

Dallas Property Loan

Real Estate Presentation

By:

Hayden Schultz

Agenda

- About the Property
 - Amenities
 - Photos
- Market Comparables
- MSA Overview
- Risks/Mitigants
- Loan Terms

Quote of the Day

“The lavish presentation appeals to me, and I’ve got to convince the others”

-Freddie Mercury

1902 Bennett Ave, Dallas, TX, 75206

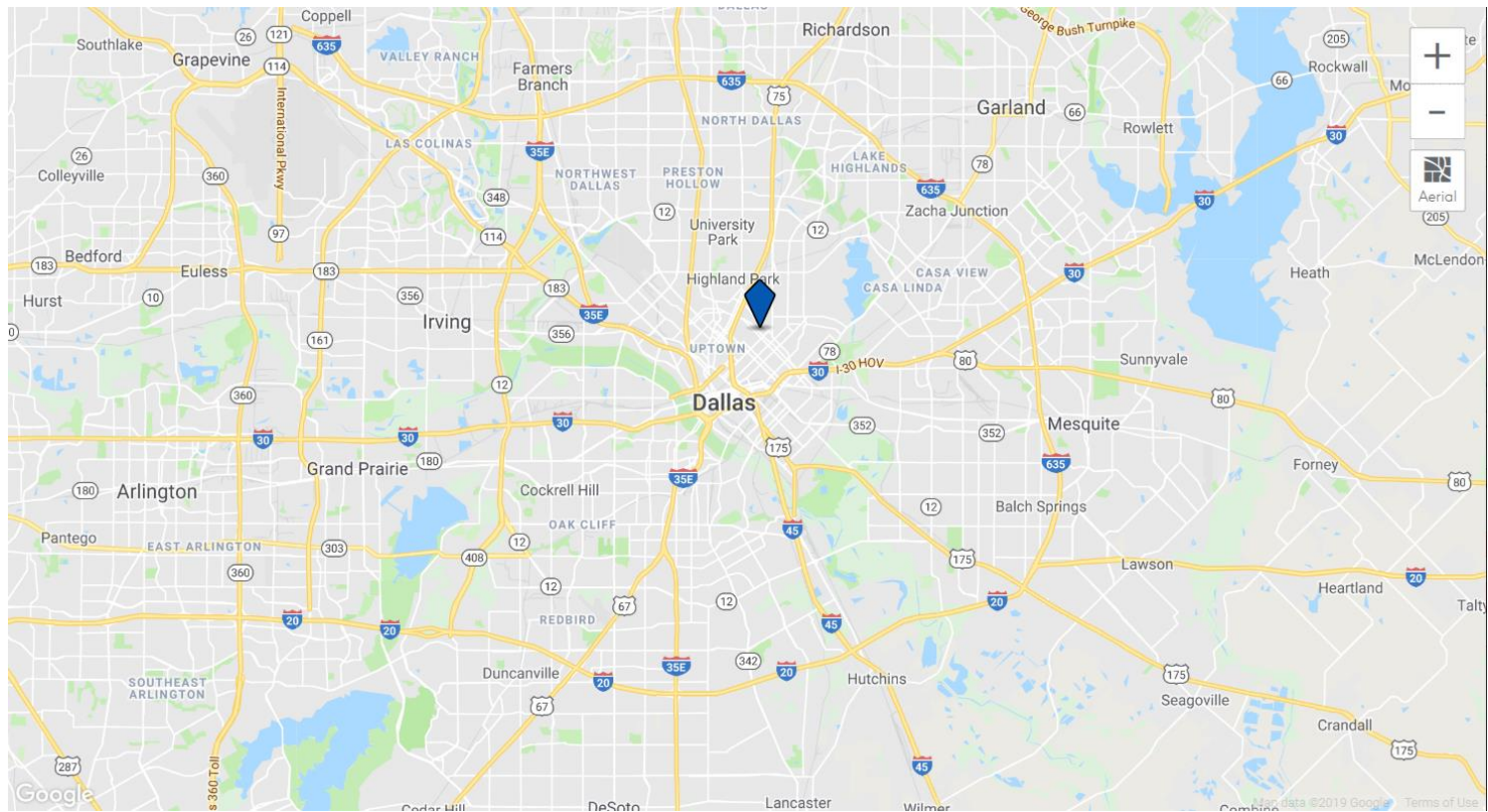
- Dallas-Fort Worth-Arlington, Texas MSA
- \$3,950,000 List Price
- \$1,370 average rent per unit
- \$243.14 price per square foot
- 16,246 building square footage
- Multifamily property
- Built in 2002
- Renovated 2017
- 2 story building
- 26 available units
- Loft style apartments



Aerial View



Map View



Unit Amenities

- Air conditioning
- Stainless Steel Appliances:
 - Refrigerator
 - Oven
 - Washer/Dryer
 - Microwave
 - Dishwasher
- Cable ready
- Wheelchair accessible
- Granite countertops
- Hardwood floors
- Lofted units
- Ceiling fans included

Entryway & Lower Level



Modern Interior



Top Floor



Site Amenities

- Surrounded by class A properties
- Controlled access
- Outdoor gated and reserved parking
- Main foyer recently modernized with stained polished concrete, new chandelier, and art work
- Professional landscaping and irrigation
- Sits on 30,000 square feet of land on a street corner in Knox/Henderson district
- 10 minute drive from downtown Dallas



