

MULTIFAMILY PROPERTY FOR SALE



PERRY GUEST  
COMPANIES

THE COLLECTION - 13 TOWNHOMES - VALUE ADD OPPORTUNITY

4901-4905 LIVE OAK ST, DALLAS, TX 75206

Presented By

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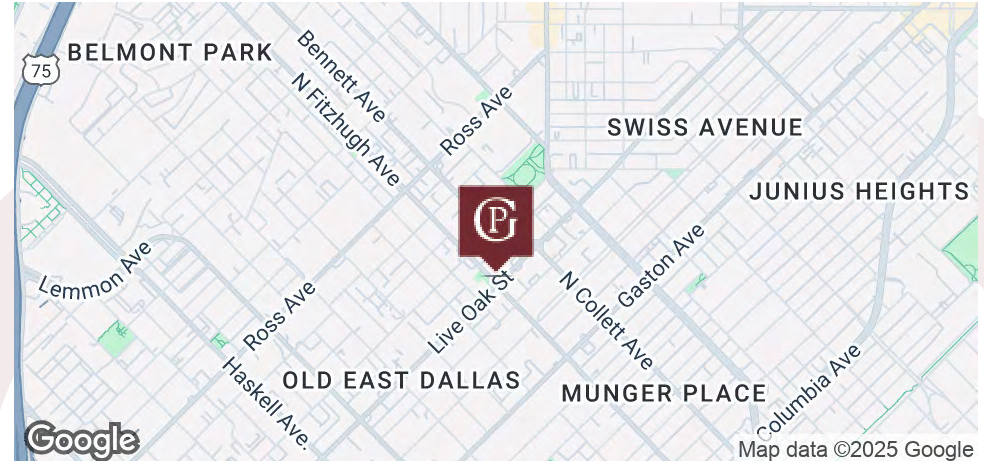
**PERRY GUEST COMPANY**

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# 4901 LIVE OAK - THE COLLECTION

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$5,577,000
Number Of Units:	13
Lot Size:	0.5 Acres
Year Built:	2016
Gross Building Size:	19,541
Net Building Size:	19,894
Zoning:	MF-2
Price / SF:	\$285.40
Price / Door:	\$429,000.00

## PROPERTY OVERVIEW - CLICK ON VIDEO LINK: [HTTPS://VIMEO.COM/1128336501](https://vimeo.com/1128336501)

This modern 13-unit townhome community was built in 2016 and has been owned and meticulously maintained by the original developer. Each residence was originally designed and constructed to condominium specifications, offering high-quality finishes and a "for-sale" level of craftsmanship. Due to consistent rental demand for luxury townhome living, the property has operated successfully as a rental community since completion. There is no HOA, this is considered multifamily 13 unit complex. This property is being offered below replacement cost.

### Value-Add Opportunity available:

- With construction at The Flynn next door nearing completion, the property is well-positioned to bring rents back to market levels
- Neighboring property rents are listed at \$2.60+ psf, that would make these units \$3,766+ a month

### Each three-story unit features:

- Attached two-car garage
- Dedicated office or flex space
- Expansive floor-to-ceiling windows providing abundant natural light
- Spacious open-concept living areas
- Kitchen islands with custom cabinetry and high-end stainless steel appliances with gas stovetops
- Large bedrooms with generous closet space
- Individual gas and electric meters for all units
- Select units also include private fenced yards — ideal for tenants seeking additional outdoor space.

This is a true turnkey, high-occupancy asset in an established location, offering investors a low-maintenance, institutional-quality property with strong in-place income and long-term upside potential.

