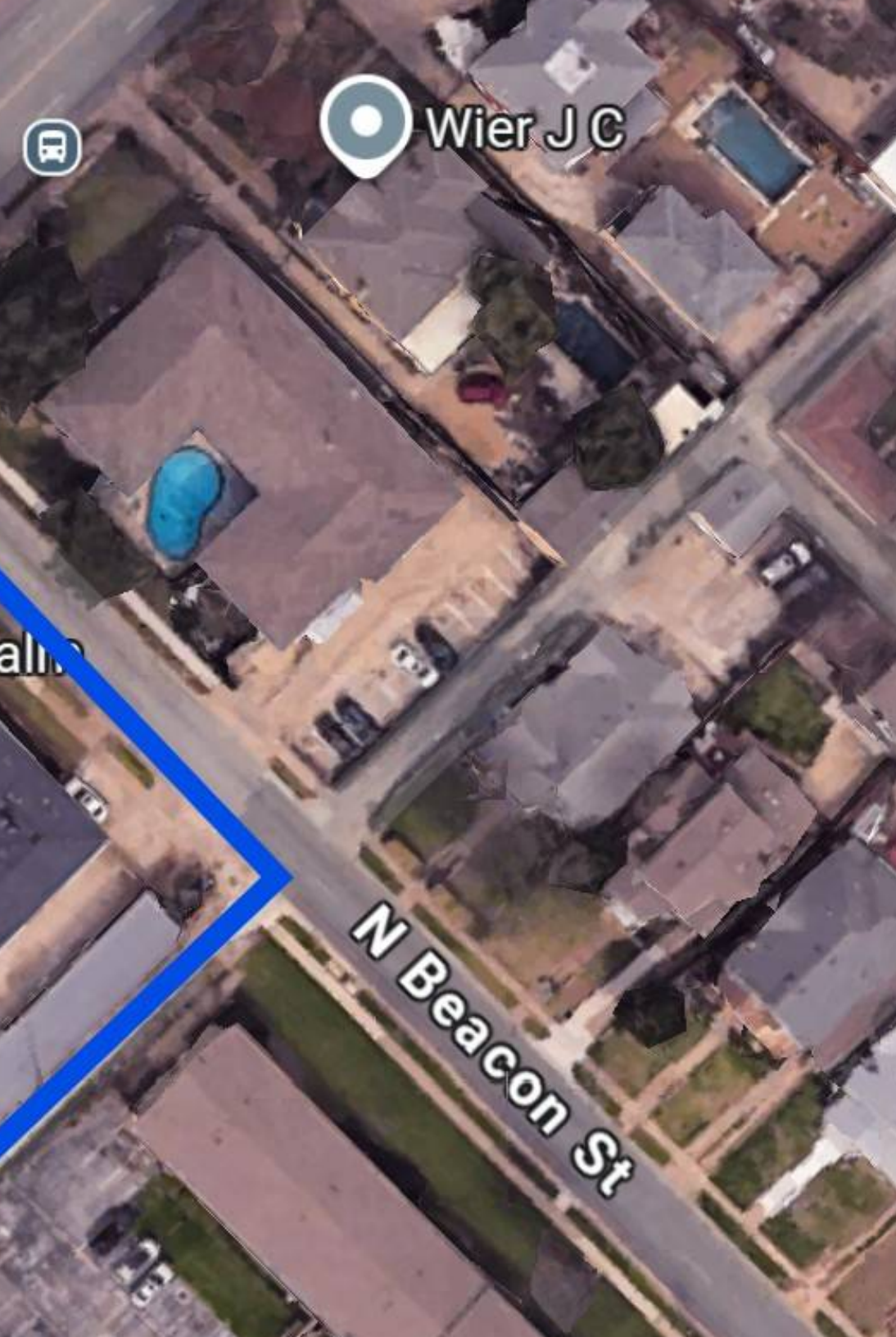
Royal P...

Dallas Feng Shui Consultant - Will...

