

McMillan Place - \$18,600,000

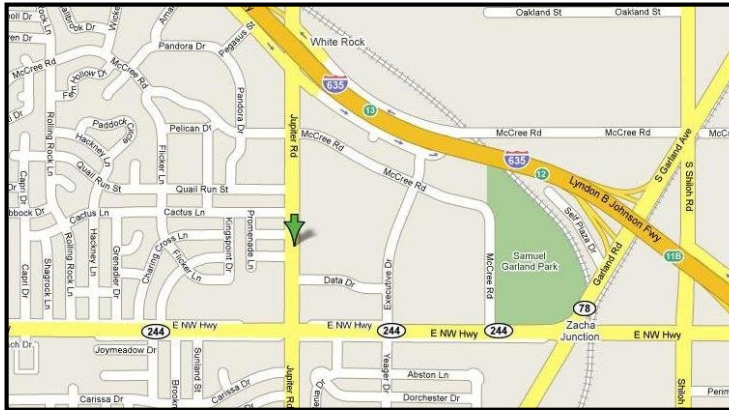
12610 Jupiter Road • Dallas, TX 75238

Investment Highlights

- No Restrictive Financing
- 97% Occupancy
- Mature market with low turnover

Overview

- 402 Units
- 290,051 SF
- Built in 1986
- 722 SF Average Unit Size
- 13.8 Acres
- Six Floor Plans
- Property Amenities
 - Access Gates
 - Clubhouse
 - Two Swimming Pools
 - Dishwasher
 - Walk-in Closet
 - Patios & Balconies



STABILIZED PROFORMA	
GROSS RENTAL INCOME	\$2,764,656.0
Less Vacancy at 7.0%	193,525.9
<u>Other Income</u>	<u>255,000.0</u>
EFFECTIVE INCOME	2,826,130.1
<u>Expenses</u>	<u>1,387,948.0</u>
NET OPERATING INCOME	1,438,182.1
Reserves \$250 per unit	100,500.0
<u>Less P & I</u>	<u>1,079,190.9</u>
CASH FLOW	258,491.1
DOWN PAYMENT	\$3,600,000.0
Cap Rate	7.73%
Cash/Cash Return, Not Incl Principal	7.18%
Price Per Sq.Ft.	\$64.13
Price Per Unit	\$46,269