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## PROPERTY DESCRIPTION



## OVERVIEW

Address	4901 Live Oak St, Dallas, TX 75206
Number of Units	13 Townhomes
Number of Buildings	2
Number of Stories	3
Year Built	2016
Lot Size sqft	21,692

## CONSTRUCTION

HVAC	Individual (central air)
Electric (copper wiring)	Individually metered
Gas (range, heater, water heater)	Individually metered
Washer/Dryer Connections (machines included)	All units
Water	RUBS
Sprinkler System	Each Unit
Irrigation System	Rain Bird
Roof	Pitched, composite
Foundation	Concrete slab
Framing	Wood

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## UNIT FEATURES



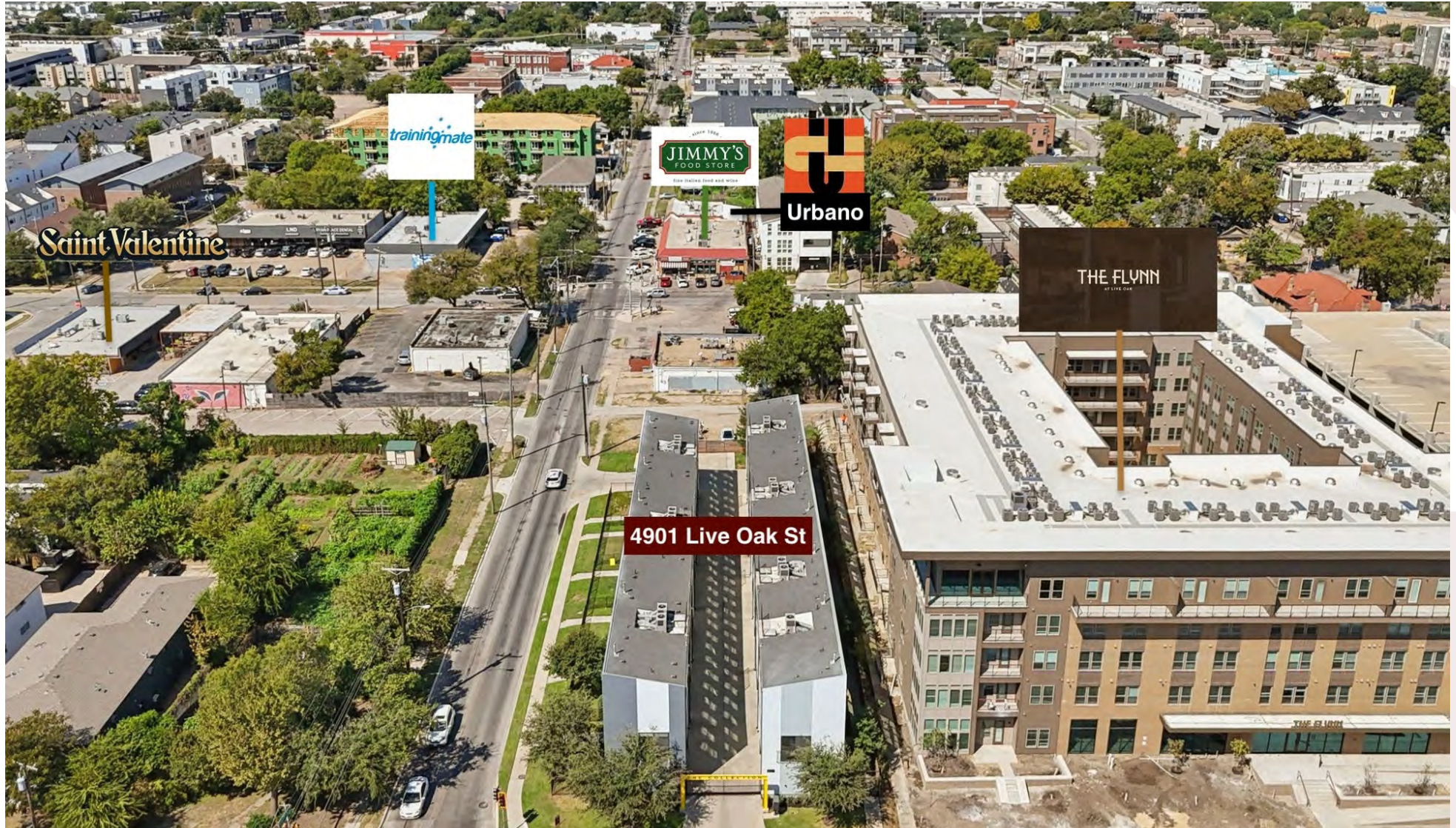
## UNIT FEATURES

- In-unit Laundry (sale includes full size washer and dryer machines)
- Full Suite of Stainless Steel Kitchen Appliances (gas range, wine fridge, built in microwave)
- 10 ft ceilings
- Floor to Ceiling Glass Windows
- Kitchen and Bathroom Quartz Countertops
- Oversized 2 Car Garage with Storage Space
- Luxury Roller Shades, with Blackout Shades in Bedrooms
- Recessed lighting throughout
- Office Space
- Hardwood Floors
- Double Bathroom Vanities
- Skylights (easy roof access for maintenance)
- Custom Walk-in Closets
- Stand up showers
- Juliet Balconies
- Dog Park area
- Fenced in Yards (Select Units)

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## NEIGHBORHOOD MAP



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## SITE PLAN



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## FLOOR PLANS