Parkmont

on Ave

Park



6

Market Overview

City overview

Demographics

Employers

Employment

Royal Palms

5520 Gaston Ave, Dallas, TX 75214

23 units | built 1959 | renovated 2018

Area description

Dallas, TX, is a vibrant metropolis located in North Texas, recognized for its rich history, cultural diversity, and economic prowess. As one of the largest cities in the U.S., it serves as a major business and cultural hub. The Dallas skyline is iconic, featuring stunning architecture and the famous Reunion Tower. Known for a thriving arts scene, professional sports teams, and diverse neighborhoods, Dallas attracts residents and visitors alike. Its warm climate and friendly atmosphere make it a desirable place to live and explore.

Recreational Delights

Dallas offers a plethora of recreational opportunities, catering to outdoor enthusiasts and families alike. The city is home to numerous parks, such as the expansive Klyde Warren Park, perfect for picnics, walks, or enjoying food from local trucks. White Rock Lake is a serene spot for biking, kayaking, and bird-watching, while the Dallas Arboretum and Botanical Garden showcases stunning floral displays year-round. For those who enjoy sports, the city features various venues for activities like golf, tennis, and jogging. Furthermore, neighborhoods with green spaces, such as the Bishop Arts District, promote community engagement through outdoor events and festivals, making Dallas a city that embraces nature within its urban setting.

Culinary scene

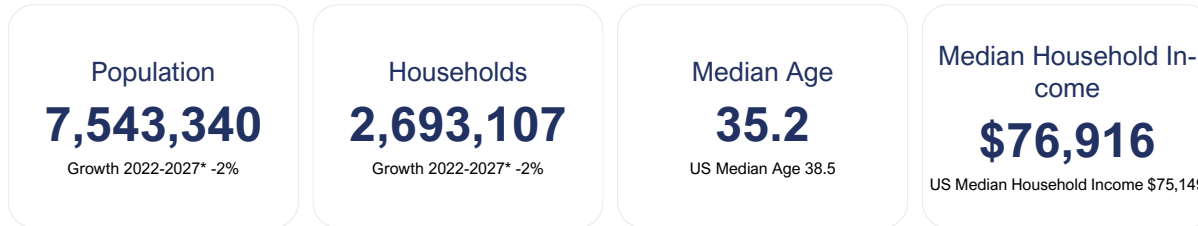
Dallas boasts a diverse culinary scene that reflects its multifaceted culture. The city is famous for its Tex-Mex cuisine, with establishments like Mi Cocina serving classics like enchiladas and tacos. Deep Ellum is a trendy district known for its lively atmosphere and eclectic eateries, featuring everything from gourmet burgers to artisanal pizzas. The Bishop Arts District is celebrated for its locally owned restaurants and cafes, offering farm-to-table dishes and innovative cuisine. Food trucks have also grown in popularity, serving everything from gourmet tacos to fusion dishes. Upscale dining can be found in the Dallas Design District, where restaurants are pushing culinary boundaries, making Dallas a food lover's paradise.



DEMOGRAPHICS

Highlights

- The Dallas metro area has around 1,300,239 residents.
- The median age is 33.1, while the US median age is 38.5.
- The median household income is \$58,231, compared to the US median of \$75,149.