The Neighborhood



Market Comparable - Henderson Flats Apartments

- 1820 N Garrett Ave - .2 miles away
- \$3,675,000 listing price
- 19,600 building square footage
- \$187.50 price per square foot
- \$131,250 price per unit
- 28 units
- Differences: Built in 1985, 3 stories, apartment balconies, pool, volleyball court



Market Comparable - Douglas Flats

- 2902 Douglas - 2.6 miles away
- \$4,680,000 listing price
- 19,572 building square footage
- \$239.12 price per square foot
- \$180,000 price per unit
- 26 units
- Differences: Built in 1970 and renovated in 2017, courtyard for all tenants, apartment balconies



Market Comparable - 6202 Gaston Ave

- 6202 Gaston Ave - 1.9 miles away
- \$2,635,000 listing price
- 14,625 building square footage
- \$180.17 price per square foot
- \$155,000 price per unit
- 17 units
- Differences: Built in 1951, pool, workout facility, patio for all tenants



Market Comparables - Overall Market

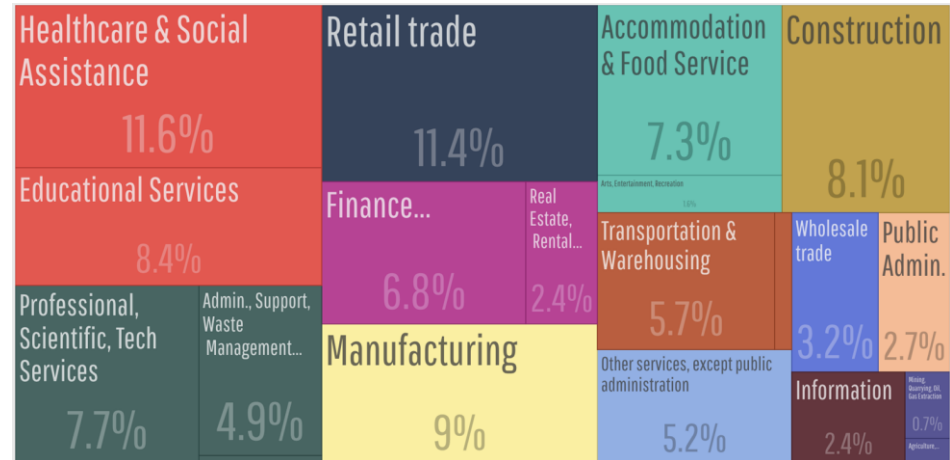
- Average rent for a 1 BR is \$1190
 - Average apartment size is 771 square feet
- Average apartment size is 602 square feet
 - Average rent is \$1,370
- Rent per square foot varies on apartment quality and style
- Lots of low rise apartments in the neighborhood
- Our unit is more unique because it is a newer and renovated property with a lofted- low rise style
 - Newer and renovated properties tend to have a higher price per square foot



Dallas-Fort Worth-Arlington MSA

Statistics

- Total Population- 7.23 million (1.84% growth)
- Civilian Labor Force- 3.98 million
- Employment- 3.71 million
- Unemployment- 270,000
- CPI- 236.495 (2.7% growth)
- Median Age- 32
- Median Household Income- \$67,382 (5.59% growth)
- Median Property Value- \$214,900 (13.6% growth)
- Homeownership Rate - 59.7% (63.1% natl.)
- Most people commute alone (average 27 minutes)



Major Attractions: AT&T Stadium



- Within 22 miles
- One of the most attractive and expensive NFL stadiums in the United States
- Capacity of 100,000 with a retractable roof
- Also hosts college football, college basketball and soccer games, as well as concerts

More Attractions & Necessities

- Dallas World Aquarium: 2.7 miles
- Cotton Bowl Stadium: 3 miles
- American Airlines Center: 3.6 miles
- Reunion Tower: 4.5 miles
- Magnolia Theatre: 1.7 miles
- Dallas Museum of Art: 2.2 miles
- Dallas Zoo: 7.2 miles
- Children's Medical Center: 4.2 miles
- Baylor University Medical Center: 1.9 miles
- Two airports within 25 miles
- Whole Foods Market: 2.5 miles
- Walmart Supercenter 1.8 miles
- Many churches, schools, and fast food restaurants within 20 miles

Neighborhood Statistics (within 0.5 miles of property)

- Average Household Income: \$45,667
- Average House Value: \$216,132
- # of persons per household: 2.7 persons
- 90% of population has a highschool diploma
- 47% of population has bachelor degree or higher
- Downtown Dallas is rated as a top ten city for nightlife



Risks

- Natural Disasters
- High Crime Rate
- Vacancy rates
- Average
unemployment rate

Mitigants

- Requirement of property insurance
- Gated parking and restricted access
- 92% Occupancy Rate
- 3.3% Increase in job market

Loan Terms

- Initial Loan Amount: \$3,000,000
- Interest Rate: 4.37%
- Amortization Schedule (Years): 30
- Loan Term (Years): 25
- Annual Debt Service: \$179,637
- Balloon Amount: \$805,518

Summary

- About the Property
 - Amenities
 - Photos
- Market Comparables
- MSA Overview
- Risks/Mitigants
- Loan Terms