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## RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
4901-A	2	2.5	1,631	\$2,983	\$1.83	\$3,250	\$1.99
4901-B	2	2.5	1,631	\$2,892	\$1.77	\$3,250	\$1.99
4901-C	2	2.5	1,631	\$2,844	\$1.74	\$3,250	\$1.99
4901-D	2	2.5	1,631	\$2,595	\$1.59	\$3,250	\$1.99
4901-E	2	2.5	1,631	\$2,600	\$1.59	\$3,250	\$1.99
4901-F	2	2.5	1,631	\$2,695	\$1.65	\$3,250	\$1.99
4905-A	2	2.5	1,444	\$2,559	\$1.77	\$3,000	\$2.08
4905-B	2	2.5	1,444	\$2,656	\$1.84	\$3,000	\$2.08
4905-C	2	2.5	1,444	\$2,553	\$1.77	\$3,000	\$2.08
4905-D	2	2.5	1,444	\$2,536	\$1.76	\$3,000	\$2.08
4905-E	2	2.5	1,444	\$2,697	\$1.87	\$3,000	\$2.08
4905-F	2	2.5	1,444	\$2,595	\$1.80	\$3,000	\$2.08
4905-G	2	2.5	1,444	\$2,595	\$1.80	\$3,000	\$2.08
<b>Totals/Averages</b>			<b>19,894</b>	<b>\$34,800</b>	<b>\$1.759</b>	<b>\$40,500</b>	<b>\$2.04</b>

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## ADDITIONAL PHOTOS



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## INDIVIDUAL SALE COMPS-EXIT STRATEGY



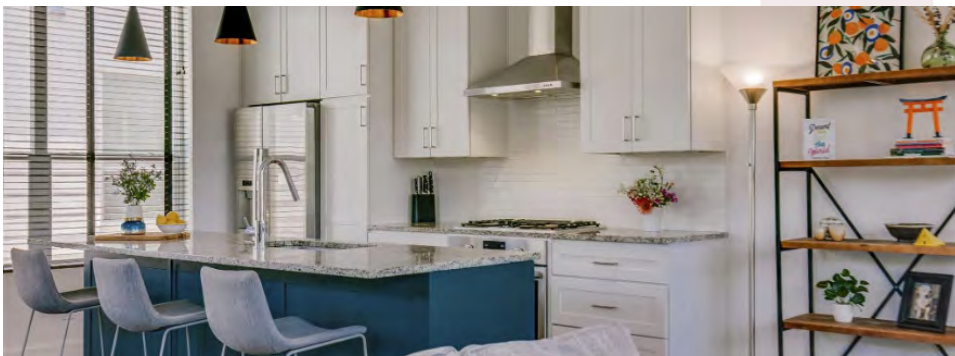
### 5023 FUQUA STREET

- Sale Price: \$565,000
- 2 Bedroom 2.5 Bathroom
- 1671 sqft
- \$338.12 a foot



### 5016 BRYAN ST

- Sale Price: \$449,000
- 2 Bedroom 2.5 Bathroom
- 1529 sqft
- \$294.24 a foot



### 5811 LINDELL AVE

- Sale Price: \$549,900
- 2 Bedroom 2.5 Bathroom
- 1463 sqft
- \$355.43 a foot

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## SALES COMPS - COMPLEX



### 4514 CABELL DR (5 TOWNHOMES)

- Sale Price: \$2,400,000 (\$480,000 per unit)
- 2 Bedroom 2.5 Bathrooms
- \$291.52 psf