2022 POPULATION BY AGE



Quality of Life

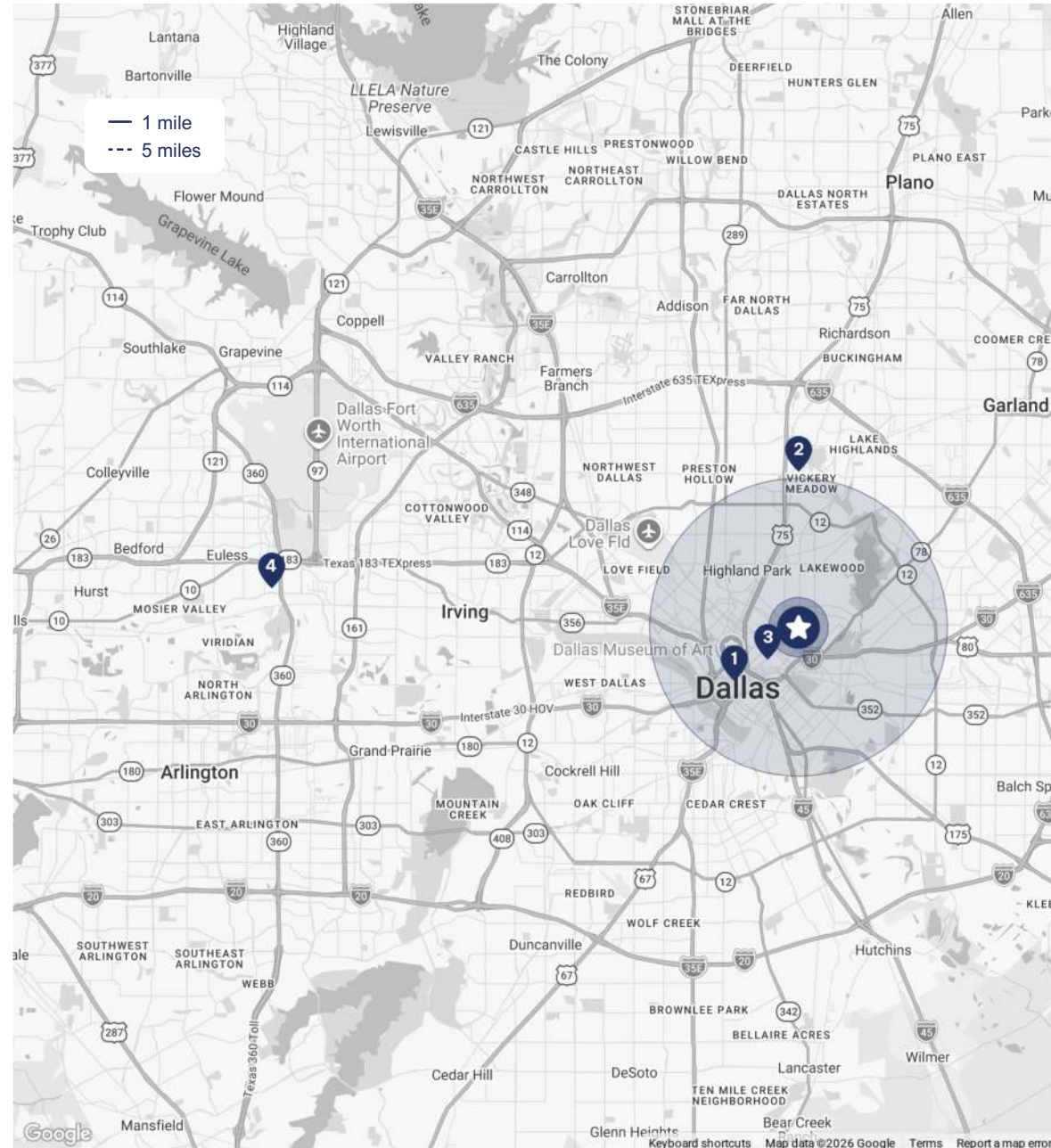
Dallas offers a high quality of life, with a strong economy, diverse neighborhoods, and ample recreational activities. The warm climate allows for year-round outdoor recreation. Access to quality healthcare and education further enhances the living experience in this dynamic city.

