



Centerwood Townhomes
 715 & 719 N. CENTER STREET
 ARLINGTON TX 76011

A 20 Unit Townhome Investment Opportunity In Arlington Texas

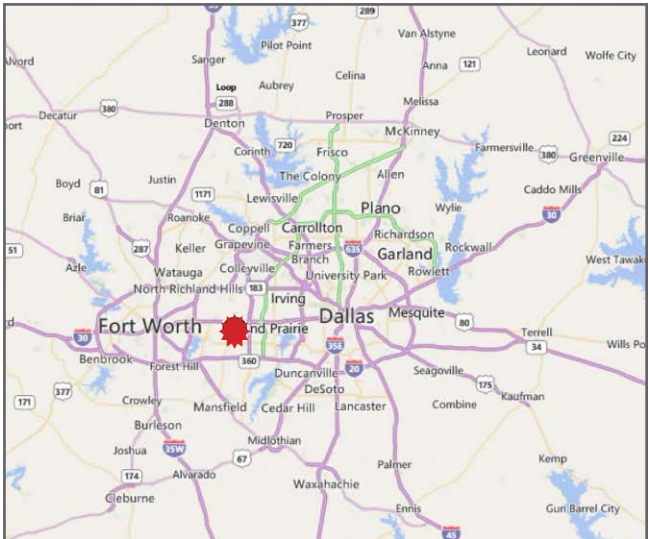
List Price: \$ 895,000
Units: 20
Price/Unit: \$ 44,750
Price/SF: \$ 49.72
Cap Rate: 12 %
Occupancy: 100%
 (as of 1/1/2015)

INVESTMENT HIGHLIGHTS

12 % Cap Rate based on Proforma | 18% Cash-On-Cash Return (conservatively)

- Desirable mid-cities location
 - 10 minutes to DFW Airport
 - Convenient to AT&T Stadium (Dallas Cowboys) and Texas Rangers Ballpark
 - Top 10 Metro for Population and Employment Gains
- Easy access to I-30, I-360 and I-20
- Below market rents
- Individual HVAC and Individual Electric Meters
- Strong Organic Rent Growth
- Built in 1979
- Concrete parking lot with 1.6 parking spaces per Townhome
- Low Maintenance Asset
- On .72 acres

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Centerwood Townhomes

Arlington's Defining Townhome Investment



Great Entry Level Investment For The Serious Investor

- Easy access to I-30, I-360 and I-20 • Below market rents • 20 Townhomes in 2 Buildings built in 1979
- Individual Electric Meters • Strong Organic Rent Growth

Arlington, Texas

- Home to Dallas Cowboys • The Texas Rangers • Six Flags over Texas • GM Arlington

- Centerwood Townhomes offers a tremendous investment opportunity for the serious small real estate investor looking to add to their portfolio or ready to start their real estate empire. This well located community offers the astute investor tremendous upside in rental income and potential operational savings from hands-on management and maintenance. The current 100% occupancy indicates this property's desirable location.
- Centerwood Townhomes is being offered to qualified investors on a free and clear basis, providing an opportunity to invest in a well located multifamily asset in today's favorable interest rate environment.
- Centerwood Townhomes provides investors the ability to either enter or expand in the thriving South Arlington submarket.
- Located in South Arlington, Centerwood Townhomes provides residents the ability to easily access arterial transportation corridors, giving residents seamless access throughout the metroplex. The property is also located within 10 minutes of the Dallas/Fort Worth International Airport, one of the largest airports in the world.
- The property is located just west of a plethora of entertainment venues including the new \$1.3 billion Dallas Cowboys stadium, the Globe Life Park in Arlington, home to the Texas Rangers, Six Flags Over Texas, as well as Hurricane Harbor water park.
- Economic fundamentals in Dallas/Fort Worth continue to outpace the macro US with a 2014 unemployment rate of 5.8%. With respect to job growth, the Dallas/Fort Worth Metroplex is scheduled to add 367,000 jobs over the next four years, averaging 91,000 jobs per year. Continued job growth and robust economic fundamentals provide an optimal operating environment for apartment investors boding well for continued apartment sector performance, specifically as it relates to heightened rent growth and strong physical occupancy.
- Over the last two years Dallas/Fort Worth has experienced positive absorption of 30,629 units attributable to the aforementioned fundamentals and positive population growth sustained in each metro area.