### 5830 ORAM (5 TOWNHOMES)

- Sale Price: \$2,400,000
- 2 Bedroom 2.5 Bathroom
- \$415 psf

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## HENDERSON DEVELOPMENT (LESS THAN A MILE FROM 4901 LIVE OAK)



### HENDERSON DEVELOPMENT

The Henderson Avenue Development is a transformative, mixed-use project located just one block from Moser Gardens/Greenville West, further elevating the value of this prime location. Spearheaded by Ignite/REBEES with financial backing from Acadia Realty Trust, this walkable quarter-mile development will deliver 10 boutique-style buildings totaling 75,000 SF of retail, 74,000 SF of Office, and three chef-driven restaurants, all supported by under ground parking. Scheduled for completion in October 2026, the project is poised to elevate the neighborhood even more, cementing Knox-Henderson as one of the city's most vibrant and desirable urban neighborhoods. For multifamily owners and tenants alike, this development will bring premium walkability, upscale amenities, and long-term value growth.

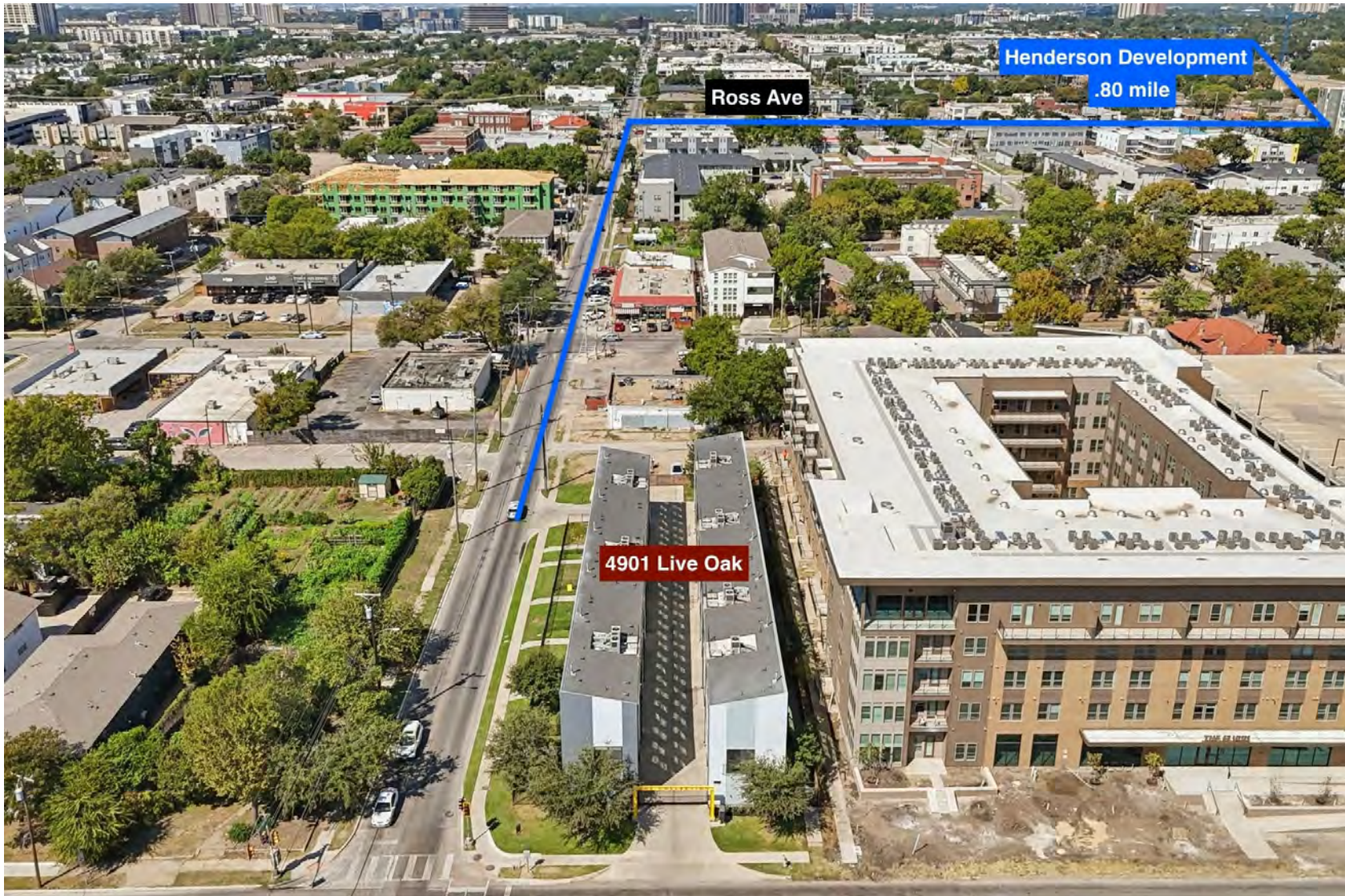
### RETAIL/OFFICE

- Prince Street Pizza (New York, New York Restaurant)
- Tecovas (Western Wear)
