



A Woodford apartment is a 10 unit apartment complex, built in 1983. With brick veneer, wooden framing, and pitched roof, the property is in good physical condition. With significant recent improvements, coupled with newer construction, Woodford should provide the new owner with many years of low operational expenses. Through improved management and aggressive leasing, this property is sure to generate outstanding returns for years to come.

Currently 100% occupied, Woodford provides an investor with attractive returns and a solid location, making it an ideal acquisition for many buyers.

The central Arlington location provides the tenants easy access to major Dallas-Ft. Worth arteries. Arlington has been named the "Entertainment Capital of Texas", hosting the Texas Rangers, Six Flags Over Texas, Hurricane Harbor, Lone Star Park, and the newly built Dallas Cowboy Stadium.

Recent Capital Improvements Include:

- New Floorings
- Interior and Exterior Paint
- Many appliances have been replaced
- Some kitchen cabinet replacements
- Kitchen Counter tops replacements
- Bathroom vanities and cabinets replaced

Woodford is located in the heart of Arlington, TX, which provides easy access to I-20, I-30, and SH 360. Entertainment venues include The Texas Rangers professional baseball, Six Flags over Texas theme park, and is the future home of the Dallas Cowboys "America's Team" in the NFL, In addition, Arlington has ample restaurants, and retail to choose from. Arlington is the center of the Dallas / Ft. Worth Metroplex and is home to many major employers such as American Airlines, General Motors, and Six Flags Over Texas to name a few.



Property Summary: 818 N Oak St, Arlington, TX 76011

Number of units:	10 units
Number of buildings:	1
Number of Stories:	2
Year built	1983
Rentable Sq Ft:	8,156 sq ft.
Lot Size:	.39 acre
Parking:	20
Parking Ratio:	2/1



Utilities:

Water- paid by owner
 Phone and electric- paid by tenant
 Gas- N/A

Construction:

Foundation: Slab
 Framing: Wood
 Exterior: Brick
 Parking Space: Concrete
 Roof: Pitch



Mechanical:

HVAC: Individual
 Wiring: Copper
 Fire Protection: Smoke Detectors

Unit Amenities:

Washer and dryer hook up
 Frost free refrigerators
 Garbage disposals
 Electric Stove and dishwasher
 Large bedrooms
 Every unit rehabbed



Property Summary

Unit Type	Current Rent/unit	Monthly Income (current)	Pro Forma Rent/unit	Monthly Income(pro forma)	Square feet
Lower Unit 2b/r-1bath (4 units)	\$580	\$2320	\$600	\$2400	\$806
Upper Unit 2b/r-1bath (4 units)	\$560	\$2240	\$580	\$2320	\$806
Townhome2b/r 1 1/2 bath(2 units)	\$600	\$1200	\$620	\$1240	\$854
Total		\$5760		\$5960	

Investment Summary	Current	Pro Forma
Property Price	\$500,000	\$500,000
Down Payment	\$100,000	\$100,000
Closing Cost	\$20,000	\$20,000
Total Acquisition Cost	\$520,000	\$520,000
Total Cash Invested	\$120,000	\$120,000
Percentage Down	19.23%	19.23%
Percentage Cash Investment	23.08%	23.08%
# of Units	10 units	10 units
Square Footage	8150	8150
Cost Per Unit	\$50,000	\$50,000
Cost Per Square foot	\$61.35	\$61.35
Average Rent Per Unit	\$574	\$596
Scheduled Annual Income	\$68,880	\$71,520
Annual Vacancy	-\$3,444	-\$3,576
Actual Annual Gross Income	\$65,436	\$67,944
Annual Expenses	-28,608	-28,778
Annual Net Operating Income	\$36,828	\$39,336
Capitalization Rate	7.37%	7.87%
Annual Debt Service	-\$28,778	-\$28,778
Net Annual Cash flow Before Taxes	\$8,050	\$10,558
Net Annual Cash Flow per unit before taxes	\$805	\$1,056
Net monthly cash flow per unit before taxes	\$67	\$88

For more info and questions, please contact Romy Castro at 510 754 3674

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We prepared this package to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. We have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.