Entertainment

- AT&T Performing Arts Center
- Dallas Museum of Art
- The Sixth Floor Museum at Dealey Plaza
- The American Airlines Center

EMPLOYERS

- 1 AT&T Headquarters
- 2 Texas Health Presbyterian Hospital Dallas
- 3 Baylor University Medical Center, part of Baylor Scott & White Health
- 4 American Airlines Headquarters



Health Care and Social Assistance	11.75%
Construction	11.18%
Professional, Scientific, and Technical Services	10.96%
Retail Trade	10.88%
Accommodation and Food Services	7.86%
Manufacturing	7.63%
Educational Services	7.07%
Finance and Insurance	6.81%
Transportation and Warehousing	6.46%
Administrative and Support and Waste Management Services	5.94%
Real Estate and Rental and Leasing	3.34%
Wholesale Trade	3.11%
Information	2.2%
Public Administration	2.08%
Other	2.73%



\$692.79M

Annual GDP



5%

Unemployment rate



6th

Largest economy in U.S.

7

About SPERRY | The HKC Group

About Sperry

Advisory Bio

Royal Palms

5520 Gaston Ave, Dallas, TX 75214

23 units | built 1959 | renovated 2018

ABOUT SPERRY

Full Brokerage Services

We provide comprehensive acquisition, disposition, exchange, leasing and consulting services.

Our specialists average 15 years of extensive real estate experience, and are among the most experienced professionals in the industry.

Our marketing associates are diverse and come from a variety of backgrounds, many having advanced degrees and professional designations.

Sperry Commercial associates are always current on real estate trends and forces that are shaping their local and regional markets.

Each Sperry Commercial associate knows the buyers, the buildings, the property owners, building characteristics, market rents, market trends, and demographics in their market area.

Agent Specialization

Our agents are specialized in their services by

- Property Type Discipline
- Sales and/or Leasing Expertise
- Geographic Area Focus

Our Technology



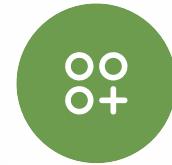
SERVICES



Commercial Real Estate Sales



Leasing Services



Full Range of Asset Categories

- Multi-Family
- Retail
- Office
- Industrial
- Land
- Hospitality
- Mobile Home Parks
- Special Purpose



Heather Konopka, CCIM, CRE

Managing Director

Sperry | The HKC Group

Professional Background

With over 25 years of experience in commercial real estate, Heather Konopka is a trusted expert in land development, investment sales, and 1031 exchanges across the Dallas–Fort Worth Metroplex. As Managing Director of a Sperry Commercial franchise, she combines deep market knowledge with strategic foresight to guide clients through complex transactions, always with integrity, precision, and heart.

Heather holds the prestigious CCIM designation (earned in 2005) and was recently invited to join The Counselors of Real Estate (CRE), an elite global organization recognizing seasoned, high-impact advisors. Her commitment to professional excellence is matched by her dedication to mentorship, having served as a CCIM instructor and a mentor with Project Destined, where she helped develop future leaders in commercial real estate.

Her leadership journey includes senior roles at Marcus & Millichap and C21 Commercial, as well as ownership of a successful Sperry Van Ness franchise. In 2004, Heather helped launch Keller Williams' first commercial division alongside co-founder Joe Williams, a pioneering move that reflected her entrepreneurial spirit. Heather has advised on a wide range of asset classes, from industrial and multifamily to residential land development. She's especially known for sourcing off-market multifamily deals and guiding clients through land entitlement processes, often drawing on her background as a principal in commercial land ventures. What truly sets Heather apart is her relationship-driven approach. She serves her clients not only as an advisor but as a trusted partner, passionate about their success and committed to delivering results with care, transparency, and respect.

When she's not closing deals or scouting new opportunities, Heather cherishes time with family, friends and faith, she enjoys fine wine, and finds peace sailing or soaking in sunsets at the lake or beach.

Awards & Affiliations

- Counselors of Real Estate (CRE)
- Certified Commercial Investment Member (CCIM Since 2005)
- Top 5 at Sperry 2024
- 2022 Globe St. Women of Influence – Investment Sales
- NAR National Commercial Award (2018)
- William C. Jennings Outstanding Commercial Transaction Award (2017)
- Sperry Van Ness (SVN) Achievers Award – Top 10
- C21 #2 in the Nation (2021), #4 in the Nation (2018)
- Active in CCIM, NTCAR, TAR, NAR, and MetroTex Commercial

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