- Local Public Eatery (Canadian Based)
- Warby Parker (Eyewear)
- CorePower Yoga (Yoga Studio)
- Sprouts Grocery Store (Grocer)
- Tremble (Pilates Studio)
- Multiple Restaurants and Nightlife
- 74,000 sqft of Class A office

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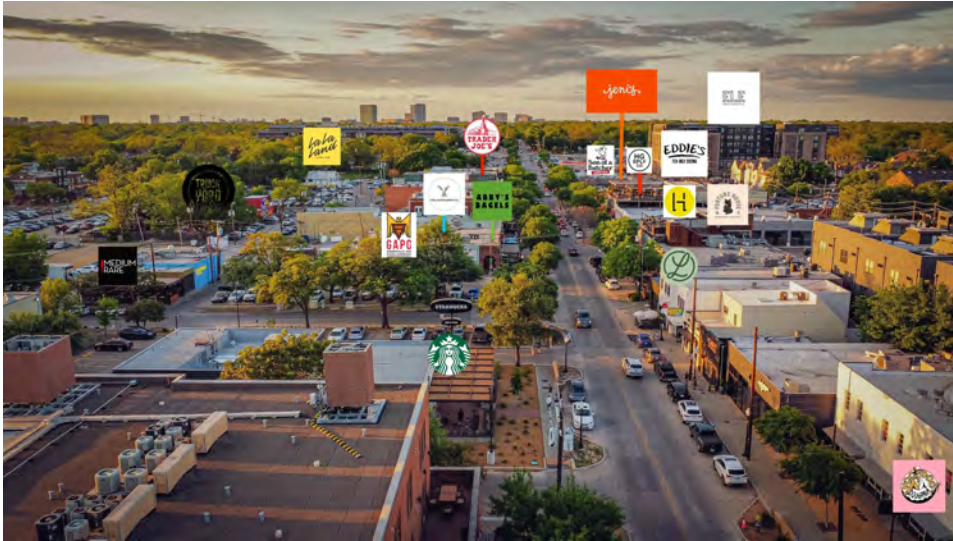
## HENDERSON DEVELOPMENT



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## LOWER GREENVILLE RETAILER MAP



### LOWER GREENVILLE NEIGHBORHOOD

Lower Greenville is one of Dallas' most vibrant and walkable neighborhoods, blending historic charm with a lively, modern energy. Centered along Greenville Avenue just east of Downtown and Uptown, the area is filled with some of the city's best restaurants, coffee shops, and nightlife. Home to the popular St. Patrick's Day parade and block party.

Residents enjoy easy access to favorite local spots, boutique shopping, fitness studios, and live music venues.

Conveniently located minutes from Downtown Dallas, Knox-Henderson, and White Rock Lake, Lower Greenville offers a central location with a relaxed, community-driven atmosphere — perfect for those who want the excitement of city living with the comfort of a neighborhood.

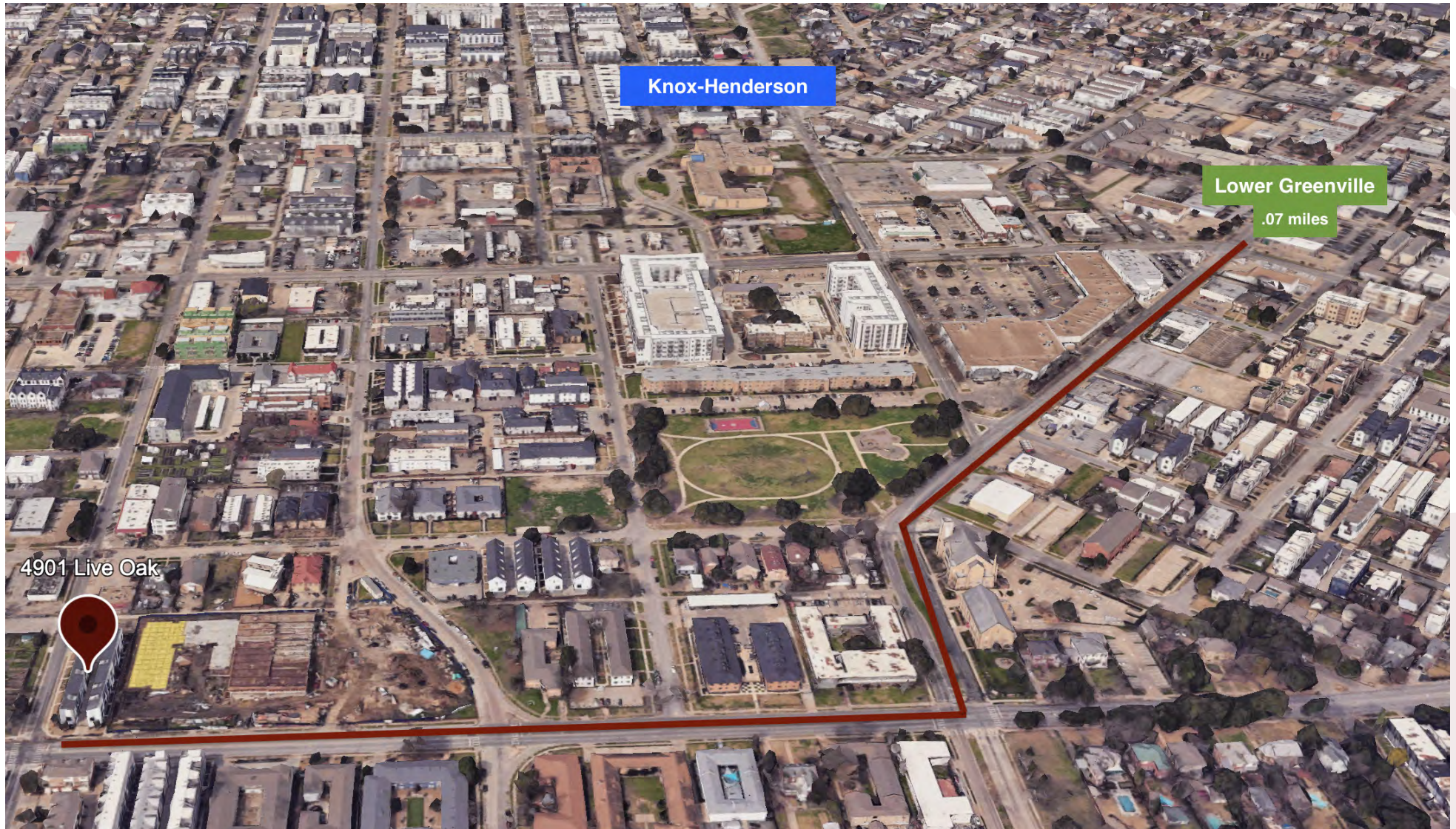
### RETAIL DESTINATIONS

- Traders Joe's
- La La Land Coffee
- Jeni's Ice Cream
- Starbucks
- Truck Yard
- Voodoo Donuts
- HG Supply Company
- Leela's Wine Bar
- Eddie's Tex-Mex Cocina

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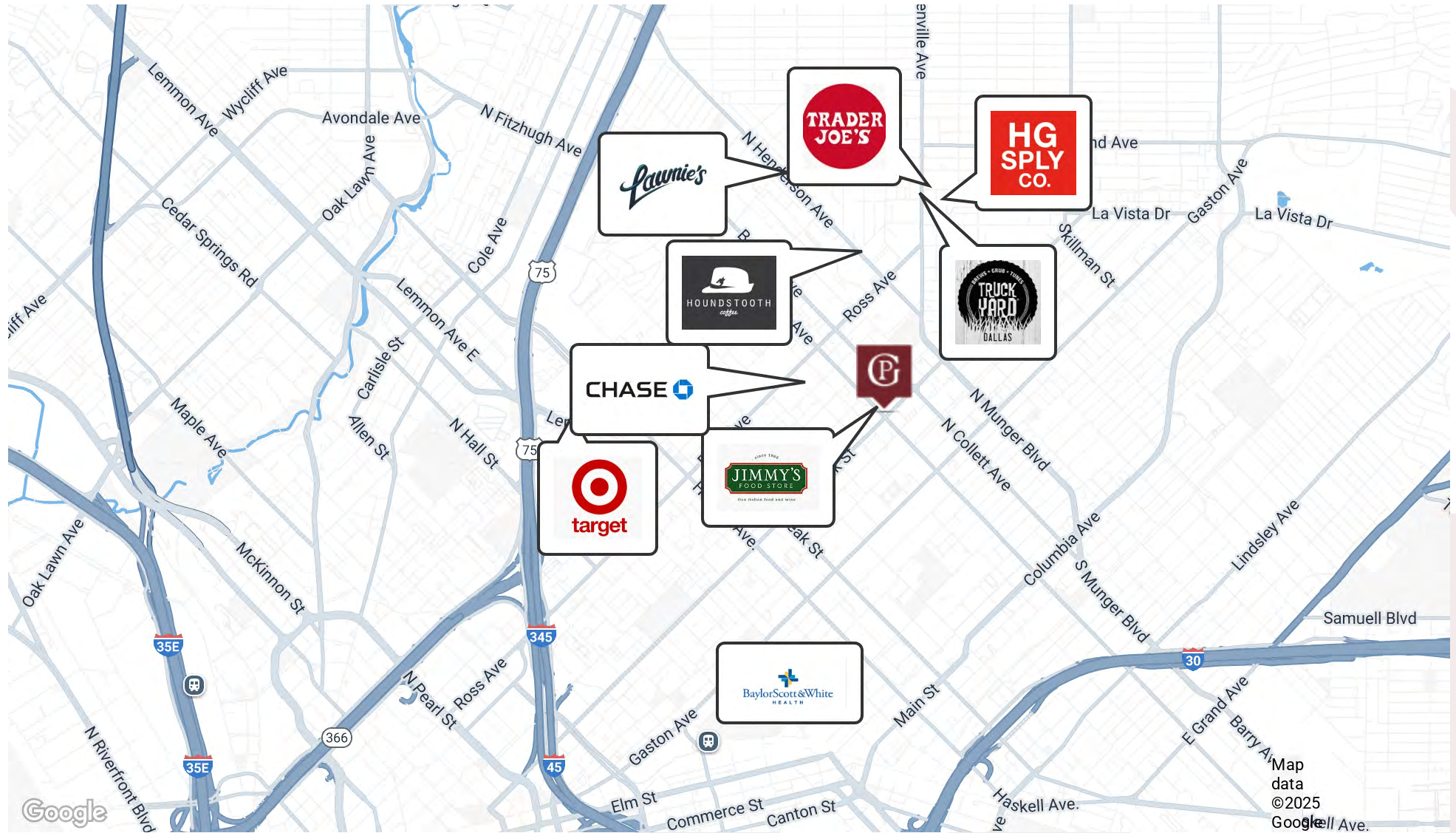
LOWER GREENVILLE



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## REGIONAL MAP



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## DEMOGRAPHICS REPORT

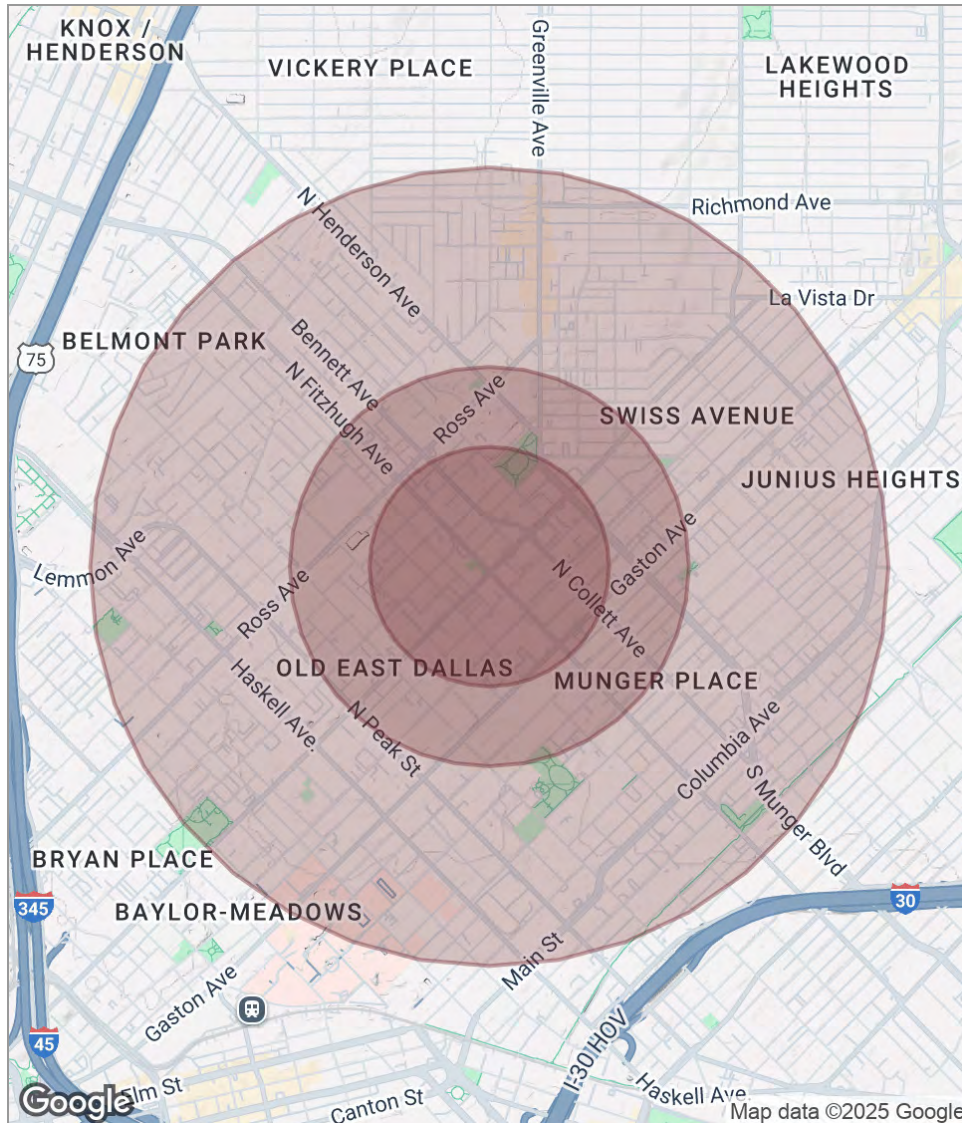
	0.3 MILES	0.5 MILES	1 MILE
Total population	2,658	7,700	30,283
Median age	38	38	37
Median age (male)	39	38	37
Median age (female)	38	37	36
Total households	1,463	4,199	16,268
Total persons per HH	1.8	1.8	1.9
Average HH income	\$77,557	\$82,062	\$106,440
Average house value	\$640,302	\$646,102	\$594,768

*\* Demographic data derived from 2020 ACS - US Census*

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